

District: UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Wednesday, February 26, 2025

Time: 6:30 PM

Location: Fairfield Inn & Suites, 2650 Lajuana
Boulevard, Wesley Chapel, FL 33543

Dial In: +1 312 626 6799
Meeting ID: 765 408 9133
Passcode: 12345

Regular Meeting Agenda

For the full agenda packet, please contact: patricia@breezehome.com

I. Roll Call

II. Audience Comments – *(limited to 3 minutes per individual on agenda items)*

III. Business Items

A. District Engineer – Greg Woodcock

1. Tree Removal Report Update

Exhibit 1

B. District Counsel - Savannah

1. Consideration of Adoption; **Resolution 2025-03**; Setting Public Hearing Date on Amending the Amenity Rates and Disciplinary Rules

Exhibit 2

i Amenity Rules and Rates Presentation

C. Floralawn

1. Site Report Dated January (*Under Separate Cover*)
2. Proposal for Annuals Bed Prep and Plant Removal and Plant Installation
3. Discussion on Flush Cut Trees Removal Proposal

Exhibit 3

Exhibit 4

Exhibit 5

D. Breeze Field

1. Breeze Report Dated February 19, 2025
2. Discussion on Conservation behind Sand Creek

Exhibit 6

E. Blue Water Aquatics Service Monthly Report - Dated January 28, 2025

Exhibit 7

1. Reports Dated January 2, 2025
2. Reports Dated January 16, 2025

F. Discussion / Consideration for A/C Service & Maintenance Proposals

1. *ASAP A/C & Refrigeration Services Inc.*

Exhibit 8

2. Cool Today/Plumbing Today/Energy Today	Exhibit 9
G. Discussion / Consideration of Fountain Lights Proposal	Exhibit 10
H. Discussion / Consideration of Replacement and Removal of Broken Pool Tiles	Exhibit 11
I. Discussion / Consideration of Adding Horizontal Strips for Pickets on Fence / Gates Proposal	Exhibit 12
J. Discussion / Consideration for Pet Waste Station Maintenance Proposals	
1. DoodyCalls Pet Wast Management	Exhibit 13
• Once a Week	
• Twice a Week	
2. ScoopyPoopyPoop	Exhibit 14
IV. Consent Agenda	
A. Acceptance of the January 2025 Unaudited Financial Statement	Exhibit 15
B. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on January 22, 2025	Exhibit 16
V. Staff Reports	
A. District Manager	
B. District Attorney	
C. District Engineer	
VI. Audience Comments – New Business – (limited to 3 minutes per individual)	
VII. Supervisor Requests	
VIII. Adjournment	

EXHIBIT 1

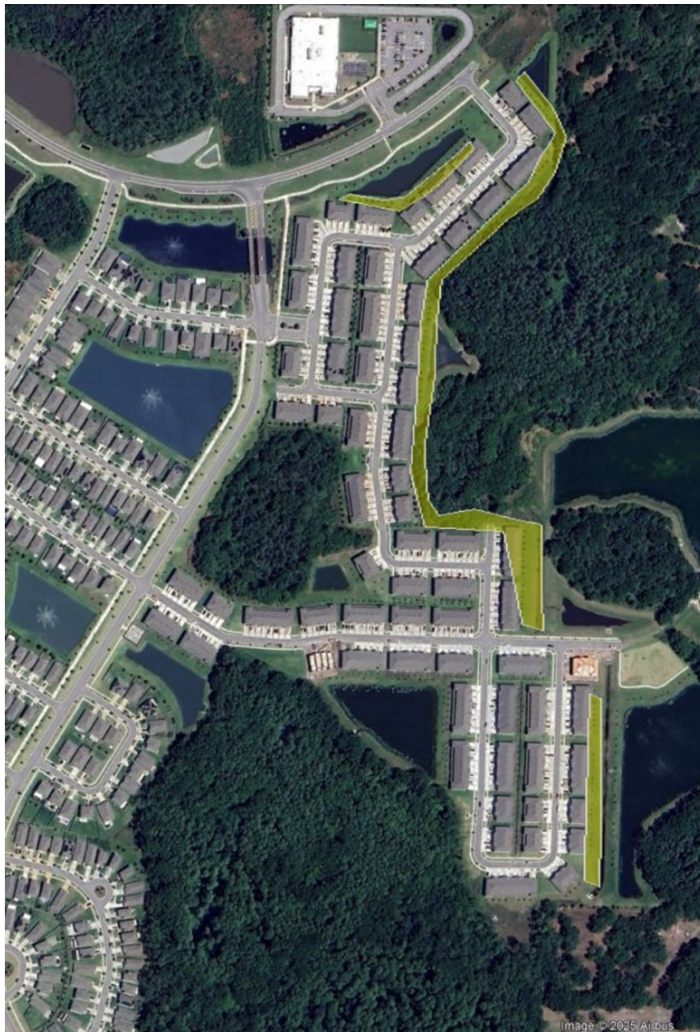
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Memo

RE: Union Park East – Tree Ownership and Maintenance – Phase 7C and 7F
Date: January 29, 2025
Personnel: Greg Woodcock

Stantec reviewed the requirements for tree maintenance and/or replacement within the multifamily units located within the Union Park East Boundaries. Based on our review of the plats, aerial photographs most of the trees are located within HOA property. Below is an overall vicinity map showing the limits of the review. The summary map below provides our findings related to the areas that have trees within CDD property and HOA property.

Overall Vicinity Map



Phase 7 Landscape Plans

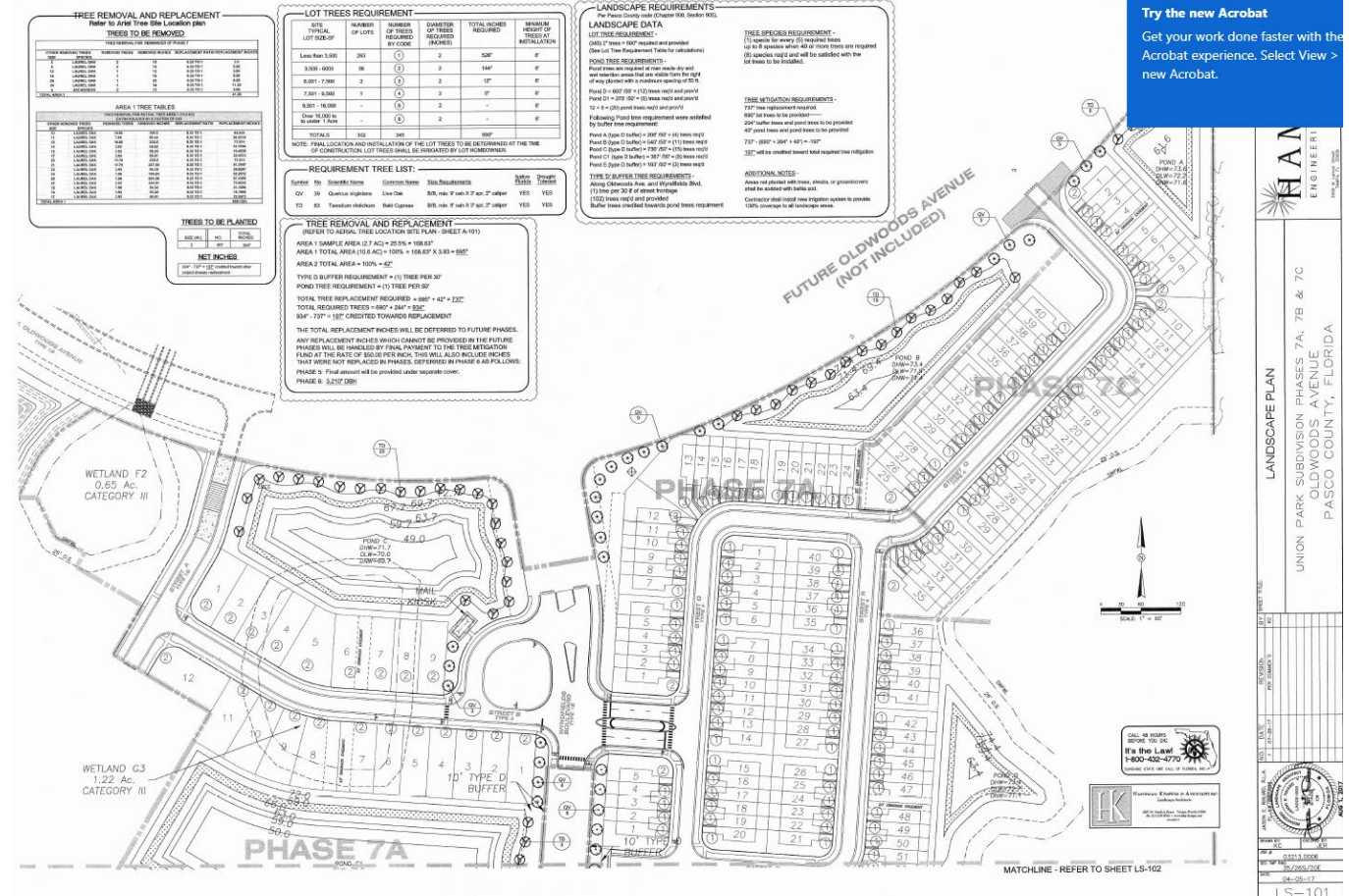
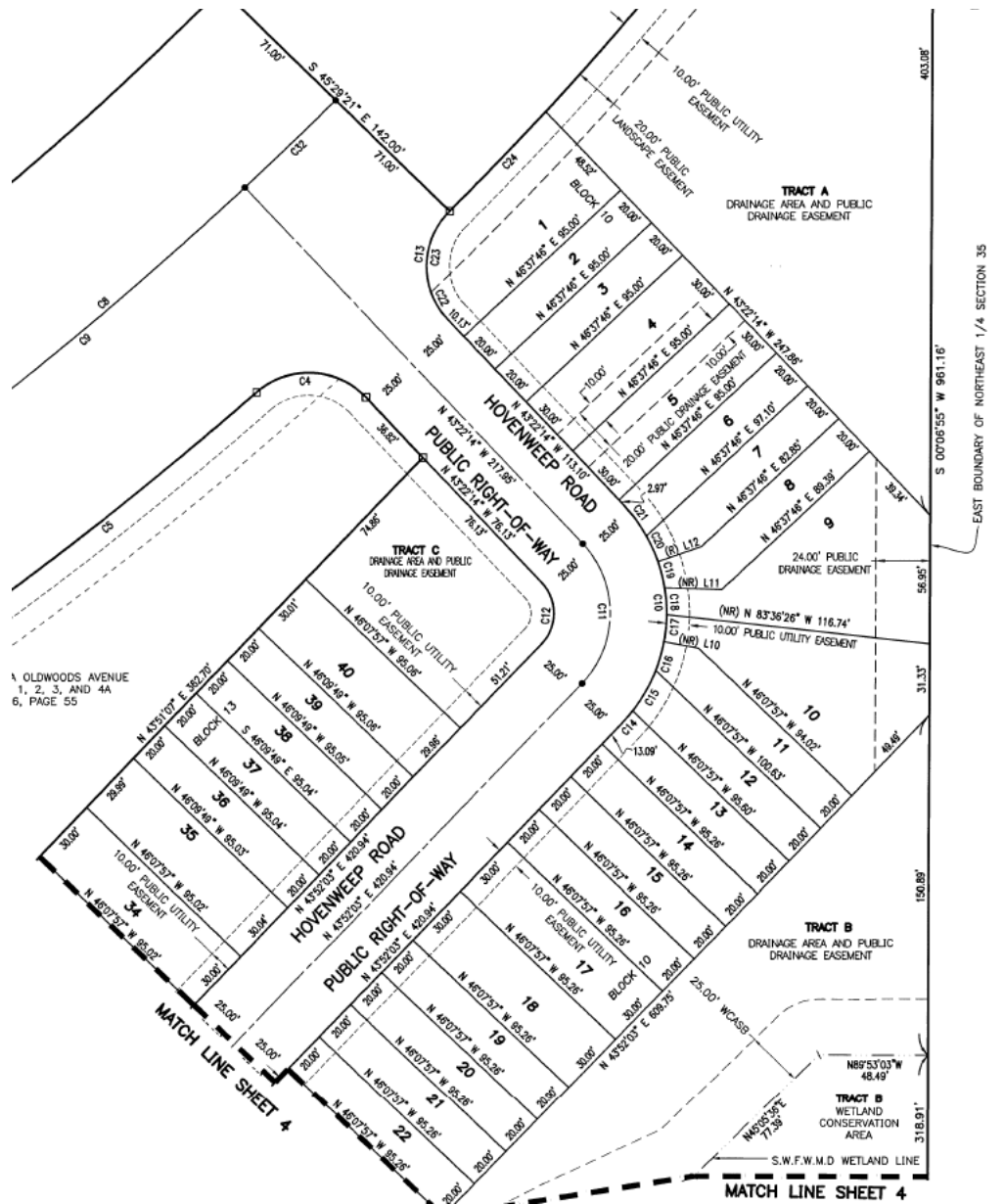
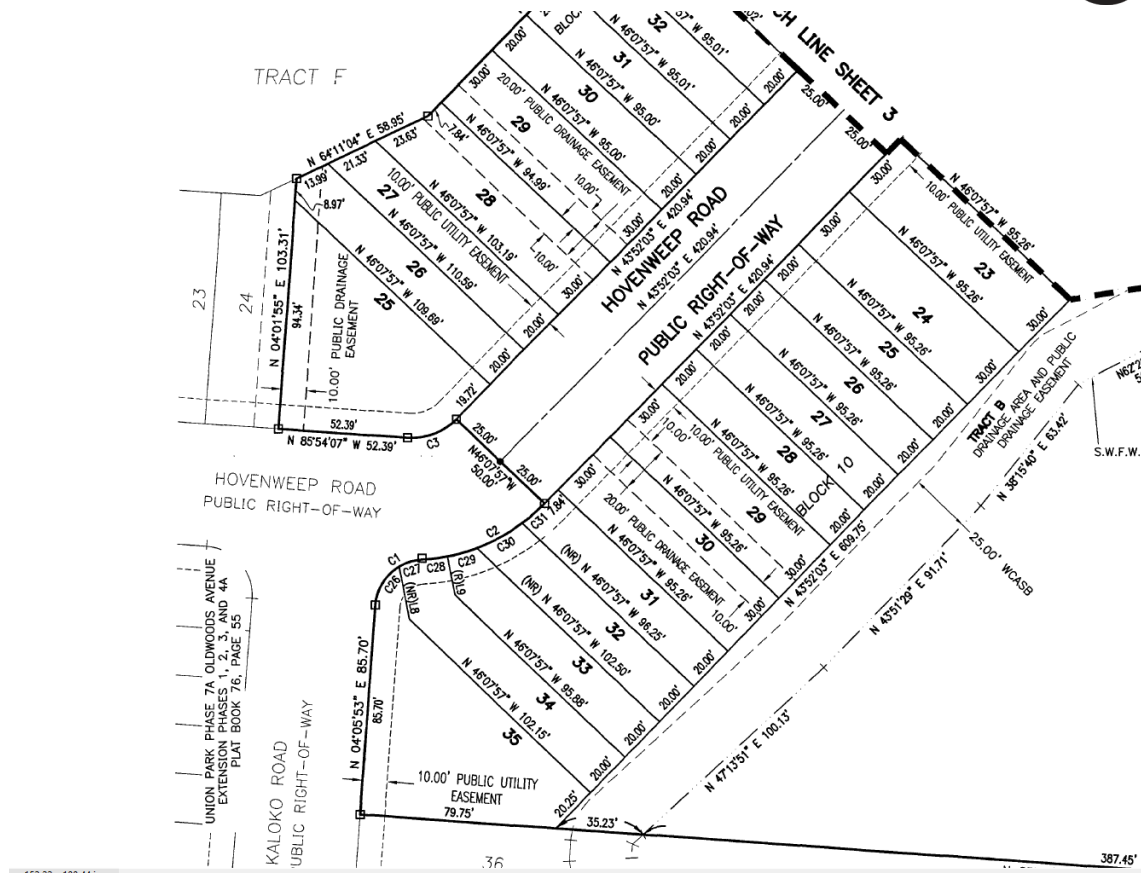


