

District: **LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Wednesday, April 10, 2019
Time: 6:30 P.M.
Location: Lakeshore Ranch Clubhouse
19730 Sundance Lake Boulevard
Land O' Lakes, Florida 34638

Dial –in Number: 712-775-7031
Guest Access Code: 109-516-380

Addendum Agenda

I. Additional Business Matters

- A. Consideration of Yellowstone Landscape Proposal to Hide the Newly Installed Pond Aerator & Pump Viburnum - \$1,035.25 Exhibit 22
- B. Consideration of Yellowstone Landscape Proposal for the Removal of Eleven Dead Pine Trees & Wood Chipper Rental - \$3,080.00 Exhibit 23
- C. Consideration of Yellowstone Landscape Proposal for the Removal of Eleven Dead Pine Trees & Flush Cutting - \$2,254.00 Exhibit 24
- D. Consideration of Green Thumb Unlimited Proposal to Remove Eleven Pine Trees & Flush Cutting - \$1,850.00 Exhibit 25
- E. Consideration of Reed Electric Proposal for Electrical work to be done at Falcon Crest - \$275.05 Exhibit 26

II. Additional New Business Matters

- A. Discussion of Adding a Dog Waste Station Exhibit 27

EXHIBIT 22



Proposal #10181

Date: 04/04/2019

From: Matthew Matos

Proposal For

DPFG

Lakeshore Ranch CDD
250 International Pkwy, Suite 280
Lake Mary, FL 32746

main:
mobile:

Location

19730 Sundance Lakes Blvd
Land O' Lakes, FL 34638

Property Name: Lakeshore Ranch CDD

LakeShore Viburnum to Hide Pond Aerator and Pump

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor Rate	1.00	\$416.50	\$416.50
Viburnum (Sweet 3 Gallon)	45.00	\$13.75	\$618.75

Client Notes

Proposal to hide the newly installed pond aerator and pump at the end of Falcon Crest with Viburnum (Sweet)

Price includes: Delivery/Pick up of all materials, cutting out of turf to create a shrub bed, installation of Viburnum, and disposal.

	SUBTOTAL	\$1,035.25
Signature	SALES TAX	\$0.00
x	TOTAL	\$1,035.25

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos

Office:

mmatos@yellowstonelandscape.com

EXHIBIT 23



Proposal #10193

Date: 04/05/2019

From: Matthew Matos

Proposal For

DPFG

Lakeshore Ranch CDD
250 International Pkwy, Suite 280
Lake Mary, FL 32746

main:
mobile:

Location

19730 Sundance Lakes Blvd
Land O' Lakes, FL 34638

Property Name: Lakeshore Ranch CDD

LakeShore Ranch Pine Tree Removal (Chipped)

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor Rate	1.00	\$2,205.00	\$2,205.00
Wood Chipper (Rental)	1.00	\$875.00	\$875.00

Client Notes

Proposal for the removal of the 11 dead Pine Trees on CDD Property behind the houses on Lonesome Pine Drive.

Price includes: Wood Chipper Rental, cutting down of the trees (11), and clean up.

	SUBTOTAL	\$3,080.00
Signature	SALES TAX	\$0.00
x	TOTAL	\$3,080.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos
Office:
mmatos@yellowstonelandscape.com

EXHIBIT 24



Proposal #10197

Date: 04/05/2019

From: Matthew Matos

Proposal For

DPFG

Lakeshore Ranch CDD
250 International Pkwy, Suite 280
Lake Mary, FL 32746

main:
mobile:

Location

19730 Sundance Lakes Blvd
Land O' Lakes, FL 34638

Property Name: Lakeshore Ranch CDD

LakeShore Ranch Pine Tree Removal (Flush Cut)

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	1.00	\$2,205.00	\$2,205.00
Disposal Fees	1.00	\$49.00	\$49.00

Client Notes

Proposal for the removal of the 11 dead Pine Trees on CDD Property behind the houses on Lonesome Pine Drive.

Price includes: Cutting down of the trees (11) and flush cutting, dump fees, and clean up.

