



Rizzetta & Company

Villages of Glen Creek Community Development District

Board of Supervisors' Meeting October 14, 2025

**District Office:
2700 S. Falkenburg Rd.
Suite 2745
Riverview, FL 33578**

www.Villagesofglen creek.org

**VILLAGES OF GLEN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta and Company Inc. 3434 Colwell Ave, Suite 2745, Tampa, FL 33614

Board of Supervisors	Charles Clark Peterson	Chairman
	Trent Stephenson	Vice Chairman
	John Jones	Assistant Secretary
	Patrick Bette	Assistant Secretary
District Manager	Matt O’Nolan	Rizzetta & Company, Inc
District Counsel	John Vericker	Straley, Robin, Vericker
District Engineer	Tonja Stewart	Stantec

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Teams Dial in number: 321-754-9488

Phone conference ID: 507 516 041#

VILLAGES OF GLEN CREEK

COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida (813) 533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

**Board of Supervisors
Villages of Glen Creek Community
Development District**

10/7/2025

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Villages of Glen Creek Community Development District will be held on **Tuesday, October 14, 2025, at 6:30 PM** at Spring Hill Suites by Marriott Bradenton Downtown/Riverfront, **located at 102 12th Street West, Bradenton, FL 34205**. The following is the final agenda for the meeting:

REGULAR MEETING

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS**
3. **STAFF REPORTS**
 - A. Pond & Mitigation Maintenance Discussion
 - B. Landscape Maintenance Inspection and Discussion of Landscape RFP
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
4. **BUSINESS ITEMS**
 - A. Ratification of Fence Repair Tab 1
 - B. Ratification of Special Warranty Deed from GTIS for
Common Area Tracts Tab 2
 - C. Consideration of Nick Knows Best Proposal Tab 3
 - D. Consideration of Wahoo Pools Proposal..... Tab 4
 - E. Consideration of Housekeeping Proposal Tab 5
 - F. Consideration of Wetland Proposal..... Tab 6
 - G. Consideration of Florida Fountains Proposal Tab 7
 - H. Discussion of District Credit Card
 - I. Discussion of Amenity Rules and Procedures
7. **SUPERVISOR REQUESTS**
5. **ADJOURNMENT**

We look forward to seeing you at the meeting. If you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,

Matt O'Nolan

Matt O'Nolan District Manager

Tab 1



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

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM



VGC - Repair Sand Gables Trail gate - GATE STRIKE

Date:	9/19/2025	PROPOSAL	Proposal No:	TH25919
Submitted to:	Villages of Glen Creek CDD	Job Location:	VGC - Repair Sand Gables Trail gate - GATE STRIKE	
Attention:	Gary Schwartz Title: LCAM	Attention:	Gary Schwartz Title:	
Email:	gary@hikai.com	Email:	gary@hikai.com	
Phone:	813-565-4663 Fax:	Phone:	813-565-4663 Fax:	
Address:	1540 International Parkway # 2000	Address:	2240 Sand Gables Trail	
City / ST	Lake Mary / FL Zip: 32746	City / ST	Bradenton / FL Zip: 34208	

SCOPE OF WORK:

REPAIR / REPLACE / WELD ,AND PAINT DAMAGED PICKETS ON ENTRANCE SIDE GATE DUE TO GATE STRIKE . ADJUST GATE FOR PROPER CLOSING .

INCLUDED MATERIALS:

ALL PICKETS NEEDED / PAINT .

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 ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI 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.
- ECSI 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 ECSI 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:	\$955.00
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This proposal is valid through 10/19/2025

ECSI Sales Rep: _____
(Sales Representative)

ECSI 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 ECSI to perform the work specified herein.

Customer Name: Villages of Glen Creek CDD
ECS INTEGRATIONS- rev 2021-10-11

Signature: *Heather Dilley* 9.25.2025
Date

TERMS & CONDITIONS:

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

2. Warranty:

A. Standard Warranty. ECSI 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 ECSI 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 ECSI performs work on any item installed by ECSI.

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 ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI 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 ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI 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. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI 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 ECSI 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 ECSI 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 ECSI 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 ECSI 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 ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, 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 ECSI to assume greater liability, Subscriber may obtain from ECSI 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 ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI 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 ECSI'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. ECSI 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 ECSI 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

ECSI 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 ECSI'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 ECSI for any reason relating to ECSI'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 ECSI 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 ECSI 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 ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI 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. ECSI 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 ECSI 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 ECSI.