Exhibit showing preliminary review summary of tree ownership and maintenance

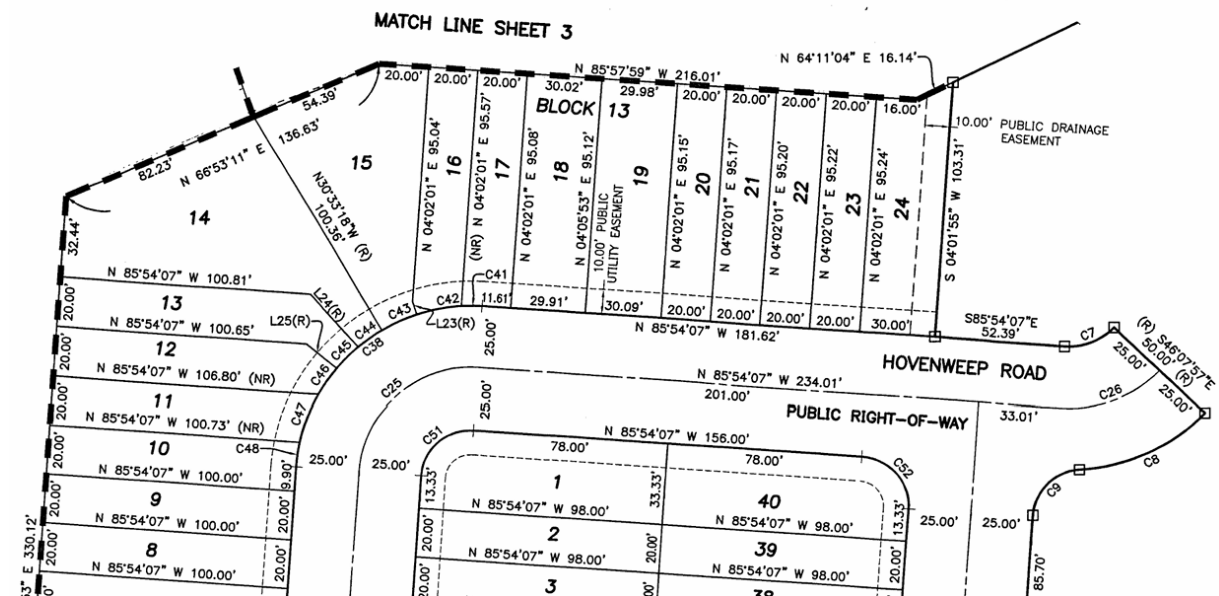


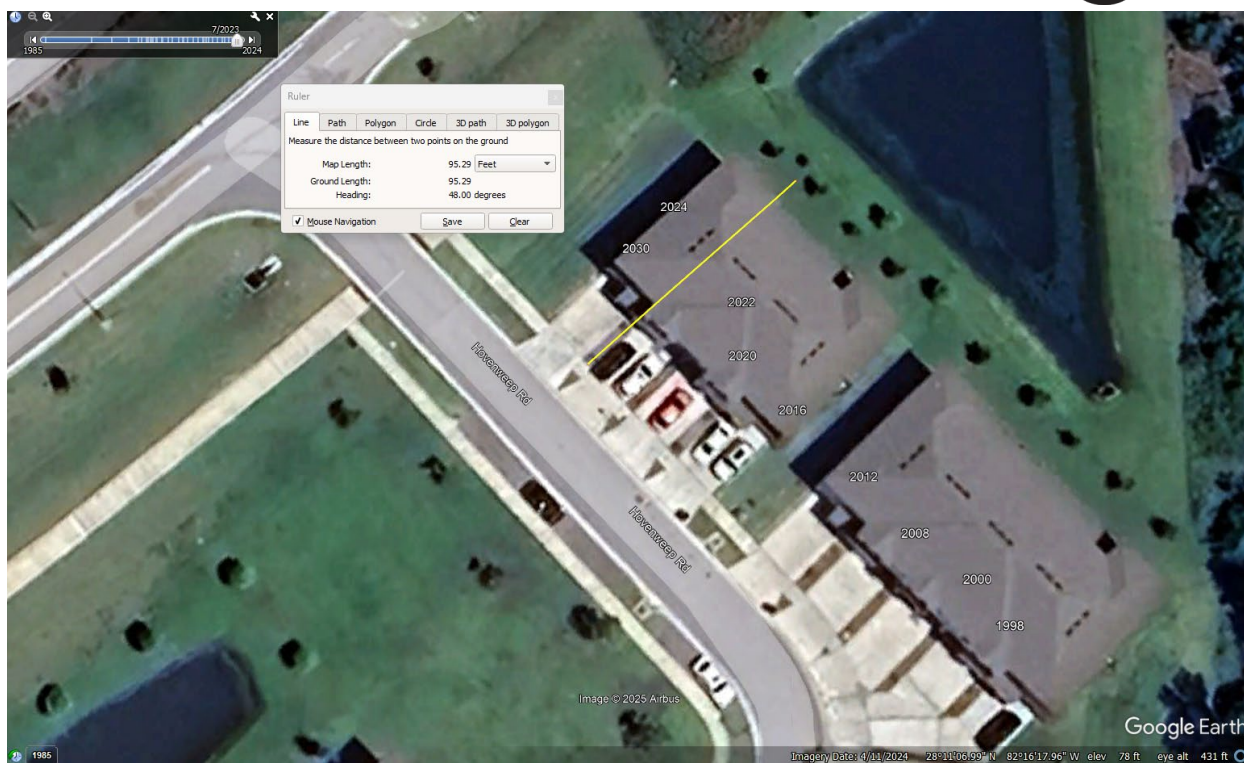
Hovenweep Road Plat and measurement exhibit

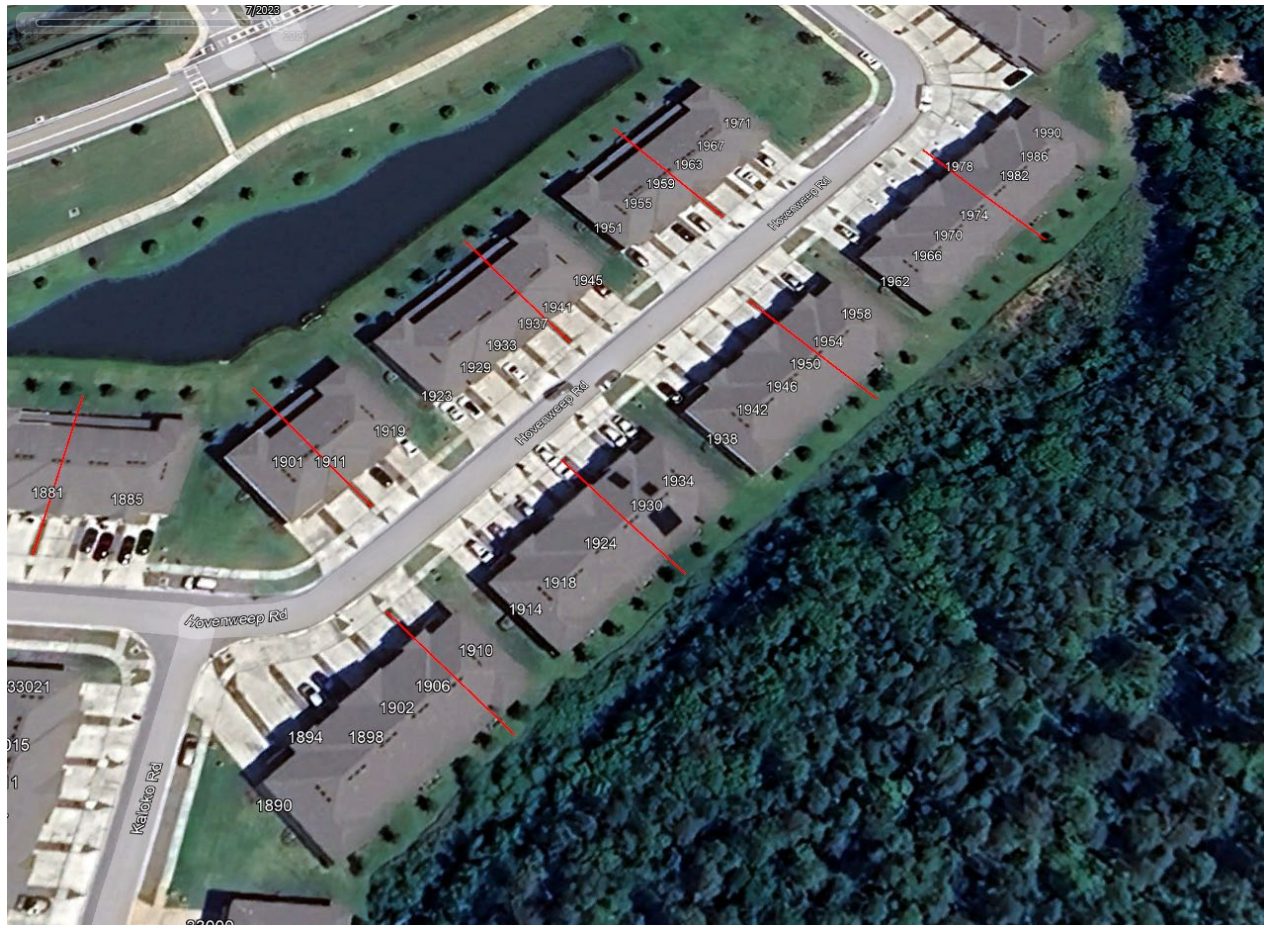


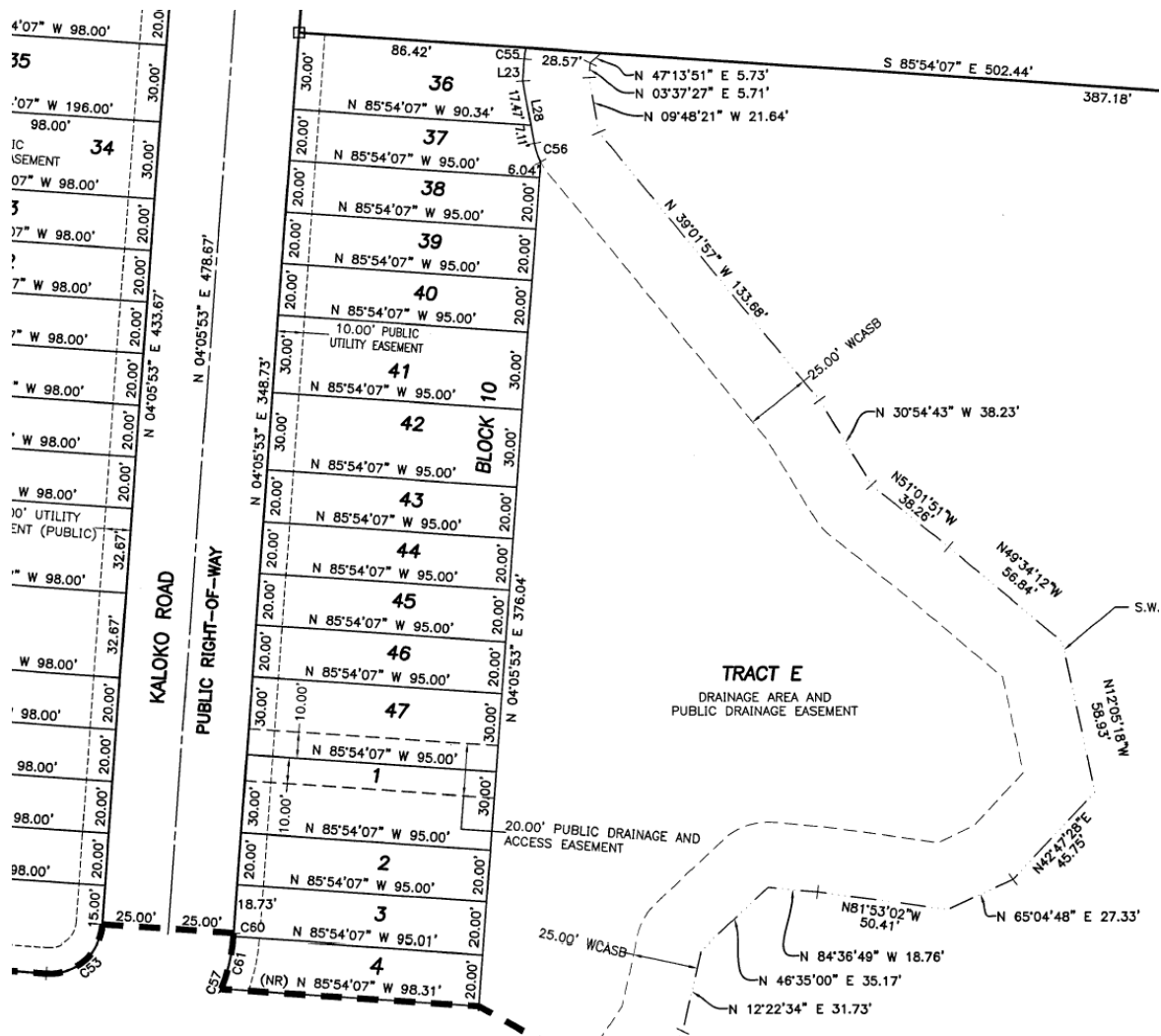
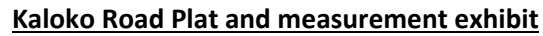