	SUBTOTAL	\$2,254.00
Signature	SALES TAX	\$0.00
x	TOTAL	\$2,254.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos

Office:

mmatos@yellowstonelandscape.com

EXHIBIT 25



Green Thumb Unlimited

Green Thumb Unlimited
6700 Industrial Ave
Port Richey, FL 34668
727-457-3460

Proposal

Saturday, April 06, 2019

Lake Shore Ranch CDD. C/o Dpfg Inc 201946273

Lake Shore Ranch CDD. C/o Dpfg Inc

Common Area
Land o lakes, FI 34637
Phone:813-220-6089

Worksite:

Common Area
Land o lakes, FI 34637

Salesperson: Eric Kopp
service@greenthumbunlimited.com

#	Item	Description	Qty	Cost
		Remove Trees	0	\$1,850.00
		Remove 11 pine trees. 1400.00		
		Flush cut and remove all debris. 325.00		
		2 permits 125.00		
		All trees have been painted orange.		

Subtotal: \$1,850.00

Tax: \$0.00

Total: \$1,850.00

Signature

Date

Acceptance of this proposal represents a signed contract.
Credit card processing fee of 3% will be added if applicable.
Proposal is good for 30 days.

A 30% deposit may be required.

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www.greenthumbunlimited.com

EXHIBIT 26



April 9, 2019

Lakeshore Ranch CDD
Ray Lotito
19730 Sundance Lake Blvd
Land O Lakes, FL 34638

RE: Falcon Crest add timer for aerator
Land O Lakes, FL

Ray,

Reed Electric, LLC respectfully submits this proposal in conjunction with electrical work to be performed at the above referenced project.

The following is included in this proposal:

Scope of work:

- Install (1) outdoor timer connected to existing 120V circuit.
- Connect aerator to new timer and set up time schedule

*All work to be done during normal operating hours.

Exclusions:

Overtime, premium time, facility escort fees, quick ship fees, permitting, bonding, repair of drywall, concrete, asphalt, plants, landscaping, usage and utility fees, lightning protection, security, ethernet, CCTV, sound, access systems.

Cost for this work will be **\$275.05**

1. Prices are firm until 5/8/18.
2. Our pricing structure is based upon payment of invoices within thirty (30) days. Invoicing will be issued prior to the end of each month, and will be calculated on the percent complete in each category.
3. Payment retention is not part of this proposal or pricing structure.