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 ECSI, 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.

Tab 2

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**
Cari Allen Webster, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 21st day of July, 2025 by **GTIS I VGC LP**, a Delaware limited partnership ("**Grantor**"), whose mailing address is 2502 N. Rocky Point Drive, Suite 1050 Tampa, Florida 33607, in favor of the **VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose mailing address is c/o Kai Connected, 2502 N. Rocky Point Drive, Suite 1050 Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Manatee County, Florida (the "**Property**"):

Tract 1, Tract A, Tract B, Tract C, Tract D, Tract E, Tract F, Tract G, and Tract H of Villages of Glen Creek Phase 1B, according to the plat thereof, as recorded in Plat Book 68, Pages 179-186, of the Public Records of Manatee County, Florida

TOGETHER WITH

Tract A of Villages of Glen Creek Phase 1C, according to the plat thereof, as recorded in Plat Book 72, Pages 110-120, of the Public Records of Manatee County, Florida

TOGETHER WITH

Tract 1, Tract 2, Tract 3, and Tract 4 of Villages of Glen Creek Phase MC-1, according to the plat thereof, as recorded in Plat Book 67, Pages 78-79, of the Public Records of Manatee County, Florida

TOGETHER WITH

Tract P, Tract Q, and that portion of Tract 1 as shown in the attached Exhibit "A" of Villages of Glen Creek Phase 2, according to the plat thereof, as recorded in Plat Book 79, Pages 18-28, of the Public Records of Manatee County, Florida

TOGETHER WITH, with all appurtenances and hereditaments pertaining thereto.

TO HAVE AND TO HOLD the Property, with all improvements thereon, unto Grantee in fee simple forever.

AND Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2025 and subsequent years; (b) zoning and other governmental regulations; (c) conditions, restrictions, limitations and easements of record, however this provision shall not reimpose any of the same. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

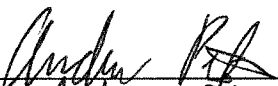
THIS PROPERTY CONSISTS OF GOVERNMENTAL COMMON AREA TRACTS. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

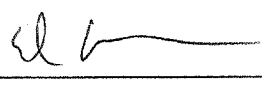
(Signatures to follow on next page)

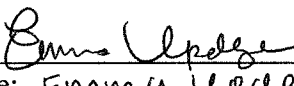
IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, Sealed and Delivered in the
Presence of:

GTIS I VGC LP,
a Delaware limited partnership

By: 
Name: Andrew Pike
Address: 787 7th Ave, 50th Floor, New York, NY

By: 
Edwin McDowell
Authorized Signatory


By: 
Name: Emma Updegrave
Address: 787 7th Ave, 50th Fl, New York, NY 10019

STATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 21st day of July, 2025, by Edwin McDowell, as
Authorized Signatory of GTIS I VGC LP, a Delaware limited partnership, on behalf of the
company, who is ☒ personally known to me or ☐ has produced
_____ as identification.

NOTARY PUBLIC:

(SEAL)

Sign: 
Print: Emily King

EMILY GRACE KING
NOTARY PUBLIC-STATE OF NEW YORK
No. 01KI0019285
Qualified in New York County
My Commission Expires 01-02-2028

My Commission Expires: 1-2-2028

Exhibit "A"

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°20'10"W	41.56'
L2	N00°39'50"E	55.35'
L3	N05°24'12"W	17.59'
L4	N00°39'50"E	4.86'
L5	N17°44'45"E	116.19'
L6	S72°15'15"E	50.00'
L7	S17°44'45"W	116.19'
L8	S00°39'50"W	4.86'
L9	S05°24'12"E	17.59'
L10	S00°39'50"W	55.35'
L11	S01°53'35"W	4.79'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	16.23'	35.00'	26°34'10"	N37°10'27"W	16.09'
C2	13.50'	150.00'	5°09'19"	N03°14'30"E	13.49'
C3	105.89'	1,000.00'	6°04'02"	N02°22'11"W	105.84'
C4	111.19'	1,050.00'	6°04'02"	N02°22'11"W	111.14'
C5	105.56'	400.00'	15°07'12"	N08°13'26"E	105.25'
C6	25.68'	750.00'	1°57'42"	N16°45'54"E	25.68'
C7	23.97'	700.00'	1°57'43"	S16°45'53"W	23.97'
C8	92.36'	350.00'	15°07'12"	S08°13'26"W	92.09'
C9	105.89'	1,000.00'	6°04'02"	S02°22'11"E	105.84'
C10	111.19'	1,050.00'	6°04'02"	S02°22'11"E	111.14'
C11	13.49'	200.00'	3°51'51"	S02°35'46"W	13.49'
C12	8.06'	28.00'	16°29'39"	S09°10'32"E	8.03'