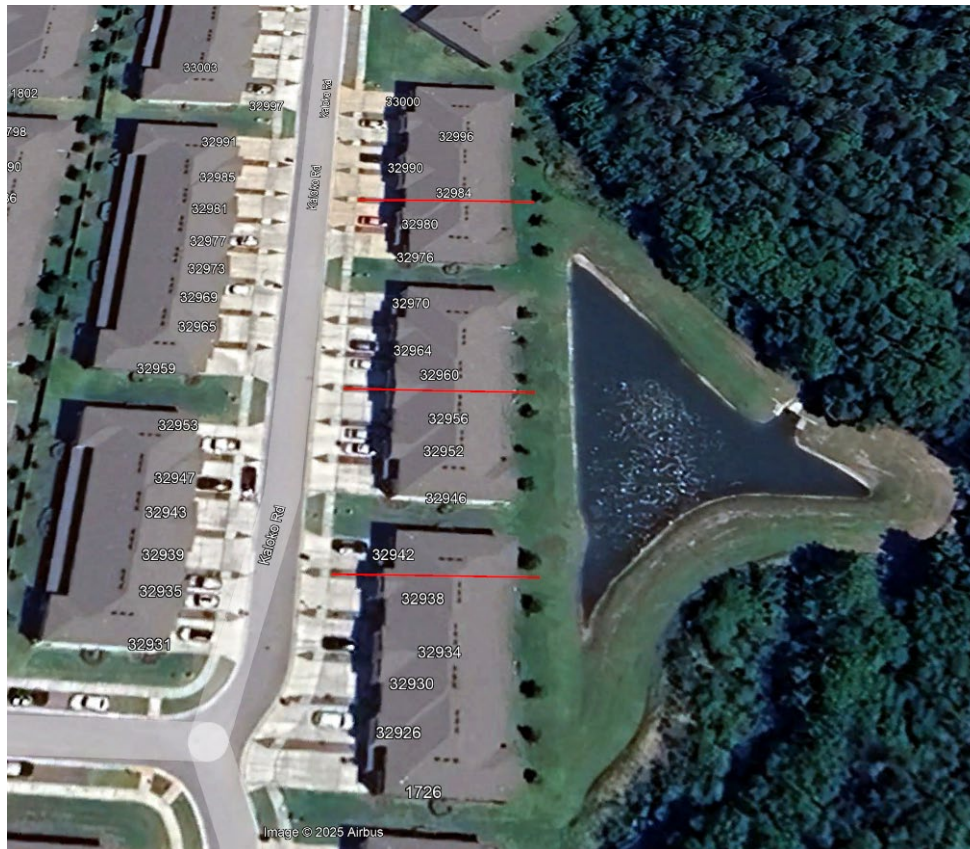
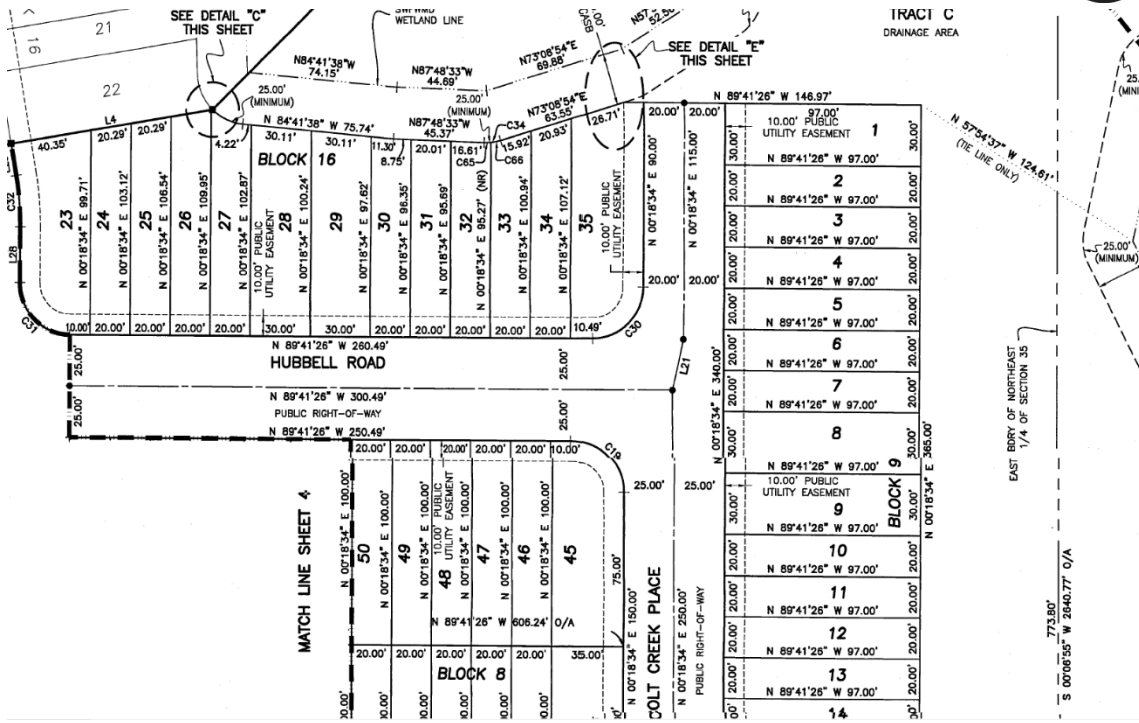
A SUBDIVISION LYING WITHIN SECTION 35, T6





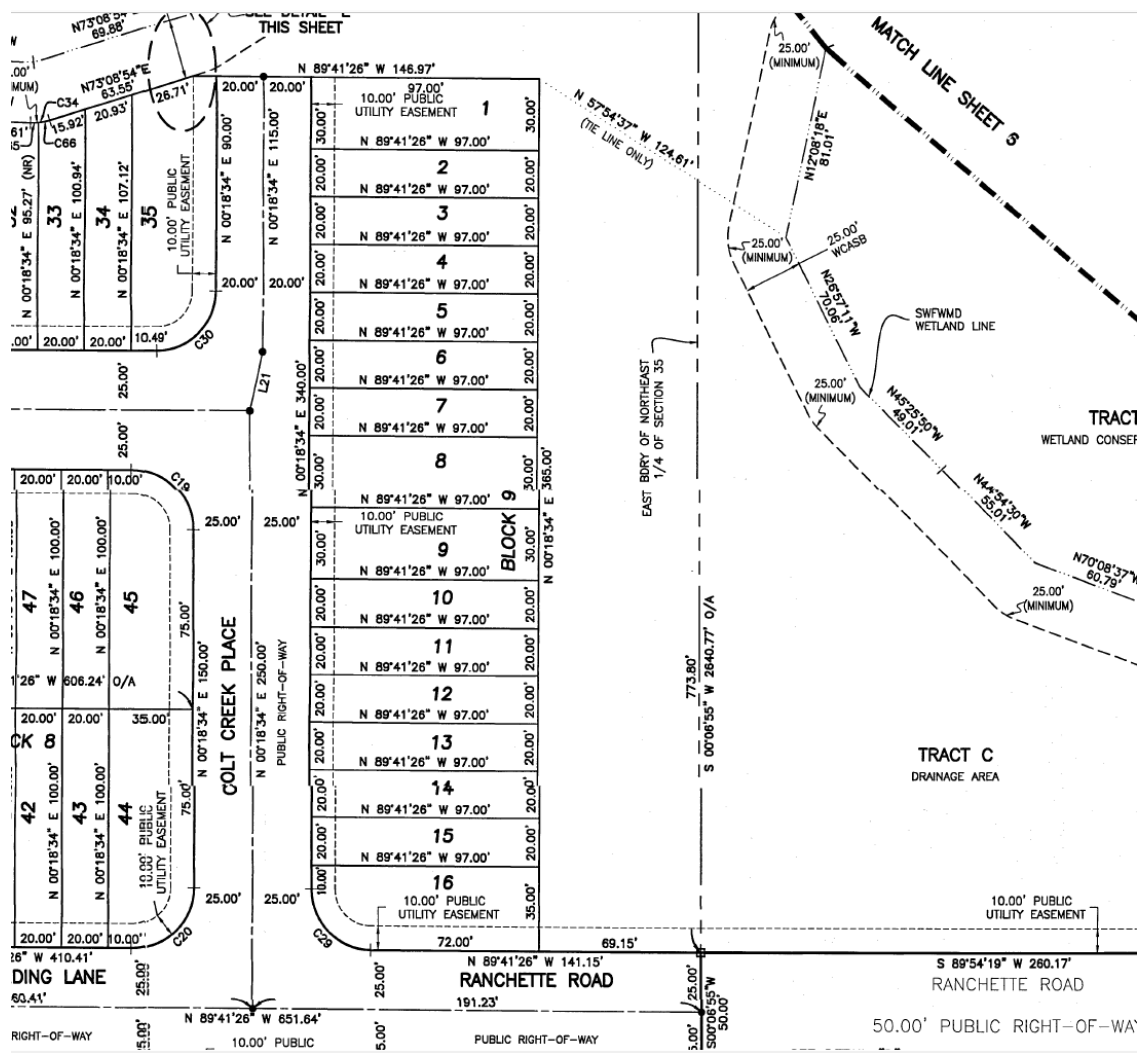














J:\0301 To 3500\0313 Golden Ranch Property LLC\0004 Union Park Subdivision\Phase 7F1 DWG\Construction\C15.0 LANDSCAPE PLAN.dwg (C15.0 LANDSCAPE PLAN) Last:W Aug 27, 2021 - 12:30pm

LANDSCAPE REQUIREMENTS

LANDSCAPING NOTES AND CALCULATIONS

NO ONE (1) PLANT SPECIES OF SHRUBS OR GROUND COVER PLANTS OR COMBINATION THEREOF, EXCLUDING TURFGRASS, CONSTITUTES MORE THAN TWENTY-FIVE (25) PERCENT COVERAGE OF THE OVERALL LANDSCAPE AREA.

NOTE: ALL FOUR PROPOSED SHRUBS ARE TO BE PLANTED WITH EQUAL QUANTITIES.

A MAXIMUM OF FIFTY (50) PERCENT OF THE PLANT MATERIALS USED, OTHER THAN TREES, MAY BE NON DROUGHT TOLERANT. THE USE OF TURFGRASS VARIETIES WITH EXCELLENT DROUGHT TOLERANCE MAY EXCEED THE FIFTY (50) PERCENT LIMITATION.

LOT TREE REQUIREMENTS

SEE TABLE BELOW

POND TREE REQUIREMENTS

POND TREES ARE REQUIRED AT MAN MADE DRY & WET RETENTION AREAS THAT ARE VISIBLE FROM THE RIGHT OF WAY PLANTED WITH A MAXIMUM SPACING OF 50 FT. (REQUIREMENTS NOT REQUIRED)

TREE MITIGATION REQUIREMENTS

2500 REPLACEMENT INCHES REQUIRED

420 LOT TREE INCHES PROVIDED

136 LANDSCAPE TREE INCHES PROVIDED

1834 UNMITIGATED INCHES

1,834 INCHES X \$50 = \$91,700

ADDITIONAL NOTES:
1. AREAS NOT PLANTED WITH TREE, SHRUBS, OR GROUND COVER SHALL BE SODDED WITH BAHIA SOD
2. CONTRACTOR SHALL INSTALL NEW IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE TO ALL LANDSCAPE AREAS

NOTE REGARDING TREE SPECIES:

1. A MINIMUM OF EIGHT (8) ADDITIONAL TREE SPECIES ARE REQUIRED TO BE INSTALLED DUE TO THE TOTAL NUMBER OF TREES. THREE (3) SPECIES ARE UTILIZED AS PART OF THE COMMON AREA REQUIREMENTS. A REMAINING FIVE (5) SPECIES WILL BE REQUIRED TO BE INSTALLED AS PART OF THE LOT TREES TO BE INSTALLED. LOT TREES ARE TO BE INSTALLED BY HOME BUILDER.

LOT TREES REQUIREMENT

SITE TYPICAL LOT SIZE - SF	NUMBER OF LOTS	NUMBER TREES REQ. BY CODE	DIAMETER OF TREES REQ'D (INCHES)	TOTAL INCHES REQ'D	MIN HT. OF TREES AT INSTALLATION
LESS THAN 6,000	134	①	3	402"	6'
6,0001 - 8,999	N/A	②	3	6"	6'
9,000 - 11,999	2	③	3	N/A	6'
12,000 - 14,999	N/A	④	3	12"	6'
15,000 - 17,999	N/A	⑤	3	N/A	6'
18,000 - 43,559	N/A	⑥	3	N/A	6'
TOTALS	136	140		420"	

DEVELOPMENT LOT TREES PLANTING STANDARDS

LOT TREE PALETTE
(ALLOW TREES TO BE PLANTED BY BUILDER)

BOTANICAL NAME	COMMON NAME	MIN. H.T.	MIN. SIZE	NATIVE FLORIDA	DROUGHT TOLERANT
LOT TREES - BUILDER PROVIDED					
ULMUS ALATA	WINGED ELM	6'	2" CAL	YES	YES
ACER RUBRUM	RED MAPLE	6'	2" CAL	YES	NO
LIQUIDAMBAR STYRACIFLUA	SWEET GUM	6'	2" CAL	YES	NO
QUERCUS SHRUMARDII	SHUMARD OAK	6'	2" CAL	YES	YES
QUERCUS VIRGINIANA	LIVE OAK	6'	2" CAL	YES	YES
PINUS ELLIOTTII	SAND PINE	6'	2" CAL	YES	YES
PLATANUS OCCIDENTALIS	SYCAMORE	6'	2" CAL	YES	YES
LIGUSTRUM JAPONICUM	LIGUSTRUM	6'	2" CAL	YES	YES
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	6'	2" CAL	YES	YES
MAGNOLIA VIRGINIANA	SWEET BAY	6'	2" CAL	YES	YES

LEGEND

EXISTING	BOUNDARY LINE
85	EROSION CONTROL
84	MAJOR CONTOUR
DESC	MINOR CONTOUR
	DIRECTION OF SURFACE FLOW
	TREES TO REMAIN
	WETLAND LINE
	WETLAND CONSERVATION AREA
	SETBACK LINE
	FEMA FLOOD ZONE TRANSITION LINE

ZONE AE
ZONE X

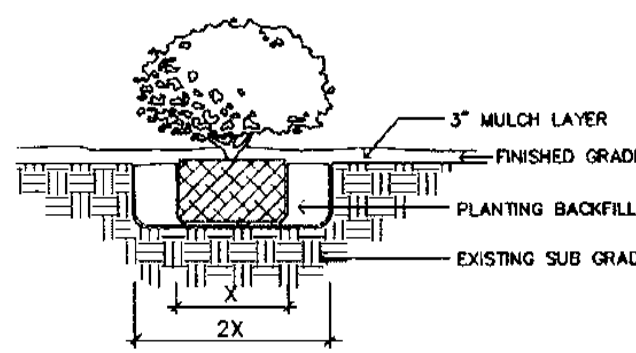
PLANT LIST

SHADE TREES	Symbol	No.	Scientific Name	Common Name	Size Requirements	Native Florida	Drought Tolerant
MG	16	Magnolia grandiflora	Southern Magnolia	Min. 3" caliper	Yes	Yes	Yes
TD	39	Taxodium distichum	Bald Cypress	Min 2" caliper	Yes	Yes	Yes
PE	5	Pinus Elliottii	Slash Pine	Min 2" caliper	Yes	Yes	Yes
TOT.	60						
					Min. 6" height at installation		
					Mature spread of greater than 20 feet		
SHRUBS	Symbol	No.	Scientific Name	Common Name	Size Requirements	Native Florida	Drought Tolerant
VO	12	Viburnum Ovatum	Water's Viburnum	3 gallon Min	Yes	Yes	Yes
					Min. 18" height (at installation)		
					24" within one year		
					Spaced for species but no more than 36" on center at installation		
					Max. 30% of required landscaped area may be grassed		

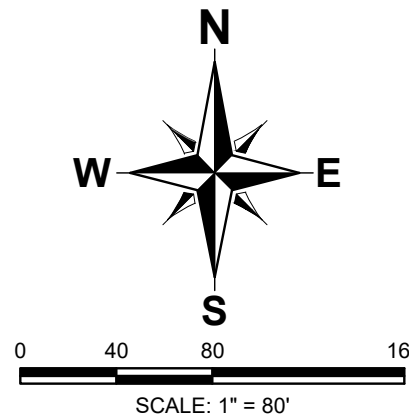
LANDSCAPE & IRRIGATION NOTE

- IRRIGATION FOR LANDSCAPING WILL BE BY WELL.
- THE BANKS OF DRY RETENTION AREAS SHALL BE SODDED TO THE POND BOTTOM. WET RETENTION AREAS SHALL BE SODDED TO THE SEASONAL HIGH WATER LINE.
- ALL LANDSCAPE AND SODDED AREAS WILL BE IRRIGATED AND MAINTAINED BY THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT.