4. Owner/contractor will be in default if any payment called for under this agreement and all authorized change orders becomes past due, if any written agreement made by the owner/contractor is not promptly performed, if any conditions warranted by the owner/contractor prove to be untrue, or the failure of the owner/contractor to comply with any of the conditions of this agreement. In the event of the owner/contractor default, the Electrical Contractor may: 1) Suspend work and remove uninstalled Electrical Contractor's material or equipment from the premises. The owner/contractor agrees that Electrical Contractor may enter upon owner/contractor property for the purpose of repossessing such material or equipment without liability to owner/contractor for trespassing or any other reason. 2) The Electrical Contractor may retain all money paid hereunder, regardless of the stage of completion of the work and bring any appropriate action in court to enforce its rights. 3) The owner/contractor agrees to pay all costs and fees (including fees incurred in connection with appeals) incurred by Electrical Contractor in enforcing his rights under this proposal.
5. Electrical Contractor shall not be liable for failure to perform if prevented by strikes or other labor disputes, accidents, acts of god, governmental or municipal regulation or interference, shortages of labor or materials, delays in transportation, non-availability of the same from manufacturer or supplier, or other causes beyond the Electrical Contractor's control. In no event shall the Electrical Contractor be liable for special or consequential damages whatsoever or however caused.
6. This proposal does not include cost of trash removal, concrete, forming, painting, patching, trenching core drilling, venting and sealing of roof penetrations. All waste created by Electrical Contractor will be removed to a specific area on the construction site as instructed by the owner/contractor.
7. This agreement includes the installation of fixtures furnished by others, if fixtures are on the job at the time of the electrical trim out. Electrical Contractor shall not be responsible for owner-supplied fixtures due to losses related to theft, damage, vandalism, warranty, or any associated storage expenses. This agreement does not include: 1) Warranty of fixtures supplied by others. 2) Assembly of fixtures supplied by others. 3) Fixtures weighing more than 50 pounds.
8. All material and equipment supplied by the Electrical Contractor shall be warranted by the manufacturer and will be installed in a manner consistent with standard practices at this time.
9. Any payments not received within 30 days of invoice date should be considered past due and will accrue an additional interest charge at 1.5% per month of the unpaid balance until paid in full. No work shall be performed (including warranty) if any invoice is past due (including change orders). In addition, no release of lien shall be signed unless all payments are paid in full.
10. Customer agrees to pay a service charge of \$25.00 each time a check is returned to the Electrical Contractor.
11. Warranty shall only apply to the electrical installation of the material, fixtures, equipment, and other items supplied by the Electrical Contractor. Warranty shall not apply to material, fixtures, equipment, and other items supplied by others. Warranty shall not apply to extensions or additions to the original installation if made by others. Warranty shall commence from the final electrical inspection date for a maximum period of one year. No warranty work shall be performed if any invoice is past due, including change orders.
12. Notwithstanding any provision herein to the contrary, in the event that, during the performance of this agreement, the price of copper wire and cables, aluminum wire and cables, steel conduit and/or any other necessary commodities significantly increases, through no fault of electrical contractor, the price of any materials, components, or goods to be furnished under this agreement shall be equitably adjusted by an amount reasonably necessary to cover any such significant price increases. As used herein, a significant price increase shall mean any increase in price exceeding three percent (3%) experienced by electrical contractor from the date of the execution of this agreement. Such price increases shall be documented through commercial quotes, invoices, receipts or other such documentation. Where the delivery of materials, components, or goods required under this agreement is delayed, through no fault of electrical contractor, as a result of the shortage or unavailability of commodities, raw materials, components and/or products, electrical contractor shall not be liable for any additional costs or damages associated with such delay(s).
13. Work will be scheduled upon receipt of necessary information, and a signed proposal. Direction to proceed whether written or oral will be deemed as the acceptance of all the terms and conditions contained in this document. Time allowed for completion will be based on a written schedule agreed to at the time the proposal is signed. Pricing is based on a normal 40 hour week schedule.
If Reed Electric, LLC is delayed for any reason beyond its control, then the time for completion of the work shall be

extended.

14. Insurance will be provided in accordance with the standard coverage limits maintained by Reed Electric, LLC on the date of acceptance of this proposal. Certificates will be available upon request.
15. Unless otherwise noted, engineering, express shipping, couriers, printing, specialized equipment, portable power, and similar services are not included. When outside services are used, they will be invoiced at cost plus 10% markup.
16. This proposal/ agreement will be governed under the laws of the State of Florida. Any controversy or claim arising out of or relating to this contract or a breach thereof, shall be settled by arbitration administered by the American Arbitration Association, and the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. As a condition precedent to arbitration, the parties will first try in good faith to settle the dispute by mediation administered by the American Arbitration Association under its Construction Industry Mediation Rules.
17. This agreement shall remain in effect for 1 year from the date of signing of this agreement by the owner/ contractor, and Reed Electric, LLC.

If you have any questions regarding this proposal, please do not hesitate to call.

Respectfully,

Tim Reed

Manager
Reed Electric, LLC

Proposal Acceptance

I have read this document, including all attachments, and accept everything in its entirety. I understand that upon signing, this proposal and all initialed attachments, becomes a legally binding contract.

Lakeshore Ranch CDD

Ray Lotito

Signature: _____

Date: _____

Reed Electric, LLC

Tim Reed

Signature: _____

Date: _____

(All attached initialed pages shall become a legally binding part of this agreement.)

EXHIBIT 27

From: Shana Gerwens <shana3329@aol.com>

Date: 6:08:40 PM EDT

To: Patricia Comings-Thibault <patricia.comings-thibault@dpfg.com>

Subject: Re: Lakeshore Ranch - landscaping on Watercolor/Red Sky

Hi Patricia,

I was wondering if there was a possibility of adding a couple of dog waste stations around the community, maybe at the roundabouts? There are so many dogs in the neighborhood and I think it would benefit everyone greatly!

Shana