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON A SOUTH LINE OF TRACT 1, BEING NORTH 89°20'10" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

VILLAGE OF GLEN CREEK PHASE 2

EVERSON STREET SOUTH



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

Exhibit "A"

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF TRACT 1, VILLAGES OF GLEN CREEK PHASE 2, ACCORDING TO PLAT BOOK 79, PAGE 18, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 1, VILLAGES OF GLEN CREEK PHASE 2, ACCORDING TO PLAT BOOK 79, PAGE 18, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE NORTHWESTERLY 16.23 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 26°34'10", AND A CHORD BEARING AND DISTANCE OF NORTH 37°10'27" WEST 16.09 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 89°20'10" WEST, A DISTANCE OF 41.56 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHERLY 13.50 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 05°09'19", AND A CHORD BEARING AND DISTANCE OF NORTH 03°14'30" EAST 13.49 FEET; THENCE NORTH 00°39'50" EAST, A DISTANCE OF 55.35 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHERLY 105.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 06°04'02", AND A CHORD BEARING AND DISTANCE OF NORTH 02°22'11" WEST 105.84 FEET; THENCE NORTH 05°24'12" WEST, A DISTANCE OF 17.59 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHERLY 111.19 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,050.00 FEET, A CENTRAL ANGLE OF 06°04'02", AND A CHORD BEARING AND DISTANCE OF NORTH 02°22'11" WEST 111.14 FEET; THENCE NORTH 00°39'50" EAST, A DISTANCE OF 4.86 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHERLY 105.56 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 15°07'12", AND A CHORD BEARING AND DISTANCE OF NORTH 08°13'26" EAST 105.25 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; THENCE NORTHERLY 25.68 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 01°57'42", AND A CHORD BEARING AND DISTANCE OF NORTH 16°45'54" EAST 25.68 FEET; THENCE NORTH 17°44'45" EAST, A DISTANCE OF 116.19 FEET; THENCE SOUTH 72°15'15" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 17°44'45" WEST, A DISTANCE OF 116.19 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 23.97 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 01°57'43", AND A CHORD BEARING AND DISTANCE OF SOUTH 16°45'53" WEST 23.97 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; THENCE SOUTHERLY 92.36 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 15°07'12", AND A CHORD BEARING AND DISTANCE OF SOUTH 08°13'26" WEST 92.09 FEET; THENCE SOUTH 00°39'50" WEST, A DISTANCE OF 4.86 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 105.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 06°04'02", AND A CHORD BEARING AND DISTANCE OF SOUTH 02°22'11" EAST 105.84 FEET; THENCE SOUTH 05°24'12" EAST, A DISTANCE OF 17.59 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 111.19 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,050.00 FEET, A CENTRAL ANGLE OF 06°04'02", AND A CHORD BEARING AND DISTANCE OF SOUTH 02°22'11" EAST 111.14 FEET; THENCE SOUTH 00°39'50" WEST, A DISTANCE OF 55.35 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 13.49 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 03°51'51", AND A CHORD BEARING AND DISTANCE OF SOUTH 02°35'46" WEST 13.49 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 01°53'35" WEST, A DISTANCE OF 4.79 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 8.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 16°29'39", AND A CHORD BEARING AND DISTANCE OF SOUTH 09°10'32" EAST 8.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.631 ACRES.