NOTES:
1. SPACING VARIES SEE PLAN/SCHEDULE
2. PLANT SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE IN THE CONTAINER.
3. PLANTING HOLE SHALL HAVE VERTICAL SIDES.



SHRUB/ GROUND COVER
PLANTING DETAIL
NOT TO SCALE



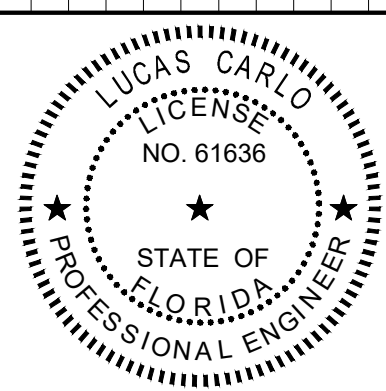
LANDSCAPE PLAN

UNION PARK SUBDIVISION 7F1 & 7F2

PEZ LANDING LANE
PASCO COUNTY, FLORIDA

HAMILTON
ENGINEERING & SURVEYING, LLC.
775 WASHINGTON AVE
OSLANDO FL 32065
TEL: 407.362.5929
www.HamiltonEngineering US
9500 W. LEONARD ST
SUITE 100
TAMPA, FL 33615
TEL: 813.250.9335

BY: SHEET TITLE:
REVISION
DATE
NO.



This item has been digitally signed and sealed by Lucas Carlo, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

August 27, 2021
FLOOD ZONE: X & AE
EL: 68.0
DATE: 09/26/2014
PANEL NO: 12101C 0442F

NAVD88
SEC TWP PRG: 35.36/26S/20E
JOB NO: 3213.0004

DATE: 11/09/2020

C15.0

SHEET 38 OF 39





EXHIBIT 2

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RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZE PUBLICATION OF NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED AMENITY RATES AND DISCIPLINARY RULES OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Union Park East Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Pasco County, Florida; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*, and to authorize user charges or fees; and

WHEREAS, the Board finds it is in the District’s best interests to set a public hearing to adopt the amended and restated rules, rates, fees, and charges set forth in **Exhibit A**, which relate to the District’s amenity facilities and operation of public improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. A Public Hearing will be held to adopt amended and restated rules, rates, fees, and charges of the District on **April 25, 2025 at 6:30 p.m., at the Fairfield Inn & Suites, 2650 Lajuana Boulevard, Wesley Chapel, Florida 33543.**

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 26th day of February 2025.

ATTEST:

**UNION PARK EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

Exhibit A: Proposed Amended and Restated Amenity Rates and Disciplinary Rule

EXHIBIT A

Proposed Amended Amenity Rates and Disciplinary Rule

Proposed Rates:

TYPE	RATE
Annual Non-Resident User Fee	\$2,500.00-\$4,000.00
Replacement Access Card	\$25.00-\$50.00
Returned Check/Insufficient Funds Fee	\$50.00
Administrative Reimbursement Fee	Up to \$500.00
Amenity Rental Deposit	\$300.00

**PROPOSED
SUSPENSION AND TERMINATION OF ACCESS RULE**

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2024)

Effective Date: _____, 2025

In accordance with Chapters 190 and 120 of the Florida Statutes, and on _____, 2025 at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Union Park East Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. **Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the Amenities and other properties owned and managed by the District (“Amenity Center” or “Amenity Facilities”).

2. **General Rule.** All persons using the Amenity Facilities and entering District properties are responsible for compliance with the Policies established for the safe operations of the District’s Amenity Facilities.

3. **Access Card.** Access Cards are the property of the District. The District may request surrender of, or may deactivate, an Access Card for violation of the District’s Policies established for the safe operations of the District’s Amenity Facilities.

4. **Suspension and Termination of Rights.** The District, through its Board of Supervisors (“Board”) and District Manager shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenity Facilities access of any Patron and members of their household or Guests to use all or a portion of the Amenity Facilities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a Patron Card or otherwise facilitating or allowing unauthorized use of the Amenity Facilities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Amenity Policies);
- g. Treating District Staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, Amenities or other property located on District property;

- i. Failing to reimburse the District for Amenities or property damaged by such person, or a minor for whom the person has charge, or a Guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests;
- k. Committing or being alleged, in good faith, to have committed a crime on District property that leads the District to reasonably believe the health, safety or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's Guest or a member of their household committing any of the above Violations.

Permanent termination of access to the District's Amenity Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

5. Suspension Procedures.

- a. ***Immediate Suspension.*** The District Manager or his or her designee has the ability to immediately remove any person from one or all Amenities or issue a suspension for up to sixty (60) days for the Violations described above, or when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the District's Amenities or property from damage. If, based on the nature of the offense, staff recommends a suspension longer than sixty (60) days, such suspension shall be considered at the next Board meeting. Crimes committed or allegedly committed on District property shall automatically result in an immediate suspension until the next Board meeting.
- b. ***Notice of Suspension.*** The District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

6. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

7. Property Damage Reimbursement. If damage to District property or Amenities occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage

Reimbursement”). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

8. Initial Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

- a. If a person’s Amenity Facilities privileges are suspended, as referenced in Section 5, such person shall be entitled to a hearing at the next regularly scheduled Board meeting that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, during which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District Staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the person subject to the suspension.
- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
- c. After the presentations by District Staff, witnesses and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person’s escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
- d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- f. After the conclusion of the hearing, the District Manager or his/her designee shall mail a letter to the person suspended identifying the Board’s determination at such hearing.

9. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person’s access for committing any of the Violations outlined in Section 4. In such circumstances, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted in accordance with Section 8.

10. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the

right to request surrender of, or deactivate, all Access Cards associated with an address within the District until such time as the outstanding amounts are paid.

11. Appeal of Board Suspension. After the hearing held by the Board required by Section 8, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing the notice of the Board's determination as required by Section 8(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

12. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenities after expiration of a suspension imposed by the District.

13. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

EXHIBIT 3

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EXHIBIT 4

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Proposal

Date: 2/11/2025

Work Order #14973

PO #

Customer:

Union Park East CDD
Breeze Home
C/O Breeze Home
1540 International Pkwy Ste 2000
Lake Mary, FL 32746

Property:

Union Park East CDD
1549 Bering Rd
Wesley Chapel, FL 33543

Annuals Installation

Proposal for annuals.

Default Group

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit
Annuals Spring	125.00	4" Pots
PROJECT TOTAL:		\$356.25

Optional Services

Initial next to the Optional Services you would like to accept.

_____ Irrigation Repair and Modification	\$0.00
Irrigation work could total +/-20% of total cost of project.	

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$356.25), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____

Casey Hallman

Date 2/11/2025

Floralawn

By _____

Date _____

Union Park East CDD

EXHIBIT 5

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Proposal

Date: 2/19/2025

Work Order #14677

PO #

Customer:

Union Park East CDD
Breeze Home
C/O Breeze Home
1540 International Pkwy Ste 2000
Lake Mary, FL 32746

Property:

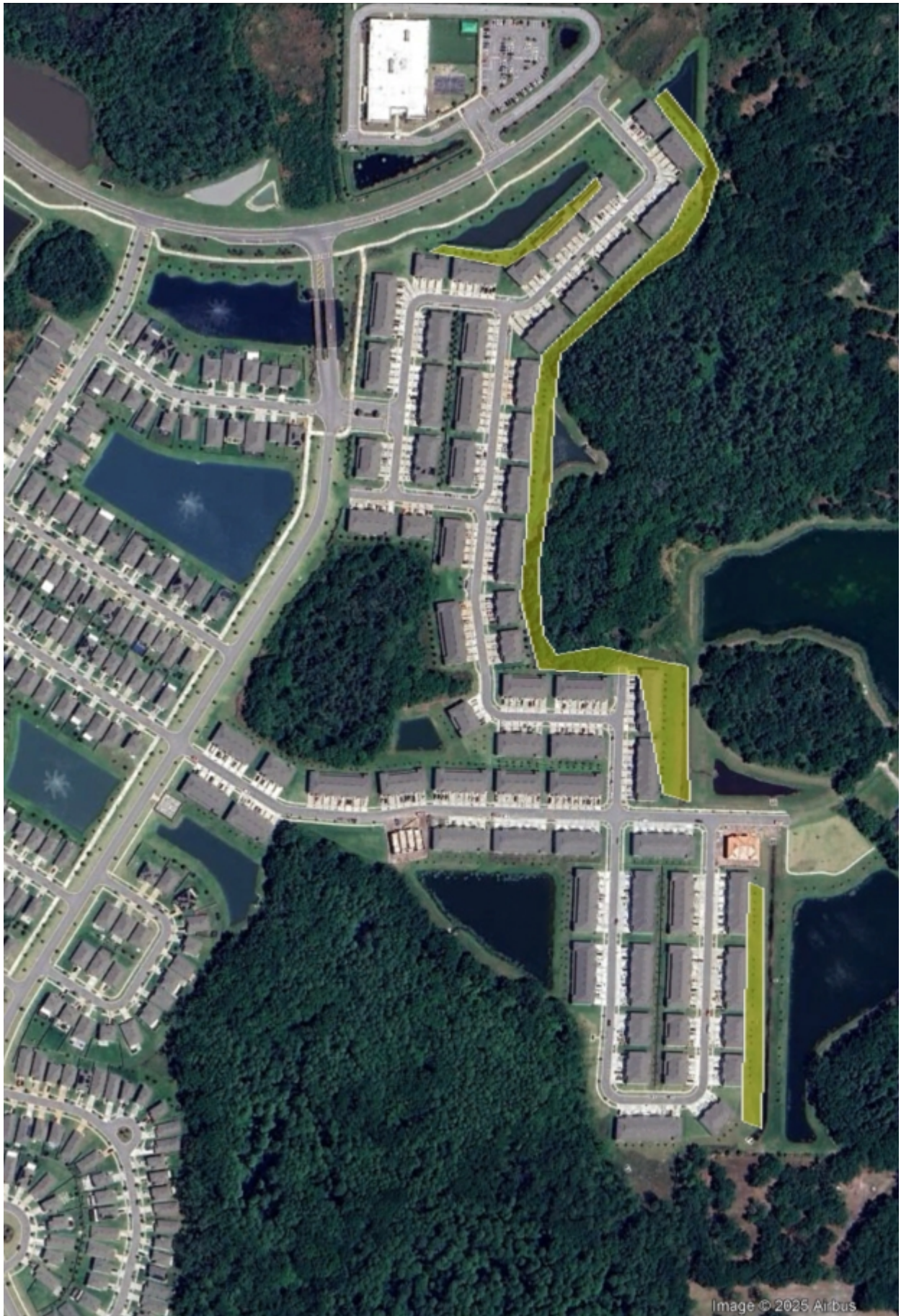
Union Park East CDD
1549 Bering Rd
Wesley Chapel, FL 33543

Trans plant trees

Proposal to flush cut leaning tree Thought to be HOA.

turns out to be a CCD tree leaning from the Hurrucane

The price will be to flush cut and haul away.





Tree removal

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit
Disposal	3.00	ea
PROJECT TOTAL:		\$11,550.00

Optional Services

Initial next to the Optional Services you would like to accept.

_____ **Irrigation Repair and Modification** **\$69.56**

Irrigation work could total +/-20% of total cost of project.

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$11,550.00), with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____

Casey Hallman

Date 2/19/2025

Floralawn

By _____

Date _____

Union Park East CDD

EXHIBIT 6

[Return to Agenda](#)



Union Park East

Michael Sak

Complete

Score	40 / 49 (81.63%)	Flagged items	1	Actions	0
-------	------------------	---------------	---	---------	---

Feb 19, 2025 2:25 PM EST

Prepared by

Michael Sak

Ponds 3 / 3 (100%)

Ponds 1 3 / 3 (100%)

Ponds

Good

Retentions in good shape. Aquatics team doing a good job. We are entering the time of year algae becomes present



Photo 1



Photo 2

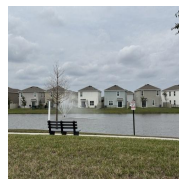


Photo 3



Photo 4



Photo 5

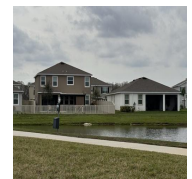


Photo 6

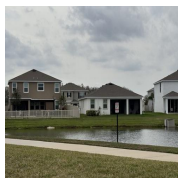


Photo 7

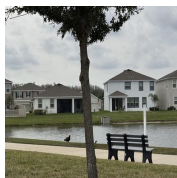


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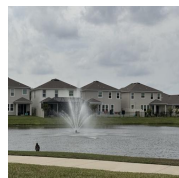


Photo 9

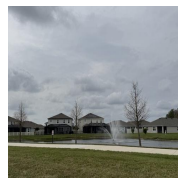


Photo 10



Photo 11



Photo 12

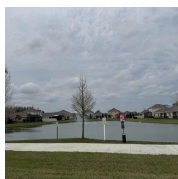


Photo 13



Photo 14

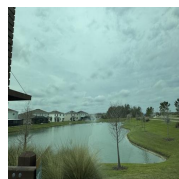


Photo 15

Pond Location

Landscaping 2 / 3 (66.67%)

Landscaping 1 2 / 3 (66.67%)

Landscaping

Fair

Ornamental grasses and palms in good shape. Common area trees, notably along retention banks have

fallen from the cold snap. Will monitor as it warms up to make sure they all come back. Some trees need to be re-staked. Dead bushes at left side of entry bridges needing to be replaced. Sod needs to be evaluated for this upcoming Spring. Appears to be a lot of turf damage whether from bugs or the recent weather we've received. Will look into seeding with landscape team



Photo 16



Photo 17



Photo 18



Photo 19

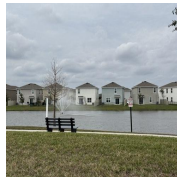


Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26

Landscaping Location

Mailbox

Good

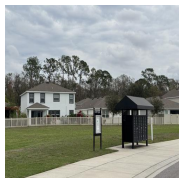


Photo 27



Photo 28

Mailbox Location

Streetlights

Working

Streetlights Location

Entrance Monuments

Good

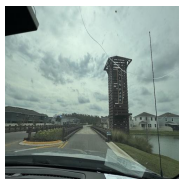


Photo 29

Gates - Main

Fair

Gates mostly in good structural shape. Kids vandalizing still and bending the pickets. Have a proposal for consideration to add cross brace for fence and gate panels to further secure pickets.

South exit button on pool deck is not operating correctly. Contacts have been reset and cleaned. Worked briefly, back offline. New exit button being ordered to replace existing one.



Photo 30

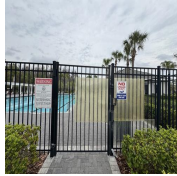


Photo 31



Photo 32



Photo 33



Photo 34

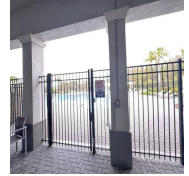


Photo 35

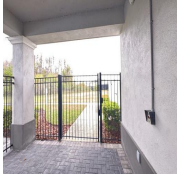


Photo 36

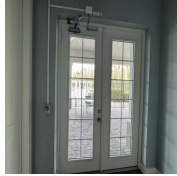


Photo 37



Photo 38



Photo 39

Sidewalks

Good

Sidewalks Location**Common Area Fence**

Good



Photo 40



Photo 41

Roads

Good

Roads Location**Amenities**

1 flagged, 17 / 24 (70.83%)

Amenities 1

1 flagged, 17 / 24 (70.83%)

Basketball Court

Good

Need new signs. Will work on those along with other signage projects. Should consider restriping of the court

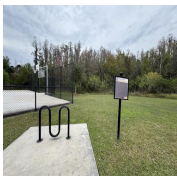


Photo 42



Photo 43

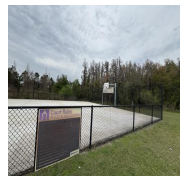


Photo 44

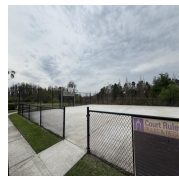


Photo 45



Photo 46



Photo 47

Tennis Court

Fair

Main Clubhouse

Fair

Back patio in need of pressure washing. Getting proposals to present. Front door sticking. Getting proposals to replace entire set up front. Broken treadmill being warrantied. Currently in shipping and expected to week of 2/24. Should have installation schedule in time for meeting.



Photo 48

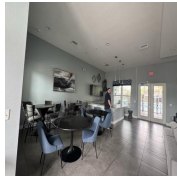


Photo 49



Photo 50



Photo 51

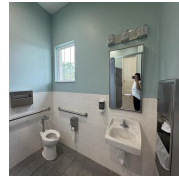


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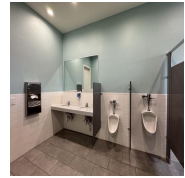


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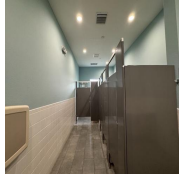


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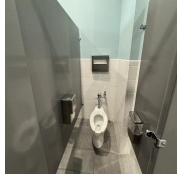


Photo 55



Photo 56



Photo 57

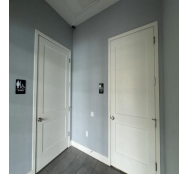


Photo 58



Photo 59

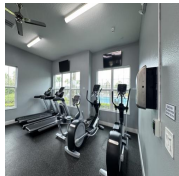


Photo 60

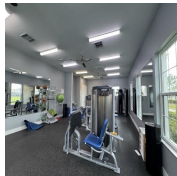


Photo 61



Photo 62

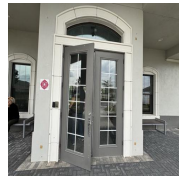


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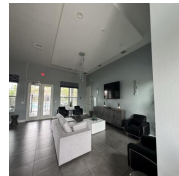


Photo 64



Photo 65



Photo 66



Photo 67

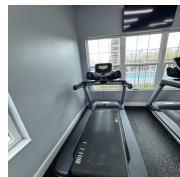


Photo 68

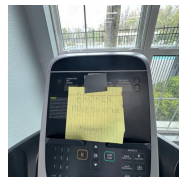


Photo 69

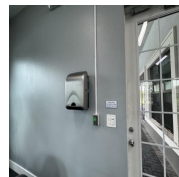


Photo 70

Foxtail Clubhouse

Fair

Main Pool

Good

Pool and servicing is in good condition. One section on West side of pool near ADA chair, there are pavers sinking. Needs to be inspected by Cooper

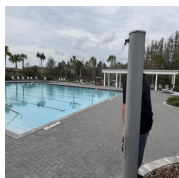


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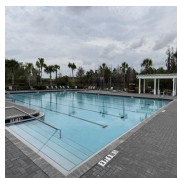


Photo 72

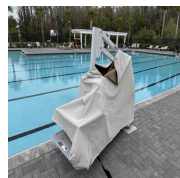


Photo 73

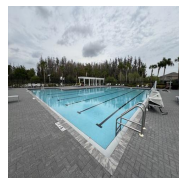


Photo 74

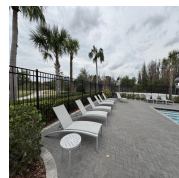


Photo 75

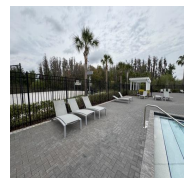


Photo 76

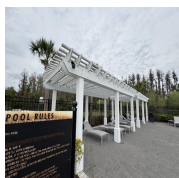


Photo 77



Photo 78

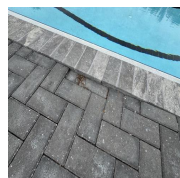


Photo 79

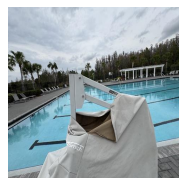


Photo 80

Foxtail Pool

Fair

Tot Lot

Fair

Other Observations

1 flagged, 1 / 3 (33.33%)

Other Observations 1

1 flagged, 1 / 3 (33.33%)

Other

Poor

Signage is poor in the community. Several needs need to be replaced and straightened. Finalizing these quotes, hope to have walked on for agenda

Sign Off

A handwritten signature in black ink, appearing to read 'Michael Sak', with a stylized, cursive script.

Michael Sak
Feb 19, 2025 4:32 PM EST

Flagged items

1 flagged

Page 1: Initial questions / Amenities / Amenities 1 / Other Observations / Other Observations 1

Other

Poor

Signage is poor in the community. Several needs need to be replaced and straightened. Finalizing these quotes, hope to have walked on for agenda

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36

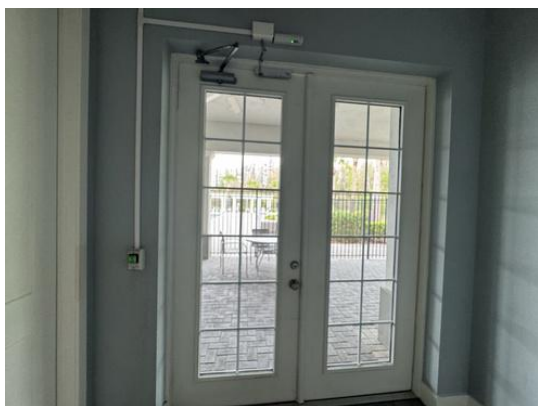


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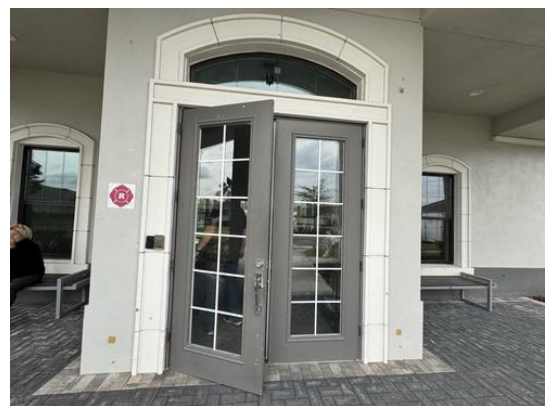


Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43

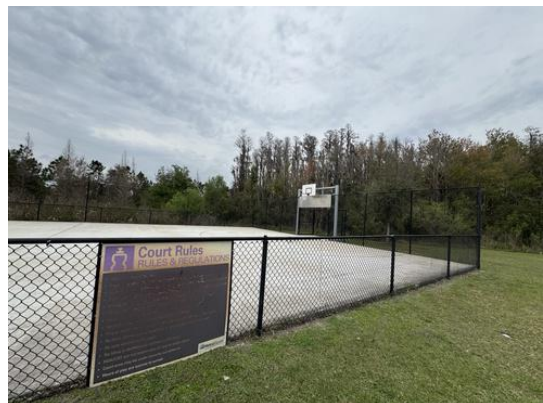


Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53

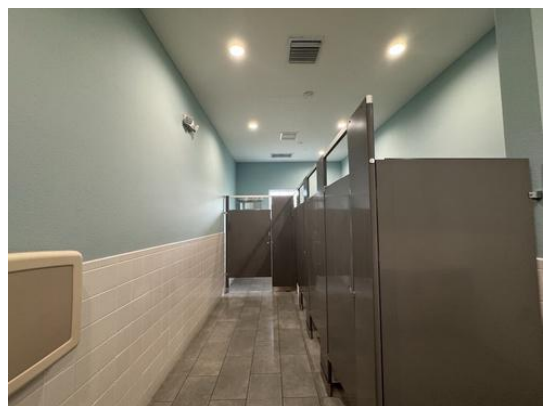


Photo 54



Photo 55



Photo 56



Photo 57

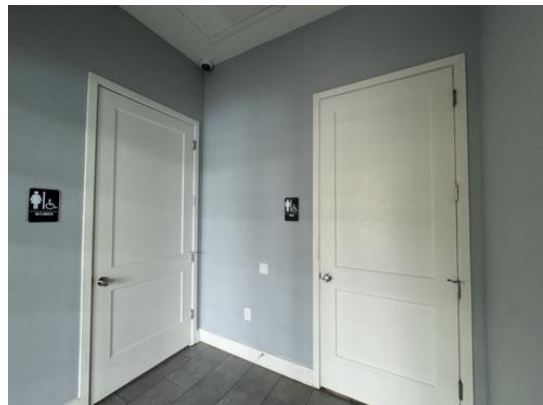


Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68

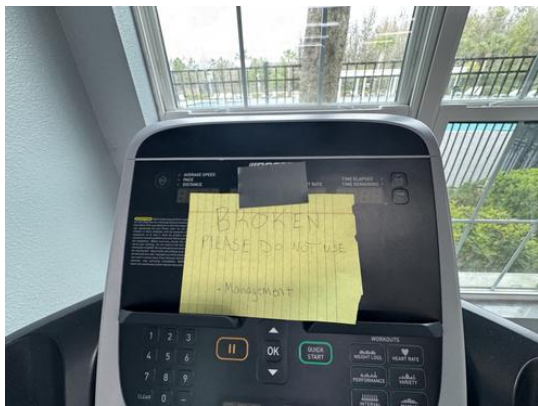


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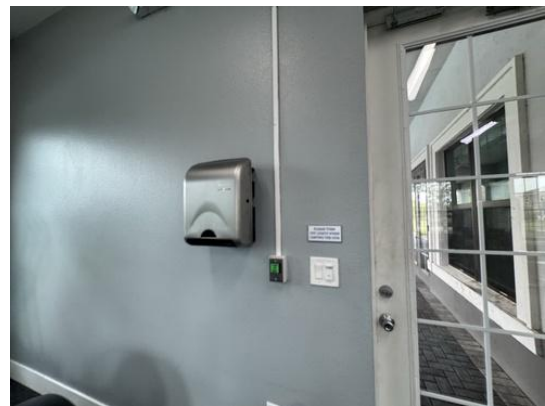


Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78

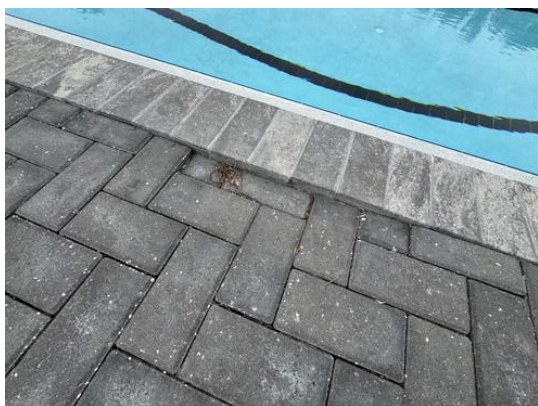


Photo 79



Photo 80

EXHIBIT 7

[Return to Agenda](#)

Chris Thompson

Blue Water Aquatics, Inc.

1/28/2025 | 15 Photos



Union Park East CDD

Monthly Aquatics Report



Aquatics Report - January

As of January 27, 2025, Hillsborough County has received approximately 3.3 inches of precipitation. This is higher than the county's average January rainfall of 2.25 inches. Notably, on January 19, Tampa experienced a significant weather event, recording 1.40 inches of precipitation due to thunderstorms and heavy rain.



Pond Map

Project: Union Park East CDD
Creator: Chris Thompson



J

- Treated:**
- Grasses
 - Brush
 - Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson



Q

- Treated:**
- Grasses
 - Brush
 - Floating

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

4



L

Treated:

- Grasses
- Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Creator: Chris Thompson

5



M

Treated:

- Grasses
- Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Creator: Chris Thompson

6



SP10

Treated:

- Grasses
- Floating

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Creator: Chris Thompson



P1

Treated:

- Grasses
- Brush

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Creator: Chris Thompson



P1 water control structure

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: Union Park East CDD

Creator: Chris Thompson



O

Treated:

- Grasses
- Brush

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Creator: Chris Thompson



P2

Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Creator: Chris Thompson



P1

Treated:

- Grasses
- Brush

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Creator: Chris Thompson



N

Treated:

- Grasses
- Algae
- Floating

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Creator: Chris Thompson

13



E1

Treated:

- Grasses
- Brush
- Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Creator: Chris Thompson

14



K

Treated:

- Grasses
- Brush
- Trash

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Creator: Chris Thompson

15



H

Treated:

- Grasses
- Brush

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD

Creator: Chris Thompson



Aquatic Services Report

Technician

Doug Fitzhenry

Job Details

Service Date

1/2/2025

Customer

Union Park East CDD

Weather Conditions

Sunny

Wind

3ne

Temperature

52

Multiple Sites Treated

Yes



Ponds Treated Information

Repeatable - 2 Count

1 of 2

Pond Numbers

C sp1 b a q q1 b c2 c2 c4 7f n o p1 p2

Service Performed

Treatment

Work Performed

☒ Grasses

Equipment Used

☒ ATV/UTV

Water Level

Low

Restrictions

None

Observations/Recommendations

Sites treated for invasive growth

2 of 2

Pond Numbers

Q q1

Service Performed

Treatment

Work Performed

☒ Algae

Equipment Used

☒ ATV/UTV

Water Level

Low

Restrictions

None



Aquatic Services Report

Observations/Recommendations

Sites treated for algae



Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	1/2/2025
Customer	Union Park East CDD
Weather Conditions	Sunny
Wind	NNE 6mph
Temperature	51
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers	E1, G, H, I, J, K, L, M, SP10
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth as needed



Aquatic Services Report

Technician

Randy Mitchell

Job Details

Service Date	1/16/2025
Customer	Union Park East CDD
Weather Conditions	Cloudy
Wind	NE 8mph
Temperature	55
Multiple Sites Treated	Yes



Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers	All
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth as needed

EXHIBIT 8

[Return to Agenda](#)



ASAP A/C & Refrigeration Services Inc.