VILLAGE OF GLEN CREEK PHASE 2

EVERSON STREET SOUTH



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

Tab 3



ESTIMATE

Nick Knows LLC
3848 Sun City Center Blv
Suite 104 PMB 1039
Ruskin, Florida 33573
United States

8554656697
www.nickknowscleaning.com

BILL TO
Glenn Creek CDD
Matthew O'Nolan
2355 26th Ave E
Brandington, Florida 34208
United States

813.533.2950
MONolan@rizzetta.com

Estimate Number: GCCDDE67
Estimate Date: October 2, 2025
Valid Until: November 1, 2025
Grand Total (USD): **\$5,000.00**

Items	Quantity	Price	Amount
Outdoor Ceiling Fan Removal & Installation (16) Units Complete project for the removal and replacement of 16 outdoor ceiling fans at the Villages of Glenn Creek CDD. Scope includes safe dismounting and disposal of old units, professional installation, wiring, balancing, and testing of 16 new Harbor Breeze Calera 52" outdoor ceiling fans. The price also covers the procurement of all fans, including pickup, delivery to the site, and all necessary materials to ensure a clean and reliable installation.	1	\$5,000.00	\$5,000.00

Grand Total (USD): **\$5,000.00**

Notes / Terms

Signature: _____

Signature Date: _____

Thank You for Your Business!

Powered by  wave

Tab 4

Wahoo Pools Group

6657 US-301 S, Riverview, FL 33578
info@wahoopools.com
(813) 699-3282



Commercial Pool Service

Florida License# CPC1458680

Thank you for considering Wahoo Pools for your commercial pool maintenance needs. We pride ourselves on providing high-quality, reliable, and comprehensive pool care services to ensure a safe and enjoyable swimming experience for your patrons.

Scope of Services

Water Chemistry Testing

Test Free & Total Chlorine, pH, Total Alkalinity, Calcium, CYA, Phosphates

Inspect Equipment & Clean Filters

Check pumps, leaks, flow meter, and pressure gauge. Clean and recharge Filters as needed.

Check Feeders / Salt System

Ensure ORP/pH controller and salt system are functioning correctly.

Skim Surface & Visual Pool Inspection

Walk pool perimeter. Check for algae, cloudy water, damaged tiles, missing drain covers, and loose railings

Full Brushing

Brush Gutters, tile line, corners, steps, walls & floor. Focus on shaded areas prone to algae.

Vacuum Pool

Vacuum as needed with overlapping passes, focusing on corners, deep ends, algae-prone areas.

Check Water Level & Autofills

Ensure water levels are correct. Check autofill valve. Adjust if low.

Water Treatment

Adjust pool chemistry as needed based on test results, including chlorine, pH, alkalinity, stabilizer, calcium, and phosphate levels. Chemical tanks will be maintained at operational levels with properly functioning stenner pumps.

Log Book & Chemical Check

Log details into each Pool's LogBook. Check tanks for chlorine, acid, DE powder, etc.

Final Walkthrough

Final property walkthrough ensuring all doors are closed and secured equipment area. All readings, photos, and notes are complete in logbook and records.

Repairs, upgrade installations & remodel services available upon approval.
In-House Certified technicians and construction crew.

Pricing Structure

Based on pools volume and required services, we propose the following rates:

Villages of Glen Creek CDD
2406 Orchid Glades Ln, Bradenton, FL 34208

3 visits per Week **\$1,500.00/Mo**

Terms & Conditions

1. Pricing includes standard chemicals, routine equipment checks, and minor adjustments. Replacement parts or major repairs will incur additional costs, subject to prior approval.
2. Payment: Monthly billing will be sent on the 15th of the month for the following month and is due by the 1st of each month. If payment is not received by the 10th of each month, service might be stopped. On National Holidays like Christmas and New Years service might be limited due to company policy.
3. A 30-day written notice is required for cancellation.
4. Water Level: Due to the amount of time it takes to raise the water level in the pool, it is the customer's responsibility to adjust the water level of the pool. Pool water should be halfway between the tile, or more importantly halfway between the skimmer throat.

Why Choose Wahoo?

- ❖ Licensed and insured professionals.
- ❖ Certified Pool Operators and Technicians.
- ❖ Design, **build**, repair and maintain luxury pools and spas.
- ❖ Customer support for urgent issues.
- ❖ Proven track record of maintaining commercial pools in pristine condition.

Print Name

Signature

Date

Tab 5



ESTIMATE

Nick Knows LLC
3848 Sun City Center Blv
Suite 104 PMB 1039
Ruskin, Florida 33573
United States

8554656697
www.nickknowscleaning.com

BILL TO
Glenn Creek CDD
Matthew O'Nolan
2355 26th Ave E
Brandington, Florida 34208
United States

813.533.2950
MONolan@rizzetta.com

Estimate Number: GCCDDE66
Estimate Date: September 29, 2025
Valid Until: October 29, 2025
Grand Total (USD): **\$1,900.00**

Items	Quantity	Price	Amount
Clubhouse Facility Cleaning and Monthly Pressure Wash Comprehensive janitorial service for the community clubhouse, scheduled three times per week (Monday, Wednesday, and Friday). Each visit includes: <ul style="list-style-type: none">- Thorough cleaning of two restrooms (toilets, sinks, mirrors, and floors)- Sweeping and mopping of common areas and breezeways- Wiping down all high-touch surfaces- Emptying of all trash containers All cleaning equipment and products are provided by our team. We also handle restocking of paper goods and soap, and purchase necessary supplies such as toilet paper, hand soap, paper towels, garbage bags, and pool-area trash liners — all reimbursed by the community (CDD or HOA)	1	\$1,900.00	\$1,900.00

Grand Total (USD): **\$1,900.00**



ESTIMATE

Nick Knows LLC

3848 Sun City Center Blv
Suite 104 PMB 1039
Ruskin, Florida 33573
United States

8554656697

www.nickknowscleaning.com

Notes / Terms

Signature: _____

Signature Date: _____

Thank You for Your Business!

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Page 2 of 2 for Estimate #GCCDDE66

Tab 6



STANDARD AGREEMENT FOR PROFESSIONAL SERVICES

Client: Rizzetta & Company **Date:** September 23, 2025
Attn: Matt O’Nolan
MONolan@rizzetta.com

Project Name/Location: Villages at Glen Creek – Phase 1D / Manatee County, Florida

Fee Arrangement: See Task 8.0 in the attached Scope of Services.

Special Conditions: Client agrees to pay invoices within 30 days of the invoice date.

Scope of Services attached.

- ☐ Client to provide name, address, and telephone number of property owner.
- ☐ Client to provide legal description(s) for the property.
- ☐ Client to provide parcel/folio number(s) for the property.
- ☒ Client to provide any special site access information (contacts, keys, etc.).
- ☐ Client to provide agency fees.

This Agreement and the attached Terms and Conditions and Scope of Services constitute the complete agreement between Wetland Management Services and Client with respect to the scope of services hereunder.

Offered by:

09/23/2025

Signature

Date

Hugh West / Managing Member

Printed Name/Title

Wetland Management Services, LLC

Name of Firm

Accepted by:

Signature

Date

Printed Name/Title

Rizzetta & Company

Name of Firm

Mailing Address: 1721 Hickory Gate Drive South
Dunedin, FL 34698 Phone: 251-979-3868
Email: hughwest@wetmanservices.com

Rizzetta & Company – Villages at Glen Creek (Phase 1D)
Manatee County, Florida
SCOPE OF SERVICES

1.0 Maintenance of 30' Wetland Buffer and Buffer Compensation Areas

Beginning approximately 60 days after completion of the Initial/Nuisance Exotic treatment, Wetland Management Services, LLC will implement regularly scheduled maintenance efforts within the 30-foot wetland buffer of Wetland C1 and the wetland buffer compensation areas treated and identified in Figure 1. Maintenance efforts will target nuisance and Category I and II exotic vegetation as listed by the most recent FISC list. Maintenance treatments will be conducted in accordance with the schedule outlined below to ensure 30-foot wetland buffer and buffer compensation areas follow local agency requirements.

- Year 1: Bimonthly Events (six events per year for one year; six events total)

Emergent nuisance/exotic species will be treated with foliar applications of herbicides approved for aquatic use or natural areas and will be applied under the direct supervision of a licensed Florida Herbicide Applicator with Aquatic and/or Natural Area certifications. These areas will be maintained to enhance desirable native species and to preclude growth of nuisance/exotic species. No mowing, brush cutting, or any maintenance activities other than herbicide treatment are included in this task. No removal of treated vegetation from within the treatment areas is included in this scope of services. If additional activities are desired by the Client, those activities and associated costs will be addressed as Additional Services.

2.0 Additional Services

Additional services requested by the Client will be provided and billed as a contract addendum or as a separate Scope of Services. Additional services may include verbal or written communication with the regulatory agencies, or other services not specifically detailed in this Scope of Services. Wetland Management Services is pleased to provide these services, and any fees associated with this task will be incurred only at the request of, or with prior authorization of the Client.

3.0 Cost

Compensation for service of principles and employees of Wetland Management Services rendered pursuant to the Scope of Services of this agreement will be paid based on the following schedule of services:

Maintenance of 30' Wetland Buffers and Buffer Compensation Areas

- Year 1 (bimonthly; six events/year) **\$700.00/event**

Additional Services..... to be billed hourly, as requested.

All rates and fees shall be subject to renegotiation if not accepted within thirty days. Invoices will be submitted monthly based on the schedule of services and assumptions provided in this proposal. Additional services will be provided subject to additional compensation, based on verbal or written authorization by the Client. The Client shall pay all invoices within thirty days of receipt.

4.0 Assumptions of this Proposal

- 4.1** The Client will make provisions for Wetland Management Services to enter upon private property as required to perform services under this agreement.
- 4.2** The wetland buffer lines, and wetland buffer compensation areas will, at a minimum, be clearly staked in the field before work is begun.
- 4.3** This proposal was prepared using the best information available to us at the time this Scope was compiled. Any additional materials or services to be provided by Wetland Management Services which are judged by Wetland Management Services to be outside of the intent of this Scope of Services will be performed and billed as additional services.
- 4.4** This Scope of Services does not include modifications or actions necessary for resolution of compliance issues, including negotiations with regulatory agencies or necessary corrective actions.
- 4.5** Wetland Management Services is not responsible for necessary repairs, replacement, or removal of survey stakes or turbidity/erosion control devices, nor is Wetland Management Services responsible for additional measures necessary to prevent sedimentation, erosion, or violations of state water quality standards.
- 4.6** Wetland Management Services will attempt to reduce the impacts of sodding, landscaping, irrigation, sidewalks, and similar infrastructure(s), but it is not responsible should damage occur.
- 4.7** No grading services or earthwork are included in this proposal.
- 4.8** The selective use of aquatic herbicides, including glyphosate formulations, will be accepted as an appropriate maintenance strategy within the treatment areas.
- 4.9** No compliance monitoring is included in this scope of services.
- 4.10** Removal of trash, other debris, or dead trees is not included in this scope. If removal is requested by the Client, it will be billed as Additional Services.
- 4.11** Removal of storm-damaged trees or blown over trees that did not occur due to WMS activities are not included in this scope of services. Should the removal of such materials be desired, those services and associated costs will be addressed by Additional Services.
- 4.12** Additional mobilization to complete the tasks in this scope of services due to factors beyond our control may result in additional cost.
- 4.13** No services are included in any area other than what is explicitly stated in this Scope of Services.
- 4.14** All Wetland Management Services work products prepared during the completion of this Scope of Services may be used in marketing, advertising, corporate resume, and other similar business development materials. The use of such materials shall be in accordance with industry standards and normal business practices.
- 4.15** Wetland Management Services, LLC will not be responsible for errors in design, engineering, inability of site to achieve design water elevations, drought, flood, etc.

TERMS AND CONDITIONS

Wetland Management Services, LLC (hereinafter referred to as Wetland Management Services) shall perform the services outlined in this Agreement for the stated fee arrangement in accordance with these terms and conditions:

Access To Site: Upon execution of this Agreement, the Client represents that they have secured legal rights to access the property and authorizes Wetland Management Services staff to access the site for activities necessary for the performance of the services.

Fee: Unless explicitly stated within the Scope of Services, the proposed cost reflects Wetland Management Services' best estimate of charges required to complete the project. In some cases, all tasks necessary to complete the project are not known at the beginning of the project. Discoveries made during the project may require amendments to the Scope of Services, which could affect final project costs. If such discoveries and/or amendments to the Scope are necessary Wetland Management Services will inform the Client and provide an explanation of same and the parties shall agree on a modification of the Scope of Services or either party may terminate the Agreement. In the event the Agreement is terminated, Wetland Management Services shall be compensated for all services and expenses committed or performed through the date of termination.

If additional support is requested or required for any services not specifically referenced to in the Scope of Services that time will be billed on an hourly basis per the attached Fee Schedule or as an agreed-upon additional fee.

Reimbursable out-of-pocket expenses will be invoiced at cost plus fifteen percent (15%). Such expenses may include outside reproduction costs, overnight delivery charges, laboratory fees, travel charges, subcontractors, equipment rental, or project specific equipment purchases.

Billings/Payments: Invoices for Wetland Management Services' services shall be submitted monthly. Invoices shall be payable within thirty (30) days after the invoice date. If the Client disputes any portion of an invoice, client shall notify Wetland Management Services of such disputed items within ten (10) days of invoice date. Retainers/deposits shall be credited on the final invoice.

Late Payments: Accounts unpaid thirty (30) days after the invoice date may be subject to a monthly service charge of one and one-half percent (1.5%) per month (eighteen percent per annum) on the unpaid balance. If invoices are not paid within sixty (60) days, Wetland Management Services may, without waiving any claim or right against the Client, and without any liability whatsoever to the Client, terminate performance of the services. In the event any portion or all an invoice remains unpaid ninety (90) after billing, the Client shall pay all costs of collection, including reasonable attorney's fees. By executing this Agreement, the Client represents that it has the legal rights and authority to engage Wetland Management Services to perform the requested services. Non-payment of invoices for services may result in a mechanics lien being placed on the subject property.

Indemnification: The Client shall indemnify and hold harmless Wetland Management Services and all of its personnel and subcontractors from and against any and all claims, damages, losses and expenses (including reasonable attorney's fees) arising out of or resulting from performance of the services, provided that any such claim, damage, loss or expense is caused in whole or in part by the negligent act, omission, and/or strict liability of the Client, anyone directly or indirectly employed by the Client (except Wetland Management Services), or anyone for whose acts may be liable. Wetland Management Services shall perform its services consistent with industry practices.

Limitation of Liability: The Client agrees to limit the Wetland Management Services' liability to the Client for direct damages due to Wetland Management Services' negligent acts, errors or omissions, such that the total aggregate liability of Wetland Management Services shall not exceed Wetland Management Services' total fee for services rendered on this project.

Termination of Services: This Agreement is subject to termination by the Client or Wetland Management Services upon thirty (30) days written notice. In the event of any termination, Wetland Management Services shall be paid for all services rendered and reimbursables incurred through the date of notice of termination. In the event of termination, the Client shall pay all additional costs reasonably related to termination of the project and a proportionate amount of the consideration hereunder commensurate with the portion of the project accomplished.

Contract Transfers: This contract is an exclusive contract between Wetland Management Services and the Client. This contract may only be transferred with 30-day notification to Wetland Management Services, and at Wetland Management Services' discretion. Wetland Management Services reserves the right to not accept contract transfers to a third party for any reason.

Ownership of Documents: All report documents produced by Wetland Management Services under this Agreement shall be made available to the Client upon receipt of full payment for services rendered. Wetland Management Services shall retain ownership of all field notes, computer files and project files used to produce the work products and may make copies of all work products.

Applicable Laws: Unless otherwise specified, this Agreement shall be governed by the laws of the State of Florida. In the event legal action is undertaken, it is hereby agreed that the venue and jurisdiction shall be Pinellas County, Florida.



**VILLAGES OF GLEN CREEK
PHASE 1D**

FINAL PDP

C3.04

IFC
05/19/2025

Tab 7



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 #
10/7/2025	2025-701

Name / Address
Rizzetta & Company Matt O'Nolan

Tech	Notes	Project
HR	Villages @ Glen Cr...	5hp Motor

Description	Qty	U/M	Rate	Total
This proposal is to Villages @ Glen Creek for the purchase and installation of (1) 5hp motor and start box replacement for the onsite fountain. Technician was on-site to diagnose the fountain reported as down. Tech determined the motor and start box are compromised and needs to be replaced. Proposal is to pull fountain to lake side, dis-assemble pump and motor, install a new 5hp 230v/1p motor and start box, position fountain back into lake, test run. Warranty: 1 year from date of installation on replacement pumps and motors NOTE: Please add \$1,795.00 to this proposal if techs determine the pump is also bad. They won't be able to make this determination until the motor is removed. NOTE: We will give a 2-yr warranty on the motor and pump if you elect to change out the pump (regardless of existing pump condition) at the same time as the motor. Choose option -- Change pump at the same time YES or NO				
5hp 230 volt single phase Premium 100 motor	1		1,895.00	1,895.00T
5HP Start Box	1		299.00	299.00T
If approved, please choose YES or No above and sign & return this proposal to Sean at office@flfountains.com				
Sign/Date				
We look forward to working with you!	Subtotal \$2,194.00			

Sales Tax (7.0%) \$153.58

Total \$2,347.58