Union Park East
1549 Bering Road
Wesley Chapel, FL 33543

☎ (813) 565-4663
✉ Wes@breezehome.com

ESTIMATE	#498
ESTIMATE DATE	Feb 18, 2025
SERVICE DATE	Feb 18, 2025
EXPIRATION DATE	Mar 15, 2025
TOTAL	\$350.00

CONTACT US

PO BOX 15558
Brooksville, FL 34604

☎ (813) 504-2764
✉ getairASAP@gmail.com

ESTIMATE

Services	qty	unit price	amount
Estimate for Quarterly Maintenance	1.0	\$350.00	\$350.00

Preventative Maintenance to Include:

- Inspect coolant levels & pressure
- Check & adjust thermostat
- Inspect wiring, contacts, capacitors & relays
- Inspect evaporator coil
- Inspect and clean condenser
- Inspect condensate drain
- Inspect outdoor disconnect
- Inspect condenser fan motor & blades
- Inspect compressor at startup
- Clear drain-line

**If the service technician identifies any malfunctioning or improper readings (amperage draws) on consumable parts (i.e. capacitors, contactors, transformers) they will notate the findings and reach out for authorization to repair while on-site. In the event a major repair is needed a proper estimate will be sent via email for authorization. Preventative maintenance and up-keep of the system(s) allows for a reduction in money spent on larger repairs, as proper maintenance identifies emerging problems and/or prevents smaller issues from becoming larger or more expensive repairs.

Services subtotal: \$350.00

Total

\$350.00

Thank You for Trusting ASAP A/C & Refrigeration!

EXHIBIT 9

[Return to Agenda](#)

Proposal Date: 2/12/2025 (Valid for 60 days)

Standard A/C Service & Maintenance Agreement

This Agreement is made by and between:

Contractor:	Customer Location:
Cool Today/Plumbing Today/Energy Today 6143 Clark Center Ave. Sarasota, FL 34238 Off: 941-921-5581 Fax:941-923-3642	Union Park East CDD 1549 Bering Road #Amenity Center Wesley Chapel, FL 33543 Off: (256) 684-6892 Email: wes@breezehome.com
Herein after known as "Contractor"	Herein after known as "Customer"
Billing address (if different than location):	above

Contractor agrees to provide the services described in the attached schedules in accordance with the following terms and conditions:

Schedule "A": Describes the level of service being provided by the Agreement.
Schedule "B": Describes the limit of liability and the terms and conditions.
Schedule "C": Describes the equipment covered by the Agreement.
Schedule "D": Describes the filter types and changes per year.

Payment Terms

- The service agreement price is **(\$1,250.00)** per year.
- You have the option of making the payment in full, semiannually, quarterly (choose one).
- The first payment is due on or before the day coverage begins **(TBD)**. Coverage shall continue for **(1)** year.

Additional Terms

- The agreement covers **(2) total system**.
- This agreement includes **(2)** high quality preventative maintenance visits with filter changes and **(2)** additional filter changes and drain line clearings each visit. Belts are changed **(1)** time per year.
- A **10%** discount will apply to **all type of service calls** including labor and materials to make repairs. Onetime Service call discounted fee of (\$100) service. Any remaining labor warranty and/or factory parts warranty will be processed through the factory until the warranty ends.
- Customer will get 24hour priority service, 7 days per week with **NO** overtime charges

The schedules attached to the service Agreement constitute the entire Agreement between the Contractor and the Customer. The service Agreement remains the property of Contractor and is provided for the Customer's use only. This service Agreement is subject to management approval by Contractor. No waiver, change or modification of any terms or conditions shall be binding on Contractor unless made in writing and signed by authorized management of Contractor.

This annual agreement shall continue in effect from year to year unless either party gives written notice to the other of intention not to renew thirty (30) days before the anniversary date.

<u>Kenneth Bannister</u>	<u>2/12/2025</u>	_____	_____
Commercial Specialist	Date	Customer Signature	Date
C:941-504-2538	O:941-256-9409		

Job Name:

Agreement Number:

SCHEDULE A



Performance Review

A performance review is held with the Customer on an annual basis. Discussions include quality of work, and improvement suggestions. Items needing attention are addressed in a timely fashion.



Reports

Each completed service call is documented by a Contractor service report. This report is provided to the customer as evidence of the completed service showing each performed task.



Scheduled Tasks

The service program is designed to provide continuing maintenance on the equipment listed in schedule "C" of the Agreement. The tasks planned and scheduled are designed to provide for the long term care of the customer's equipment.

Each service visit will be scheduled and prepared by the Contractors dispatch system. The Contractor schedule includes specific tasks for each piece of equipment required to maintain the systems at peak efficiency.



Maintenance

The run-time, use and application of the piece of equipment determine the equipment service frequency. This information, along with manufacturer's recommendations and our experience assures the customer's equipment receives the most cost-effective maintenance in the industry.



Repair and Replacement

The Contractor invoices for all labor, travel and expenses to repair or replace worn or failed parts and for the parts and components separately from this Agreement. The service agreement includes consumable materials such as lubricants, grease, cleaners and clean-up materials. Replacement of parts and components is subject to the Owners approval and is invoiced separately from this Agreement.



Emergency Service

The Contractor is on call and can provide all labor, travel and expenses, parts and materials seven days a week twenty-four hours a day. Emergency Service is invoiced separately from this Agreement.

SCHEDULE A (Cont...)

MAINTENANCE	10% OFF ELECTRIC/PLUMBING
Sanitize (In Place) INDOOR AND OUTDOOR COIL	10% DISCOUNT ON INDOOR AIR
QUALITY	
CLEAN or REPLACE FILTERS	NO OVERTIME CHARGES
CLEAN CONDENSATE	SAME DAY RESPONSE
CHECK PRESSURES	HONOR MANUFACTURES WARRANTY
CHECK COOLING TEMPERATURE	Drain Line Guarantee (90 days only)
CHECK/ADJUST BLOWER COMPONENTS	
CHECK AIR FLOW	
CHECK ELECTRICAL CONNECTIONS	
CHECK VOLTAGE AND AMPERAGE	
CHECK THERMOSTAT	
LUBRICATE ALL MOVING PARTS	

SCHEDULE B

Terms and Conditions

1. Contractor agrees to perform all work professionally and to furnish only materials of good quality.
2. The customer provides reasonable access to all areas and equipment, and allows Contractor to stop and start equipment as necessary to fulfill the terms of the Agreement.
3. All maintenance tasks will be performed during the Contractor's normal working hours.
4. The customer agrees to inform the Contractor immediately of problems found in the operation of the equipment.
5. The customer agrees to pay and be responsible for any additional gross amount of any present or future sales, use, excise, value-added, or other similar tax, however designated, applicable to the price, sale or delivery or any products, services or the work furnished hereunder or for their use by Contractor on behalf of the customer whether such tax shall be local, state, or federal in nature. **This will include but not be limited to the recovery, recycling, reclamation, handling and disposal of all refrigerants, and the additional costs incurred for refrigerant tax and/or increased costs due to shortages.**
6. Repair or replacement of non-maintainable parts of the system(s) such as, but not limited to, coils, heat exchangers, duct work, piping, shell and tube, unit cabinets, boiler refractory material, insulating material, electrical wiring, hydronic and pneumatic piping, structural supports and other non-moving parts, are not included in this Agreement.
7. If the equipment covered is altered, modified, changed or moved this Agreement may be adjusted accordingly or terminated.

Limitations of Liability and Indemnities

1. The Contractor is not be liable for damage or loss caused by delay in installation or interrupted service due to fire, flood, corrosive substance in the air, strike lockout, dispute with workmen, inability to obtain material or services, commotion, war, act of nature, or any other cause beyond Contractor reasonable control.
2. In no event, whether as a result of breach of contract, or any tort including negligence or otherwise is the Contractor or its suppliers, employees or agents liable for any special, consequential, incidental, or penal damage including, but not limited to loss of profit or revenues, loss of use of any products, machinery, equipment, damage to associated equipment, cost of capital, cost of substitute products, facilities, services or replacement power, down time costs, lost profits, or claims of Buyer's customers for such damages.

SCHEDULE B (Cont...)

3. **No other warranty expressed or other liability is given and no other affirmation of Contractor, by word or action, shall constitute a warranty. This warranty is expressly in lieu of any other express or implied warranty including any implied warranty of merchantability of fitness, and any other obligation on the part of Contractor.**
4. The Contractor's liability, if any, upon any warranty, either expressed or implied, is limited to replacement of defective materials and correction of faulty workmanship which is in violation of local, state, or federal building codes at the time of performance of the work by the Contractor.

Job Name

Agreement Number:

SCHEDULE C

Equipment List

Qty	FILTERS	Model/Serial	Location
2 total system	2-18x24x1	All model and serial numbers on file	Condensers on ground, handlers are in attic.

Job Name:

Agreement Number:

Split System Maintenance Requirements



Part	Function	Tasks Required
Filter Section	Removes Particles from the air	Replace filters as needed
Fresh Air Damper(Economizer)	Provides source of outside air	Check for proper operation Adjust & calibrate Lubricate bearings
Return Air Damper	Provides means of recirculating air	Check for proper operation Adjust & calibrate Lubricate bearings
Exhaust Air Damper	Provides outlet for exhaust air	Check for proper operation Adjust & calibrate Lubricate bearings
Return & Supply Fans	Circulates & returns air in the system Distributes air into space	Lubricate bearings Check for bearing wear Clean dirt accumulation Check drive couplings tighten Check belts - replace Check alignment of shaft Check fan blade tightness
Return & Supply Fan Motors	Provides energy source to rotate fans	Inspect starter coils Inspect & clean contacts Tighten all electrical connections Check operating current & voltage Check for vibration Lubricate bearings Check motor insulation resistance

		Check motor mounts - tighten
Electrical Disconnect	Safety shutoff for primary power to unit	Inspect & clean contacts Check for proper operation

Split System Continued

Part	Function	Tasks Required
Condenser Fan	Moves air through condenser coil	Clean dirt accumulation Lubricate bearings Check for bearing wear Check drive coupling & belts Adjust tightness of belts
Condenser Coil	Converts refrigerant from high temperature, high pressure gas to low temperature, high pressure liquid Provides heat transfer	Clean fin surfaces Comb bent fins Check for leaks Check for corrosion
Compressor	Converts low temperature, low pressure gas to high temperature, high pressure gas	Check refrigerant charge Check crankcase heater Check for oil & refrigerant leaks Check oil level Change oil as needed Check for vibration Observe operating temperatures
Zone Control Actuators	Operates zone dampers by space thermostat	Inspect for proper operation Clean surfaces Adjust as needed
Cooling Coil	Provides cool surface for heat transfer in air	Inspect & clean surfaces Comb bent fins Check for corrosion & leaks
Burner Section	Provides combustion control Regulates fuel safety controls for heating section	Perform draft & combustion test Clean & inspect nozzles Clean & inspect blower Lubricate blower motor Test safety controls
Heating Section	Provides heat source for areas being served	Inspect & clean Check for corrosion Check for leaks

EXHIBIT 10

[Return to Agenda](#)



Florida Fountains & Equipment, LLC

17252 Alico Center Rd Suite 2
Fort Myers, FL 33967
(239) 567-3030
Office@FLfountains.com
Admin@FLfountains.com

Proposal

Date	Estimate #
1/31/2025	2025-86

Name / Address
Union Park East CDD c/o Breeze Home 1540 International Parkway Suite 2000 Lake Mary, FL 32746

Tech	Notes	Project
Lazar		Lights & Panel

Description	Qty	U/M	Rate	Total
This proposal is to Union Park East CDD for the purchase and installation of (4) 36W LED fountain lights for the Fountain #s 2, 3, & 9 and a control panel enclosure for Fountain #7 from Florida Fountains & Equipment (FF&E). Our tech was onsite to clean the fountains when he found (4) compromised lights that need to be replaced. The breakdown is as follows: #2: (1) light #3: (1) light #9: (2) lights Tech also found the control panel enclosure for Fountain #7 was damaged and cannot be repaired.				
36W LED Lights	4		329.00	1,316.00T
1 year warranty				
Splice kits #12-14-16 (Tubes Only)	3		19.99	59.97T
Replacement Control Panel Enclosure	1		339.00	339.00T
Labor to perform described work @ \$169.00/hr	6		139.00	834.00
We look forward to working with you!	Subtotal			
	Sales Tax (0.00)			
	Total			



Florida Fountains & Equipment, LLC

17252 Alico Center Rd Suite 2
Fort Myers, FL 33967
(239) 567-3030
Office@FLfountains.com
Admin@FLfountains.com

Proposal

Date	Estimate #
1/31/2025	2025-86

Name / Address
Union Park East CDD c/o Breeze Home 1540 International Parkway Suite 2000 Lake Mary, FL 32746

Tech	Notes	Project
Lazar		Lights & Panel

Description	Qty	U/M	Rate	Total
If approved, please sign and return to Sean at office@flfountains.com				
Sign & Date				

We look forward to working with you!

Subtotal \$2,548.97

Sales Tax (0.00) \$0.00

Total \$2,548.97

EXHIBIT 11

[Return to Agenda](#)

Review quote and press Approve or Reject below

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL 33541
(844) 766-5256
info@cooperpoolsinc.com
https://cooperpoolsinc.com/

QUOTE

Quote Number
168

Quote Total
\$202.64

Bill To:
Union Park East
1540 International Pkwy Suite 2000
Lake Mary, FL 32746

Quote Date
February 19, 2025
Expiration Date
March 19, 2025

LOCATION: 1549 Bering Rd, Wesley Chapel

Item	Description	Qty	Rate	Amount
Replace broken/cracked tiles, FT tile	Replace broken/cracked tiles, FT tile	1	12.69	12.69
Replace broken/cracked tiles, 9 tile	Replace broken/cracked tiles, 9 tile	1	9.95	9.95
Removal & Installation of Tile	Removal & Installation of Tile	1	180.00	180.00

Subtotal	\$202.64
Tax	\$0.00
Quote Total	\$202.64

Cooper Pools Inc
info@cooperpoolsinc.com

Name & Signature

Date



Cooper Pools

844-766-5256

EXHIBIT 12

[Return to Agenda](#)



Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + SAFES + LOCKS+GATES

DCINTEGRATIONS.NET



Union Park East CDD/ Horizontal strips for pickets

Date:	2/19/2025	PROPOSAL	Proposal No:	TH25219
Submitted to:	Union Park East CDD	Job Location:	Union Park East CDD/ Horizontal strips for pickets	
Attention:	Gaby Arroyo Title: CAM	Attention:	Gaby Arroyo Title:	
Email:	gaby@breezehome.com	Email:	gaby@breezehome.com	
Phone:	813-564-7847 Fax:	Phone:	813-564-7847 Fax:	
Address:	1540 International Parkway # 2000	Address:	1549 Bering Rd	
City / ST	Lake Mary / FL Zip: 34744	City / ST	Wesley Chapel / FL Zip: 33543	

SCOPE OF WORK:

ATTACH HORIZONTAL ALUMINUM BARS (PAINTED BLACK) TO EXISTING PICKETS IN GATES / FENCE SECTION . COST IS PER SECTION

INCLUDED MATERIALS:

1- 1/8 INCH ALUMINUM STRIP / SCREWS , PER SECTION DESIRED .

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of DC Integrations (DCI) technicians will result in additional labor charges of \$85/man hour.
- DCI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • DCI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate DCI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

**Additional notes added at time of acceptance: 50% DEPOSIT
DUE PRIOR TO INSTALL.**

Terms:	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL:	\$182.00
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This proposal is valid through 5/20/2025

DCI Sales Rep: _____
(Sales Representative)

DCI Officer: _____
(Authorizing Officer Signature) _____
Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes DCI to perform the work specified herein.

Customer Name: _____
DC INTEGRATIONS- rev 2021-02-01

Signature: _____
Date

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon DCI until signed by an officer of DCI. In the event this Contract is not approved by said officer of DCI, DCI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. DCI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon DCI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by DCI performs work on any item installed by DCI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by DCI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify DCI immediately. When DCI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform DCI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform DCI, in writing, of any change in the list of people that DCI is to call in the event of alarm activation. DCI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A.

Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. DCI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, DCI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay DCI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which DCI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM DCI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency. 8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the DCI assume responsibility for any loss or damage sustained through burglary,

8. DCI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT DCI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that DCI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of DCI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of DCI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes DCI to assume greater liability, Subscriber may obtain from DCI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of DCI and the additional charges. However, any such additional obligation does not make DCI an insurer.

B. Interruption of Service. DCI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including MSG's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. DCI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that DCI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

DCI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth DCI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against DCI for any reason relating to DCI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold DCI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold DCI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against DCI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: DCI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. DCI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by DCI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to DCI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for DCI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

EXHIBIT 13

[Return to Agenda](#)

DoodyCalls Of North Tampa

27251 Wesley Chapel Blvd

Suite 1033

Wesley Chapel, FL 33544

813-447-8276

Date: 02/19/2025

Property Name: Union Park CDD

Service Address: Tampa/Pasco County

Community Manager: Ashley Perez/Breeze Home

Service Proposal:

Proposal

- Weekly Pet Waste Station Service: Includes liner replacement, waste removal, picking up waste/trash up to 6 feet around the pet waste station, maintaining stations, and cleaning waste stations as needed
- Pet waste bags replaced as needed

<u>Service Item</u>	<u>Quantity</u>	<u>Cost Per Item</u>	<u>One Time Fee</u>	<u>Monthly Fee</u>
Pet Waste Station Service	19	\$10		\$760
Pet Waste Bags	As Needed	\$8		As Needed
Total				\$760

Note: Standard sales tax will apply. The monthly fee is based on 4-week months. Price will vary on 5-week months



Why DoodyCalls :

- We scoop the designated community areas, including litter & cigarette butts!!
- We maintain and service existing and future pet waste stations(replacement of can liners, litter bags, station maintenance)
- We sell, install, and service quality DC-branded pet waste stations and waste baggies
- We clean and sterilize our equipment between scooping (one property to next)
- We will save you money on the expense of competitor litter bags and can liners
- We work with property management to design a pet waste station plan that meets Federal Fair Housing and Americans with Disabilities Act guidelines
- We will work with property management to drive resident compliance and enforce the city "Pooper Scooper Law"
- We leave our Community Work Order form with the office indicating our arrival on the site and the products/services performed.
- We communicate with management on any exterior observations we find during a service visit
- We are fully insured and drive clearly marked DoodyCalls service vehicles
- Our employees are uniformed, courteous, and professional

Terms and Conditions:

- Invoices will be sent monthly
- Payment terms NET 30
- No contract, cancellation of service requires 30 days written notice

If you have any questions or comments regarding the DoodyCalls offering, please do not hesitate to contact me.

Thank you,

Emmanuel Deve
Commercial/Residential
Sales Manager
DoodyCalls of North Tampa
edeve@doodycalls.com



Agreement Acceptance

Union Park CDD Representative:

_____ (Print)

_____ (Sign) _____ (Date)

DoodyCalls Of North Tampa Representative:

Emmanuel Deve _____ (Print)

Emmanuel Deve (Sign) 02/19/2025 (Date)



DoodyCalls Of North Tampa

27251 Wesley Chapel Blvd

Suite 1033

Wesley Chapel, FL 33544

813-447-8276

Date: 02/19/2025

Property Name: Union Park CDD

Service Address: Tampa/Pasco County

Community Manager: Ashley Perez/Breeze Home

Service Proposal:

Proposal

- Twice Per Week Pet Waste Station Service: Includes liner replacement, waste removal, picking up waste/trash up to 6 feet around the pet waste station, maintaining stations, and cleaning waste stations as needed
- Pet waste bags replaced as needed

<u>Service Item</u>	<u>Quantity</u>	<u>Cost Per Item</u>	<u>One Time Fee</u>	<u>Monthly Fee</u>
Pet Waste Station Service	19	\$8		\$1,216
Pet Waste Bags	As Needed	\$8		As Needed
Total				\$1,216

Note: Standard sales tax will apply. The monthly fee is based on 4-week months. Price will vary on 5-week months



Why DoodyCalls :

- We scoop the designated community areas, including litter & cigarette butts!!
- We maintain and service existing and future pet waste stations(replacement of can liners, litter bags, station maintenance)
- We sell, install, and service quality DC-branded pet waste stations and waste baggies
- We clean and sterilize our equipment between scooping (one property to next)
- We will save you money on the expense of competitor litter bags and can liners
- We work with property management to design a pet waste station plan that meets Federal Fair Housing and Americans with Disabilities Act guidelines
- We will work with property management to drive resident compliance and enforce the city "Pooper Scooper Law"
- We leave our Community Work Order form with the office indicating our arrival on the site and the products/services performed.
- We communicate with management on any exterior observations we find during a service visit
- We are fully insured and drive clearly marked DoodyCalls service vehicles
- Our employees are uniformed, courteous, and professional

Terms and Conditions:

- Invoices will be sent monthly
- Payment terms NET 30
- No contract, cancellation of service requires 30 days written notice

If you have any questions or comments regarding the DoodyCalls offering, please do not hesitate to contact me.

Thank you,

Emmanuel Deve
Commercial/Residential
Sales Manager
DoodyCalls of North Tampa
edeve@doodycalls.com



Agreement Acceptance

Union Park CDD Representative:

_____ (Print)

_____ (Sign) _____ (Date)

DoodyCalls Of North Tampa Representative:

Emmanuel Deve _____ (Print)

Emmanuel Deve (Sign) 02/19/2025 (Date)



EXHIBIT 14

[Return to Agenda](#)

Updated proposal for Union Park

From Ben Ortiz <bortiz@scoopypoopydoo.com>

Date Mon 2/17/2025 1:50 PM

To Wes Hughes <wes@breezehome.com>

Good afternoon Wes,

Please see the below the updated proposal for Union Park.

19 Pet Waste Station service with fully stocked pet waste bags and trash can liners replaced. **Deodorizer applied to each station bag to help deter odors and mosquitoes** (included at no additional cost).

1x weekly service: \$625.00 a month.

2x weekly service: \$725.00 a month.

3x weekly service: \$925.00 a month.

Thank you,

Benjamin (Ben) Ortiz

President | CEO

SPD Franchise Corporation

Corporate Office

1211 Tech Boulevard

Tampa, Florida, 33619

(888) 808-7667

www.ScoopyPoopyPoop.com



"Serving your BEST FRIEND while SAVING his"

EXHIBIT 15

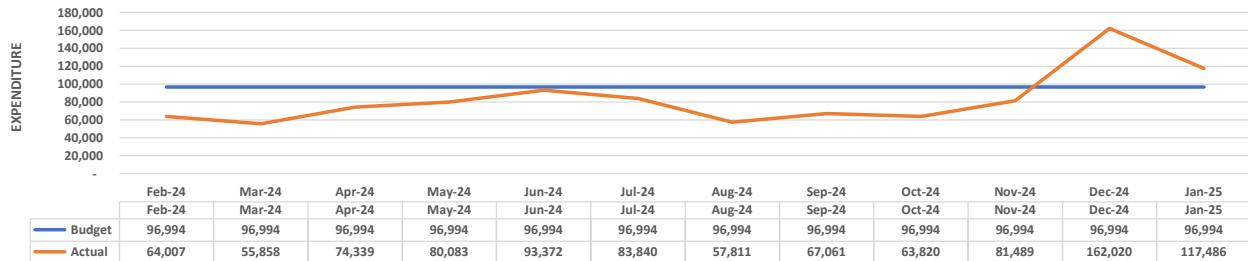
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Union Park East CDD
Financial Report Summary - General Fund & Debt Service Funds
1/31/2025

	GENERAL FUND 1/31/2025	DEBT SERVICE 2017 A1 1/31/2025	DEBT SERVICE 2019 A1 1/31/2025	DEBT SERVICE 2019 A2 1/31/2025	DEBT SERVICE 2021 1/31/2025
For The Period Ending :					
CASH BALANCE	\$ 1,235,922	\$ 531,138	\$ 414,929	\$ 60,506	\$ 86,996
CASH BALANCE-RESTRICTED	923,882	-	-	-	-
PLUS: ACCOUNTS RECEIVABLE - ON ROLL	89,742	31,882	26,848	5,781	11,335
PLUS: ACCOUNTS RECEIVABLE - OTHER	5,008	-	-	-	-
PLUS: DUE FROM GF	-	409,832	345,117	74,306	94,627
LESS: ACCOUNTS PAYABLE	(30,018)	-	-	-	-
LESS: DUE TO DEBT SERVICE (OTHER FUNDS)	(923,882)	-	-	-	-
LESS: DEFERRED REVENUE - ON ROLL	(89,742)	(31,882)	(26,848)	(5,781)	(11,335)
NET CASH BALANCE	\$ 1,210,912	\$ 940,970	\$ 760,046	\$ 134,812	\$ 181,623

GENERAL FUND REVENUE AND EXPENDITURES:	1/31/2025 ACTUAL YEAR-TO-DATE	1/31/2025 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE (YTD) COLLECTED	\$ 1,152,666	\$ 931,140	\$ 221,526
EXPENDITURES (YTD)	(426,000)	(392,268)	(33,731)
NET OPERATING CHANGE	\$ 726,666	\$ 538,872	\$ 187,795
AVERAGE MONTHLY EXPENDITURES	\$ 106,500	\$ 98,067	\$ (8,433)
PROJECTED EOY BASED ON AVERAGE	\$ 1,277,999	\$ 1,163,925	\$ (114,074)
GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:	1/31/2025 ACTUAL YEAR-TO-DATE	1/31/2025 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE:			
ASSESSMENTS ON-ROLL (NET)	\$ 1,148,144	\$ 931,140	\$ 217,004
MISCELLANEOUS REVENUE AND LOT CLOSINGS	4,522	-	4,522
TOTAL REVENUE:	1,152,666	931,140	221,526
EXPENDITURES:			
GENERAL AND DEBT ADMINISTRATIVE EXPENDITURES	118,120	75,396	(42,724)
FIELD SERVICE EXPENDITURES - LANDSCAPE	58,513	81,749	23,236
FIELD SERVICE EXPENDITURES - STREETLIGHTS	32,805	34,000	1,195
FIELD SERVICE EXPENDITURES - POND MAINTENANCE	9,825	11,509	1,684
FIELD SERVICE EXPENDITURES - OTHER	141,065	79,533	(61,531)
AMENITY CENTER EXPENDITURES	65,672	110,081	44,409
UNBUDGETED EXPENDITURES	-	-	-
TOTAL EXPENDITURES	\$ 426,000	\$ 392,268	\$ (33,731)

**HISTORICAL GENERAL FUND BUDGET VS ACTUAL EXPENDITURES
COMPARISON**



(1) Revenue collections from County tax collector and/or budget funding agreement as needed only based on actual expenditures. Draws upon budget funding agreement can only be based on actual expenditures.

Union Park East CDD
Balance Sheet
January 31, 2025

8

	General Fund	Debt Service 2017 A1	Debt Service 2019 A1	Debt Service 2019A2	Debt Service 2021	Construction Funds	TOTAL
1 ASSETS:							
2 CASH - OPERATING ACCTS	\$ 813,136	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 813,136
3 CASH - RESTRICTED	923,882	-	-	-	-	45,664	969,546
4 MONEY MARKET ACCOUNT-OPERATING	289,213	-	-	-	-	-	289,213
5 MONEY MARKET ACCOUNT-RESERVED	133,573	-	-	-	-	-	133,573
6 INVESTMENTS:							
7 REVENUE TRUST FUND	-	119,663	71,560	6,694	43,403	-	241,319
8 INTEREST FUND	-	-	-	-	-	-	-
9 RESERVE FUND	-	411,200	343,119	53,550	43,493	-	851,362
10 PREPAYMENT FUND	-	275	250	263	100	-	888
11 ACCOUNTS RECEIVABLE	5,008	-	-	-	-	-	5,008
12 ASSESSMENTS RECEIVABLE - ON ROLL	89,742	31,882	26,848	5,781	11,335	-	165,588
13 ASSESSMENTS RECEIVABLE - OFF ROLL	-	-	-	-	-	-	-
14 DUE FROM OTHER FUNDS	-	409,832	345,117	74,306	94,627	-	923,882
15 DEPOSITS	3,360	-	-	-	-	-	3,360
16 PREPAID ITEMS	6,962	-	-	-	-	-	6,962
17 TOTAL ASSETS	\$ 2,264,876	\$ 972,853	\$ 786,894	\$ 140,593	\$ 192,958	\$ 45,664	\$ 4,403,837
18 LIABILITIES:							
19 ACCOUNTS PAYABLE	\$ 30,018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,018
20 DUE TO OTHER FUNDS	923,882	-	-	-	-	-	923,882
21 ACCRUED EXPENSES	800	-	-	-	-	-	800
22 DEFERRED REVENUE ON-ROLL	89,742	31,882	26,848	5,781	11,335	-	165,588
							-
23 FUND BALANCE:							
24 NON SPENDABLE	10,322	-	-	-	-	-	10,322
25 ASSIGNED-ASSET RESERVES	75,000	-	-	-	-	-	75,000
26 ASSIGNED-OPERATING RESERVES	50,000	-	-	-	-	-	50,000
27 RESTRICTED	-	940,970	760,046	134,812	181,623	45,664	2,063,115
28 UNASSIGNED	1,085,112	-	-	-	-	-	1,085,112
29 TOTAL LIABILITIES & FUND BALANCE	\$ 2,264,876	\$ 972,853	\$ 786,894	\$ 140,593	\$ 192,958	\$ 45,664	\$ 4,403,837

Union Park East CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 through January 31, 2025

	FY 2025 Adopted Budget	FY 2025 Budget Year-to-Date	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE				
2 GENERAL FUND REVENUE	\$ 1,163,925	\$ 931,140	\$ 1,148,144	\$ 217,004
3 DEVELOPER FUNDING	-	-	-	-
4 LOT CLOSINGS	-	-	-	-
5 INTEREST	-	-	4,522	4,522
6 MISCELLANEOUS REVENUE	-	-	-	-
7 TOTAL REVENUE	\$ 1,163,925	\$ 931,140	\$ 1,152,666	\$ 221,526
8 EXPENDITURES				
9 GENERAL ADMINISTRATIVE				
10 SUPERVISORS COMPENSATION	\$ 14,000	\$ 4,667	\$ 3,600	\$ 1,067
11 PAYROLL TAXES	1,071	357	221	136
12 PAYROLL PROCESSING	770	257	200	57
13 MANAGEMENT CONSULTING SERVICES	48,000	16,000	15,967	33
14 BANK FEES	300	100	-	100
15 AUDITING SERVICES	4,200	1,400	-	1,400
16 TRAVEL PER DIEM	100	33	-	33
17 INSURANCE	33,193	11,064	11,004	60
18 REGULATORY AND PERMIT FEES	175	175	200	(25)
19 LEGAL ADVERTISEMENTS	2,500	833	164	669
20 ENGINEERING SERVICES	25,000	8,333	31,685	(23,352)
21 LEGAL SERVICES	50,000	16,667	39,844	(23,177)
26 WEBSITE HOSTING	2,015	1,682	1,682	-
27 ADMINISTRATIVE CONTINGENCY (<i>meeting room rental</i>)	5,000	1,667	1,050	617
28 TOTAL GENERAL ADMINISTRATIVE	\$ 186,324	\$ 63,235	\$ 105,617	\$ (42,382)
29 DEBT ADMINISTRATION				
30 DISSEMINATION AGENT	6,500	6,500	6,500	-
31 TRUSTEE FEES	15,085	5,028	5,528	(500)
32 ARBITRAGE	1,900	633	475	158
33 TOTAL DEBT ADMINISTRATION	\$ 23,485	\$ 12,162	\$ 12,503	\$ (342)

Union Park East CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 through January 31, 2025

	FY 2025 Adopted	FY 2025 Budget	FY 2025 Actual	VARIANCE Favorable
34 PHYSICAL ENVIRONMENT				
35 SECURITY	-	-	-	-
36 COMPREHENSIVE FIELD TECH SERVICES	18,000	6,000	5,917	83
37 FIELD TRAVEL	-	-	-	-
38 STREETPOLE LIGHTING	102,000	34,000	32,805	1,195
39 ELECTRICITY (IRRIGATION & POND PUMPS)	32,000	10,667	7,101	3,566
40 LANDSCAPING MAINTENANCE	186,974	62,325	54,274	8,051
41 LANDSCAPING MAINTENANCE - Phases 7 & 8	40,272	13,424	-	13,424
42 IRRIGATION MAINTENANCE	18,000	6,000	4,239	1,761
43 RUST CONTROL	19,200	6,400	6,300	100
44 PET WASTE REMOVAL	10,000	3,333	3,652	(319)
43 FOUNTAIN MAINTENANCE	9,400	3,133	1,225	1,908
44 POND MAINTENANCE	34,526	11,509	9,825	1,684
45 PHYSICAL ENVIRONMENT CONTINGENCY	50,000	50,000	116,870	(66,870)
44 INCREASE IN OPERATING RESERVES	50,000	-	-	-
45 INCREASE IN ASSET RESERVES	103,500	-	-	-
46 TOTAL PHYSICAL ENVIRONMENT	673,872	206,791	242,208	(35,417)
47 AMENITY OPERATIONS				
48 POOL SERVICE CONTRACT	48,000	16,000	15,600	400
49 POOL MAINTENANCE & REPAIRS	5,000	1,667	8,430	(6,763)
50 POOL PERMIT	275	92	-	92
51 AMENITY MANAGEMENT	8,000	2,667	2,583	83
52 AMENITY CENTER CLEANING & MAINTENANCE	18,000	6,000	7,080	(1,080)
53 AMENITY CENTER INTERNET	4,224	1,408	1,421	(13)
54 AMENITY CENTER ELECTRICITY	19,200	6,400	4,994	1,406
55 AMENITY CENTER WATER	10,000	3,333	2,661	672
56 AMENITY CENTER PEST CONTROL	975	325	375	(50)
57 AMENITY CENTER RUST REMOVAL	-	-	-	-
58 REFUSE SERVICE	2,950	983	1,308	(325)
59 LANDSCAPE MAINTENANCE - INFILL	4,000	1,333	-	1,333
60 SECURITY MONITORING	54,434	18,145	13,493	4,652
61 POOL MONITORS	35,000	11,667	6,475	5,192
62 COMMUNITY EVENTS & DECORATIONS	25,000	25,000	-	25,000
63 MISC AMENITY CENTER REPAIRS AND CONTINGENCY	45,186	15,062	1,251	13,811
64 TOTAL AMENITY OPERATIONS	280,244	110,081	65,672	44,409
65 OTHER FINANCING SOURCES AND (USES)				
66 TRANSFER IN	-	-	-	-
67 TOTAL OTHER FINANANCING SOURSES AND (USES)	-	-	-	-
68 TOTAL EXPENDITURES	1,163,925	392,268	426,000	(33,731)
69 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	538,872	726,666	
70 FUND BALANCE - BEGINNING			493,768	
71 FUND BALANCE - ENDING			\$ 1,220,434	

Union Park East CDD
Construction Funds
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 through January 31, 2025

	<u>Construction Funds</u>
1 REVENUE	
2 DEVELOPER FUNDING	\$ -
3 INTEREST	665
4 MISC. REVENUE	-
5 TOTAL REVENUE	<u>665</u>
6 EXPENDITURES	
7 REQUISITION EXPENSE	-
8 TOTAL EXPENDITURES	<u>-</u>
9 OTHER REVENUES/EXPENDITURES	
10 TRANSFERS IN	-
11 TRANSFERS OUT	-
12 TOTAL OTHER REVENUES/EXPENDITURES	<u>-</u>
13 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	<u>665</u>
14 FUND BALANCE - BEGINNING	<u>44,999</u>
15 FUND BALANCE - ENDING	<u>\$ 45,664</u>

Union Park East CDD

Cash Reconciliation

January 31, 2025

Book beginning balance	2,021,840.17
Deposits	42,282.20
Checks	<u>(327,104.05)</u>
Bank ending balance	<u><u>\$ 1,737,018.32</u></u>

Bank beginning balance	1,765,292.96
less outstanding checks	(28,274.64)
Deposits in transit	<u>-</u>
Book ending balance	<u><u>\$ 1,737,018.32</u></u>

EXHIBIT 16

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1 **MINUTES OF MEETING**

2 **UNION PARK EAST**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Union Park East Community Development
5 District was held on Wednesday, January 22, 2025 at 6:30 p.m. at Fairfield Inn & Suites 2650 Lajuana
6 Boulevard, Wesley Chapel, FL 33543.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Vincent Pacifico	Board Supervisor, Chairman
11 Gerard Bianchi	Board Supervisor, Vice Chairman
12 Wendy Perez	Board Supervisor, Assistant Secretary
13 Richard Ramirez	Board Supervisor, Assistant Secretary
14 Michelle Diman	Board Supervisor, Assistant Secretary

15 Also present were:

16 Patricia Thibault	Breeze, District Manager
17 Wes Hughes	Breeze, Field Manager
18 Greg Woodcock (<i>via phone</i>)	Stantec, District Engineer
19 Meredith Hammock (<i>via phone</i>)	Kilinski Van Wyk, District Counsel
20 Savannah Hancock	Kilinski Van Wyk, District Counsel
21 Casey Hallman	Floralawn
22 Chris Thompson	Blue Water Aquatics, Inc.

23 *The following is a summary of the discussions and actions taken at the January 22, 2025 Union Park East*
24 *CDD Board of Supervisors Regular Meeting.*

25 **SECOND ORDER OF BUSINESS – Audience Comments–** (*limited to 3 minutes per individual on*
26 *agenda items*)

27 There being none, the next item followed.

28 **THIRD ORDER OF BUSINESS – Business Items**

29 A. District Engineer – Greg Woodcock

30 Mr. Woodcock started by giving an update regarding the pickle ball court. He said they were
31 moving forward with the final plans and would get those at the next meeting to present. He also
32 mentioned that the East side where the current dead end was on old woods had no permits or
33 plans associated with. Mr. Woodcock also shared that he had already contacted the power
34 company for the lighting on Winfield and he was still waiting for the estimation of design and
35 installation of those light poles. According to him, they were going to work with the County on
36 getting authorization to put those poles within their right of way. He recalled that during the last
37 meeting, it was noted that a chipped or cracked manhole lid needed to be replaced and a plug inlet
38 that needed to be removed. He added that he had received a proposal from Site Masters in the
39 amount \$800.00. Mr. Pacifico said to get additional proposals.

40 On a MOTION by Mr. Pacifico, SECONDED by Mr. Bianchi, WITH ALL IN FAVOR, the Board
41 **approved manhole cover replacement and plug inlet removal from one of the drains that go to the**
42 **Pond in the amount not to exceed \$1,000.00,** for the Union Park East Community Development District.

Mr. Woodcock stated that he would send the traffic study he requested from the County once he received it.

B. District Counsel

Ms. Hancock mentioned that the Ethics training had to be done again. She said that she could resend the memo that had the different training links, or they could have an hour of ethics training once a quarter. The Board decided it would be better to have the links instead. She talked about the individual conversations she had with each of the Supervisors before the meeting as to what would be the Board's direction. Mr. Pacifico made a motion to approve Option 1 – get a resolution for a basketball court and appoint a representative from the Board.

On a MOTION by Mr. Pacifico, SECONDED by Ms. Diman, WITH ALL IN FAVOR, the Board **approved to go forward with Option 1 and have Mr. Pacifico as the pinpoint person**, for the Union Park East Community Development District.

C. Breeze Field Report

1. Exhibit 1: Breeze Report Dated January 15, 2025

Mr. Hughes shared that the bridge repair was already completed but needed some sealing. He also discussed the Amenity Center improvements including the replacement of gym lines, cleaning the roof, and repairing the exit button.

2. Exhibit 2: Breeze Task List

3. Discussion of Clubhouse Door

Mr. Hughes mentioned the issues with the front door of the Amenity Center. Mr. Pacifico suggested using a self-topping nut to prevent the screw from loosening.

Ms. Thibault said that she had received a response from Mr. Woodcock regarding the survey of the tree area and suggested to approve in the amount not to exceed \$6,000.00. Since this was a walk on verbal proposal from Mr. Woodcock, Mr. Hughes was instructed to work with him.

On a MOTION by Mr. Pacifico, SECONDED by Mr. Bianchi, WITH ALL IN FAVOR, the Board **approved getting the tree area surveys in the amount not to exceed \$6,000.00**, for the Union Park East Community Development District.

D. Floralawn

1. Exhibit 3: Site Report Dated December 16, 2024

Mr. Hallman discussed the site report for the month of December. He provided an update on the irrigation pump and the need for normal water flow to the island.

E. Exhibit 4: Blue Water Aquatics Service Monthly Report - Dated December 23, 2024

1. Exhibit 5: Reports Dated December 2, 2024

2. Exhibit 6: Reports Dated December 16, 2024

Mr. Thompson reported the condition of the ponds this winter season. He added that the CDD still had that erosion on D1 that occurred during the hurricane. According to him, all the water control structures were looking good.

FOURTH ORDER OF BUSINESS – Consent Agenda

- 82 A. Exhibit 7: Acceptance of the December Unaudited Financial Statement
83 B. Exhibit 8: Consideration for Approval – The Minutes of the Board of Supervisors Regular
84 Meeting Held December 18, 2024

85 On a MOTION by Mr. Pacifico, SECONDED by Mr. Ramirez, WITH ALL IN FAVOR, the Board
86 **approved all items of the Consent Agenda**, for the Union Park East Community Development District.

87 **FIFTH ORDER OF BUSINESS – Staff Reports**

- 88 A. District Manager
89 There being none, the next item followed.
90 B. District Attorney
91 There being none, the next item followed.
92 C. District Engineer
93 There being none, the next item followed.

94 **SIXTH ORDER OF BUSINESS – Audience Comments - New Business – (limited to 3 minutes per**
95 **individual)**

96 There being none, the next item followed.

97 **SEVENTH ORDER OF BUSINESS – Supervisors Requests**

- 98 A. Supervisor Perez- Discussion of Additional Pool Monitor
99 Ms. Perez emphasized the importance of having someone take over the position when someone is
100 off duty.
101 Mr. Pacifico mentioned seeing a Facebook post about an individual at the gym who wasn't
102 following the rules. Ms. Hancock responded that the rules had already been reviewed, and it
103 specifies that the Amenity Manager, District Manager, and District staff have the authority to
104 suspend or revoke someone's access. The Board gave direction to Ms. Hancock to send a warning
105 letter to the resident.

106 **EIGHTH ORDER OF BUSINESS – Shade Session on Security - (Exempt from Sunshine and Public**
107 **Record)**

- 108 A. Open Shade Session

109 On a MOTION by Mr. Pacifico, SECONDED by Mr. Bianchi, WITH ALL IN FAVOR, the Board **opened**
110 **the Shade Session on Security**, for the Union Park East Community Development District.

- 111 B. Discussion of Security
112 C. Close Shade Session

113 On a MOTION by Mr. Pacifico, SECONDED by Mr. Bianchi, WITH ALL IN FAVOR, the Board **closed**
114 **the Shade Session on Security**, for the Union Park East Community Development District.

115 Mr. Pacifico made a motion to engage JCS for 49 hours per week pursuant to contract negotiations.

On a MOTION by Mr. Pacifico, SECONDED by Mr. Bianchi, WITH ALL IN FAVOR, the Board approved engaging JCS for 49 hours per week pursuant to a contract negotiation, for the Union Park East Community Development District.

EIGHTH ORDER OF BUSINESS – Adjournment

Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Pacifico made a motion to adjourn the meeting.

On a MOTION by Mr. Pacifico, SECONDED by Mr. Bianchi, WITH ALL IN FAVOR, the Board adjourned the meeting, for the Union Park East Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman