



# *Oak Creek Community Development District*

**February 9, 2026**

## **Agenda Package**

### **TEAMS MEETING INFORMATION**

**MEETING ID: 231 071 929 622    PASSCODE: eraLpq**

**[Join the meeting now](#)**

2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

## **CLEAR PARTNERSHIPS**



**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

# OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

## Board of Supervisors

Sam Watson, Chairperson  
 Michael Rudman, Vice Chairperson  
 Ryan Gilbertsen, Assistant Secretary  
 Lisa Vaile, Assistant Secretary  
 David Gerald, Assistant Secretary

Mark Vega, District Manager  
 Christina Newsome, District Manager  
 Cari Allen Webster, District Counsel  
 Robert Dvorak, District Engineer  
 Carlos Santana, Onsite Manager  
 Melinda Gallo, District Admin Assistant  
 Howard Neal, Field Services Director  
 Christian Haller, District Accountant

## Regular Meeting Agenda

Monday, February 9, 2026 – 6:00 P.M.

### Teams Meeting Information

Meeting ID: 231 071 929 622 Passcode: eraLpq

Dial-in by phone +1 646-838-1601 Phone conference ID: 650 458 735#

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Audience Comments - Three (3) Minute Time Limit**
4. **Staff Reports**
  - A. District Accountant
    - i. Acceptance of Check Register December 2025 .....P. 3
  - B. District Counsel
  - C. District Engineer
  - D. District Manager
  - E. Field Manager Report .....P. 4
    - i. Consideration of Complete I.T. Clubhouse Camera System Proposal.....P. 10
    - ii. Consideration of Time On Target Pro Security Proposal.....P. 27
    - iii. Consideration of CertaPro Painters Proposals.....P. 29
    - iv. Consideration of Presto Residential Painting Agreement .....P. 37
    - v. Consideration of Painting By Ralph Exterior Painting Proposal .....P. 49
    - vi. Consideration of Finn Outdoor Ramp and Drainage Maintenance Proposal .....P. 50
    - vii. Consideration of Mr. Patio Concrete Ramp Proposal .....P. 51
    - viii. Consideration of Next Ridge Line Over Concrete Ramp Proposal.....P. 53
    - ix. Consideration of Mike Signs Alligator and Solicitors Proposal.....P. 55
    - x. Consideration of Fountain Kings Pond 457 Aeration Installation Proposal .....P. 57
    - xi. Consideration of Blue Water Aquatics Aeration Inspection & Maintenance Agreement .....P. 59
    - xii. Consideration of Blue Water Aquatics Pond 20 Midge Fly Control Agreement.....P. 61
    - xiii. Consideration of Blue Water Aquatics Special Services Pond 457 Agreement.....P. 64
    - xiv. Consideration of Blue Water Aquatics Special Service Pond 20 Agreement .....P. 69
    - xv. Consideration of ITZ Electric Corp Proposal.....P. 72
    - xvi. Consideration of Insituform Culvert Cleaning Proposal .....P. 73
  - F. Aquatics Report
  - G. Landscape Report
5. **Business Items**
  - A. Consideration of Resolution 2026-05, Removing and Designating a New Treasurer.....P. 76
6. **Business Administration**
  - A. Consideration of Minutes from the Meeting Held January 12, 2026 .....P. 77
7. **Supervisors' Requests and Comments**
8. **Adjournment**

**\*\*The next workshop will be held on Saturday, March 7, 2026, at 10:00 A.M.\*\***

**\*\*The next regular Board meeting will be held on Monday, March 9, 2026, at 6:00 P.M.\*\***

## District Office:

Inframark c/o Oak Creek  
 2005 Pan Am Circle, Suite 300  
 Tampa, FL 33607

## Meeting Location:

Watergrass Clubhouse  
 32711 Windelstraw Dr.  
 Wesley Chapel, FL 33545

## OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	100011	12/03/25	BLUE WATER AQUATICS, INC	34482	AQUATIC SERVICES NOV 25	Monthly Pond / Waterway Treatment	534067-53801	\$1,895.00
001	100012	12/03/25	INFRAMARK LLC	164564	POSTAGE	Postage and Freight	541006-51301	\$2.96
001	100013	12/05/25	INFRAMARK LLC	1608631	DISTRICT MANAGEMENT OCTOBER 2025	MANAGEMENT FEE	531027-51201	\$4,079.92
001	100013	12/05/25	INFRAMARK LLC	1608631	DISTRICT MANAGEMENT OCTOBER 2025	FIELD MANAGEMENT	534001-57231	\$7,967.08
001	100013	12/05/25	INFRAMARK LLC	1608631	DISTRICT MANAGEMENT OCTOBER 2025	RECORDS STORAGE	549900-51301	\$8.33
001	100013	12/05/25	INFRAMARK LLC	165616	DISTRICT MANAGEMENT DEC 2025	DISTRICT MGMT/ADMINISTRATIVE FEES	531027-51201	\$4,080.00
001	100013	12/05/25	INFRAMARK LLC	165616	DISTRICT MANAGEMENT DEC 2025	ONSITE STAFF	534001-57231	\$7,967.08
001	100013	12/05/25	INFRAMARK LLC	165616	DISTRICT MANAGEMENT DEC 2025	RECORDS STORAGE	549900-51201	\$8.33
001	15005	12/04/25	US BANK	7945861	TRUSTEE FEES 10/01/24-09/30/25	TRUSTEE FEES	531045-51301	\$3,809.63
001	15006	12/09/25	AQUA TRIANGLE 1 CORP	22511	POOL MAINTENANCE OCT 2025	Contracts-Pools	534078-57231	\$1,200.00
001	15006	12/09/25	AQUA TRIANGLE 1 CORP	577990831	POOL MAINTENANCE NOV 2025	Contracts-Pools	534078-57231	\$1,200.00
001	15007	12/09/25	BRLETIC DVORAK, INC	2208	DISTRICT ENGINEER NOV 2025	DISTRICT ENGINEER	531013-51501	\$315.00
001	15008	12/09/25	INFRAMARK LLC	1163933	BATHROOM CLEANUP DUE TO VANDALISM	R&M-Facility	546024-57231	\$225.00
001	15009	12/09/25	JUNIPER LANDSCAPING OF FLORIDA, LLC	370299	DEC 2025 LANDSCAPE MAINTENANCE	LANDSCAPE MAINTENANCE	534050-53908	\$7,717.50
001	15010	12/09/25	LRI RESTORATIONS, LLC	202410380	BOARDWALK REPAIRS	R&M-Sidewalks	546084-54101	\$2,600.00
001	15011	12/12/25	JUNIPER LANDSCAPING OF FLORIDA, LLC	372427	OAK CREEK DOG PARK SOD REPLACEMENT	DOG PARK SOD REPLACEMENT	546243-53908	\$2,000.00
001	15012	12/23/25	COMPLETE I.T. SERVICE & SOLUTIONS	18560	GOOGLE FOR BUSINESS EMAIL 12/12/25	ProfServ-Web Site Maintenance	531094-51301	\$111.60
001	15012	12/23/25	COMPLETE I.T. SERVICE & SOLUTIONS	18582	MONTHLY DATA PLAN DEC25	MONTHLY DATA PLAN	531094-51301	\$130.00
001	15013	12/23/25	JUNIPER LANDSCAPING OF FLORIDA, LLC	373074	DWARF ALAMANDA AND MULCH FOR FLAGPOLE BED	R&M-Irrigation	546041-53908	\$314.40
001	15014	12/23/25	WATERGRASS CDD2	056851	August Meeting Room Rental 8/11/25	August Meeting Room Rental	549900-51301	\$125.00
001	300007	12/29/25	WASTE CONNECTIONS OF FLORIDA - ACH	2077198W426ACH	JANUARY 2026 SERVICE	Utility-Refuse Removal	543020-53401	\$88.82
001	DD1016	12/10/25	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	120825ACH	Service Date 10/6/25-11/05/25	WATER	543063-53601	\$1,808.36
001	DD1018	12/26/25	WITHLACOOCHEE RIVER ELECTRIC - ACH	12/12/25 ACH	Service Date 11/7/25-12/9/25	Utility Services	543063-53100	\$1,143.08
001	DD1018	12/26/25	WITHLACOOCHEE RIVER ELECTRIC - ACH	12/12/25 ACH	Service Date 11/7/25-12/9/25	Electricity - Streetlights	543013-53100	\$2,220.58
001	DD1019	12/26/25	WITHLACOOCHEE RIVER ELECTRIC - ACH	12/12/25 ACH2	Invoice 005955	Utility Services	543063-53100	\$231.66
001	DD3940	12/10/25	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	120825ACH	Service Date 10/6/25-11/05/25	WATER	543063-53601	\$1,808.36
001	DD3942	12/26/25	FRONTIER FLORIDA LLC - ACH	120125-23175 ACH	DEC 2025	SERVICE DATE DEC 2025	541009-57231	\$180.48
<b>Fund Total</b>								<b>\$53,238.17</b>

**SERIES 2015 DEBT SERVICE FUND - 202**

202	1096	12/09/25	OAK CREEK C/O US BANK	120525-SERIES2015	Transfer FY26 Assessments	Due From Other Funds	131000	\$29,700.88
<b>Fund Total</b>								<b>\$29,700.88</b>

<b>Total Checks Paid</b>	<b>\$82,939.05</b>
--------------------------	--------------------

## Monthly Report

**Prepared by: Carlos Santana**

**Position: Onsite Manager**

**Management Company: Inframark**

**Community: Oak Creek CDD**

**Reporting Period: January 12, 2026 – January 30, 2025**

---

## Daily Log

### Monday, January 12

- Removed signs from community pool tables per Board member request.
  - Followed up with Mike Signs regarding relocation of “No Trespassing” signposts to allow vendor access to retention ponds.
  - Followed up with LMP regarding proposals for retention pond stump removal and removal/replacement of two trees on Sparkling Way.
  - Prepared for meeting with District Manager.
  - Attended Oak Creek CDD Board meeting.
- 

### Tuesday, January 13

- Contacted CertaPro, Presto Painting, and Painting by Ralph to schedule site visits for painting proposals for the community pool building.
  - Contacted Manns Electric Corp and Louis Smith Electric to schedule site visits for electrical proposals.
  - Followed up with Mike Signs regarding installation of “No Dog Park” signs scheduled for January 22.
  - Replaced dog station bags.
  - Contacted Inframark regarding bids for electrical work, pool building painting, and concrete ramp installation.
  - Sent HOA email blast regarding pool closure scheduled for February 9.
-



### **Wednesday, January 14**

- Replaced light bulbs in both amenity restrooms.
  - Contacted Bill with LMP regarding hedge trimming on Sparkling Way.
  - Conducted trash pickup along retention pond banks.
  - Swept and mopped the maintenance shed.
- 

### **Thursday, January 15**

- Contacted Complete IT to schedule a vendor appointment.
  - Met with Thomas from Complete IT regarding camera proposal.
  - Serviced dog stations.
  - Met with Presto Painting for community pool building painting evaluation.
  - Followed up with Next Ridge Line Over, Mr. Patio, and Wesley Chapel Concrete regarding concrete ramp proposals.
  - Contacted F&H Contractors regarding sod damage at the community entrance caused during contractor work; contractor advised sod will be replaced.
  - Contacted Fountain King for aerator proposal for Pond 457.
- 

### **Friday, January 16**

- Completed Inframark training.
  - Cleaned amenity restrooms.
  - Reorganized tables and chairs.
  - Wiped down and cleaned all tables and chairs.
- 

### **Monday, January 19**

- Holiday: Martin Luther King Jr. Day (Office Closed).
- 

### **Tuesday, January 20**

- Repaired bridge railing.
  - Cleaned amenity restrooms.
  - Secured gazebo pillar with concrete to deter bee activity prior to spring season.
  - Met with Frontier regarding potential internet speed upgrade.
  - Followed up with District Manager regarding multiple agenda items from the previous Board meeting.
  - Followed up with Wesley Chapel Concrete regarding concrete ramp proposal; verbal estimate received at \$3,100 (written proposal pending).
- 

#### **Wednesday, January 21**

- Contacted Mr. Patio regarding concrete ramp proposal.
  - Contacted Next Ridge Line Over regarding uneven turfstone settlement creating a potential trip hazard.
  - Met with Presto Painting to review stucco conditions at the pool building.
  - Repaired dog park gate hinges.
  - Conducted community-wide trash pickup, including amenity trash cans.
  - Contacted Sam Itz Electric to inspect salt filtration wiring (not up to code) and marquee lighting; inspection scheduled for Saturday, January 24.
- 

#### **Thursday, January 22**

- Met with Finn Outdoor / BDI Engineering regarding Pond 19, Sump A4, and Pond 24.
- Conducted pond inspections with BDI Engineering.
- Followed up with Next Ridge Line Over regarding turfstone dirt fill-in; scheduling delayed due to vendor workload.
- Followed up with Mike Signs regarding installation of “No Dog Park” signs and proposal for alligator warning signs requested by the Board; installation delayed due to vendor family emergency.

- **Contacted Bill (LMP) regarding exposed irrigation wiring, trimming needed on Spring Oak Trail bridge, and weed removal at pool hedges. Irrigation cover was repaired same day; trimming and weed removal scheduled for next LMP visit.**
- 

#### **Friday, January 23**

- **Followed up with CertaPro Painting regarding pricing for painting proposal.**
  - **Followed up with Mr. Patio regarding concrete ramp proposal (no response received).**
  - **Contacted Mandy Electric, Inc. regarding electrical proposals for marquee signage and pool salt system; site visit pending.**
  - **Sanded wooden bridge railing per Board member request to address safety concerns.**
  - **Contacted Blue Water Aquatics regarding aerator proposal for Pond 457 and trimming proposal for Pond 20; proposals received and added to agenda.**
  - **Followed up with Fountain King regarding Pond 457 aerator proposal.**
  - **Contacted Time on Target Pro Security, LLC for camera proposal (no response).**
  - **Submitted all receipts to Inframark Accounting.**
  - **Contacted Triangle Pools regarding electrical wiring issues with salt filtration system; advised pool vendor may be better suited to complete the work.**
  - **Installed new dog park gate latch.**
- 

#### **Monday, January 26**

- **Conducted trash pickup along Handcart Road.**
- **Followed up on “No Trespassing” email blast.**
- **Attended vendor appointment with Time on Target Pro Security.**
- **Followed up with F&H Contractors regarding sod damage on Handcart Road and Spring Oak Trail.**
- **Repaired basketball netting.**

- Updated Oak Creek CDD website to reflect revised Safety & Security Notices regarding trespassing and fishing regulations.
- 

#### **Tuesday, January 27**

- Cleaned amenity restrooms.
  - Emptied amenity trash cans and dog stations.
  - Leaf-blew amenity center and surrounding areas.
  - Contacted Triangle Pools regarding wiring at salt filtration system.
- 

#### **Wednesday, January 28**

- Completed Home Depot supply run.
  - Repaired bench in nature park area.
  - Washed nature park benches and concrete pads.
  - Followed up with Itz Electric regarding proposal; no proposal received.
  - Followed up with Mandy Electric regarding proposal; no proposal received.
- 

#### **Thursday, January 29**

- Replaced light bulbs in both amenity restrooms.
  - Treated all common areas for fire ants.
  - Removed spider webs from amenity center fencing.
  - Fully cleaned and reorganized maintenance shed.
- 

#### **Friday, January 30**

- Followed up with Louis Smith Electric regarding marquee lighting, electrical wiring, and camera proposal.
- Cleaned amenity restrooms.
- Emptied amenity trash cans.

- **Completed multiple vendor and administrative email follow-ups.**
- 

#### **General Notes**

- **Community trash pickup, restroom cleaning, and leaf blowing were performed daily as needed.**





# Clubhouse Camera System with Nighttime Monitoring

Prepared for: Oakcreek CDD

***Created by:*** Thomas Giella | CEO of Complete I.T. Corp

***Email:*** [Thomas@completeit.io](mailto:Thomas@completeit.io)

***Phone:*** (813) 444-4355 Ext 203



- Your Technology Professionals -  
Sales, Training, & Support

Hi Oakcreek CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period,

Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.



## Networks Infrastructure (Wi-Fi)

**Security. Access. Backbone. Up-time.**

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



## Camera Systems (CCTV)

**Up To 4K Resolution. Night Vision. Digital. PTZ.**

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.



## Access Control Systems (ACS)

**Cloud Based. Secure. Affordable. Easy To Use.**

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.



## State of Current Camera Installation:

- District is using residential cameras for commercial use.
- Camera in rear of pool are held together with electrical tape. All wiring is exposed. Relied on the pool WiFi rather than a dedicated point to point wireless bridge system.
- PTZ viewing the playground is attached to a tree with zipties with wires exposed
- POE injector next to the pool equipment for a point to point wireless unit is unplugged and laying on the ground exposed. Wire from this POE injector to the wireless unit uses exposed ethernet cable. Small amount is ok, but this is the entire cable.
- Frontier fiber for internet ISP that enters the location is 1ft away from the aluminum fence next to pool equipment. Fiber connector is exposed. Weave sheathing for fiber is fraying. Fiber connector is exposed to the elements and can be easily disconnected rendering any security system disabled.
- Ethernet cable that was installed at the location is exposed and not installed in conduit. Ethernet cable ran along the roof is ziptied together below the soffit, to the soffit. Ethernet cable going leading down the building is ziptied to water PVC pipe.
- Black ethernet cable leading from the building to the dog park camera is laying on top of the rock, soil, and mulch. No attempt to hide the wire or shield it from the elements. If it were direct burial, it should still be below top soil.









## Worry-Free Cloud Video Surveillance for Your Business

Make your business more efficient and the world a safer place – all on the only video management platform robust and flexible enough to power the future of video surveillance.

# Eagle Eye Cloud Video Management System



### CAMERA COMPATIBILITY

Use existing cameras or purchase from hundreds of the world's leading camera manufacturers, as Eagle Eye allows for the greatest choice and flexibility of any system on the market.



### TRUE CLOUD

Benefit from easily deployed cloud technology that provides you with infinite scalability, flexibility, accessibility, and reliability.



### CYBER SECURE

Protect your data with a system built by experts in cybersecurity who know how to prevent, detect, and respond to attacks, so you don't have to.



### OPEN PLATFORM

Integrate seamlessly with other mission-critical applications, such as access control, smart sensors, and point-of-sale.



### AI & ANALYTICS

Move beyond monitoring by leveraging data to identify threats; inform responses; and improve business operations, efficiency, and service.



THE EAGLE EYE CLOUD VMS

# Smart Video Surveillance





# Smart, Simple, Secure Cloud Video Surveillance for Your Business

Your security system should not only protect your people and property, it should also provide insight to help your business grow and thrive. It's Eagle Eye Networks mission to help you do just that.

We're leaders in delivering the power, flexibility, and cost-savings of cloud technology to the video surveillance market, helping you improve operations and enhance customer service, all while keeping an eye on what truly matters.

Whether you run a small business, global enterprise, or something in-between, you need a video solution capable of adapting to your needs – today and tomorrow. The Eagle Eye Cloud Video Management System (VMS) simplifies video surveillance through the flexibility of cloud paired with the convenience of easy, affordable installation and remote management.

# The Eagle Eye Cloud VMS Equips You With:

## True Cloud Technology

With a true cloud video solution, the video is processed and managed in the cloud, which offers users countless benefits.

- Scalability, so the system easily grows with your business
- Flexibility, enabling you to use the cameras and cabling in which you've already invested
- Accessibility, meaning you can view video from anywhere, on any device
- Reliability, regardless of your bandwidth limitations

## Ease of Use

Eagle Eye provides easy installation, simple setup, an attractive and intuitive interface, central management, multisite viewing, on-the-fly camera sharing, storage retention flexibility, and much more.

## Cybersecurity

The Eagle Eye VMS is built and maintained by cybersecurity experts who are laser-focused on protecting the confidentiality, integrity, and availability of your systems and the valuable data they contain.

Among other leading cybersecurity best practices, the Eagle Eye VMS offers secure encryption to buffered and locally-recorded video, constant monitoring against potential cyber threats, no vulnerable open ports or onsite firewalls, no onsite software to patch, triple redundant video storage, and two-factor authentication.







## Open Platform

Closed systems can be problematic and costly to upgrade or add new technologies. Eagle Eye's open architecture gives you the power to choose from unlimited integrations, giving you the freedom to add new applications as your business needs evolve, ultimately increasing the value of your system. Easily integrate access control, point-of-sale, and license plate recognition to name just a few, for a single view of your operations.

Our open API platform offers:

- Greater customization
- Lower total cost of ownership (with no vendor lock-in and no additional licensing fees)
- Stronger cybersecurity
- A future-proofed investment (allowing you to incorporate tools for future needs)
- Speed to market (applications can be built in hours, not months, and updated in minutes, not weeks)

## Artificial Intelligence and Analytics

Create long-term strategies based on the insights gained from your video analytics. For example, easily determine the number of people entering and exiting your property at any given time. Monitoring customer traffic flow and patterns is crucial to operations and marketing, allowing for better planning around staffing, floor displays, and store layouts.

Video analytics also provide insight into employee behaviors, ensuring procedures are being properly followed, customer interactions are positive, and training is appropriate and effective.



# FAQ Sheet – Nighttime Monitoring

## 1. Detection

Q

What happens when a person is detected after hours?

A

When a human presence is detected after hours, our monitoring team immediately reviews the camera footage to verify activity.

## 2. Response

Q

2. What is the first response?

A

If the activity is confirmed, we issue a live audio call-down through the camera system, instructing the individual to leave the property.

## 3. Escalation

Q

3. What happens if the person does not leave?

A

If the individual remains on site:

- A second call-down is issued 2–5 minutes later, again instructing them to leave.
- If necessary, a third call-down is issued another 2–5 minutes later.

## 4. Contacted

Q

Who is contacted next if the person still does not leave?

A

If the individual continues to remain on site, we follow your custom call tree, contacting one or more of the following (as designated by your district or property):

- On-site manager
- CDD manager
- Board member
- Patrol

## 5. Dispatch

Q

How is law enforcement involvement handled?

A

Once a designated contact is reached:

- Permission is granted or declined to contact law enforcement.
- If your district prefers to skip the call-tree step and proceed directly to law enforcement, we can configure the service accordingly.



# Nighttime Monitoring

## 6. Cancellation

Q

What if the trespasser leaves before police arrive?

A

If law enforcement has been dispatched but the individual leaves the property prior to their arrival, we will cancel the law enforcement call whenever possible.

## 7. Report

Q

Will we receive a report of the incident?

A

Yes. A detailed incident report will be available the following day via:

- The web portal, and/or
- Email notification

The report includes:

- Time and date of the incident
- Actions taken
- Captured images of the trespasser, when available

## 8. Customization

Q

Can this process be customized?

A

Absolutely. Call-down timing, escalation steps, contact lists, and law enforcement procedures are fully customizable to meet your district's policies and preferences.



Our camera monitoring process is designed to protect your property with care, consistency, and accountability. Each alert is reviewed by trained monitoring personnel to ensure accurate assessment before any action is taken, minimizing false alarms while maintaining a rapid response to real activity. Escalation steps are followed deliberately and in accordance with your customized protocols, ensuring that communication, notifications, and law enforcement involvement are handled responsibly and only when necessary. This approach provides effective security coverage while respecting your property, staff, and community.



## **New Project Scope by Complete I.T.**

- Removal of old cameras and ethernet cables. Replace all ethernet cables and install appropriately to the building and in conduit if outside.
- Installation of 3 AXIS PA loudspeakers for the basketball/playground, pool deck, and rear pavilions. This will allow onsite manager and after hours nighttime monitor to talk to individual areas instead of blasting one single message to the entire area.
- Installation of 11 cameras, 5 of which will be monitored at night. 11 cameras include 3 180 degree cameras for the dog park and parking lot. 8 cameras will be turret cameras with special night time starlight sensor. Even with zero light, the camera can still see due to the image sensor size.
  - We may want to add one additional camera in the rear of the pool facing the front, but we can ask for that approval at a later time.
  - Due to kids jumping over the rear fence gate, the camera will be mounted to the office building, and pointed toward the gate and the two pavilions. This area will have its own dedicated PA intercom loudspeaker.
  - The basketball court and playground will each have a dedicated camera and one PA intercom loudspeaker. These will be mounted to a black aluminum pole that we will trench to from the main building. We will also add another camera that will face the basketball gate and parking lot.
  - The playground gate will have a dedicated camera mounted from the main building.
  - Parking lot will have a 180 degree camera to grab a large portion of the parking lot. Dog area will have 2 separate 180 degree cameras. Due to it being a 180 degree camera, the edges of the camera feed will be slightly distorted, but we have had great success.
  - The pool deck will have one camera for the pool deck, and one for the front gate. it will also have its own dedicated PA intercom loudspeaker.
  - Lastly the pool equipment is VERY EXPENSIVE, we always install a camera dedicated to the pool equipment in case of vandalism or in case of equipment malfunction.
- Managers office will have a dedicated point to point installed from the main building to the office. The office will have its own secured WiFi and the pool WiFi will be upgraded as well.



## Clubhouse Camera Proposal

- District would have direct access to the camera system without requiring special software for computers.
- Cameras will be monitored by Complete I.T.

Description	Price
Clubhouse Camera Solution -	\$21,806.00
<ul style="list-style-type: none"> <li>• Replace all cameras with               <ul style="list-style-type: none"> <li>• (3) EEN 180 degree cameras</li> <li>• (8) EEN Turret cameras with Starlight</li> </ul> </li> <li>• Reuse Ubiquiti POE switch</li> <li>• Ultra POE switch for managers office</li> <li>• (18) CAT6 (replacing all ethernet cable with CAT6)               <ul style="list-style-type: none"> <li>• Cameras, PAs, Point to Points</li> </ul> </li> <li>• Trenching</li> <li>• Ditek surge for CAT6 cameras</li> <li>• AXIS PA Horn Speaker               <ul style="list-style-type: none"> <li>• Allows automated closing announcements at night time for the pool</li> <li>• Allows onsite staff to talk through the camera system or phone system</li> <li>• Button in office will allow for pre-recorded lightning alert and up to 3 other messages</li> </ul> </li> <li>• (2) Pairs of wireless point to points</li> <li>• (2) 13' black aluminum 4x4 poles</li> <li>• Labor</li> </ul>	

**Estimated Project Total      \$21,806.00**

## Monthly:

Description	Price	QTY
Eagle Eye VMS PR1 30 Days Cloud Recording Monthly	\$9.50	11
<ul style="list-style-type: none"> <li>• Minimum 30 Days onsite and 30-days backup preview stream cloud recording</li> </ul>		
EEN Intercom PA	\$20.00	3
Nighttime Monitoring	\$100.00	5

**Estimated Monthly License      \$664.50**



## Payment and Service Agreement Terms

### **1. Project-Based Services & Payment Terms**

Before initiating any requested service on a project basis, Vendor shall provide a written proposal outlining the scope of work and associated fees. While an estimated completion timeframe may be included, it is not guaranteed and may be omitted depending on the nature of the project. The Customer agrees to remit a non-refundable deposit equal to 50% of the total proposed cost prior to the commencement of any work. Once the 50% deposit is received, the Vendor will order all required products and add the project to the schedule. The Vendor will then begin work on the requested service. The Customer acknowledges that some equipment may be subject to shipping delays, and the Vendor is not responsible for delays caused by product availability or delivery timelines. The remaining 50% balance is due within fourteen (14) calendar days of project completion.

### **2. Estimated Timeline for Completion**

While most services are typically completed within thirty (30) calendar days from the time the Vendor begins the project, the Customer acknowledges that completion times may vary due to factors beyond the Vendor's control. The estimated timeline, if provided, is only a guideline and not a guaranteed deadline. If the Customer requests a postponement or causes a delay in the progress of the work, such request must be made in writing. In the event that the Customer delay exceeds fifteen (15) calendar days, the Vendor may invoice for all services rendered and materials purchased up to that date. The Customer agrees to pay the invoiced amount within fifteen (15) calendar days of receipt. Additional charges may apply for delays initiated by the Customer.

### **3. Price Adjustments**

Vendor reserves the right to adjust project or service pricing in the event of changes in manufacturer licensing fees or other direct vendor-related costs. The Customer will be notified of any such adjustments prior to being invoiced for the remaining balance.

### **4. Non-Payment & Late Fees**

Failure to make timely payments constitutes a material breach of this Agreement. A monthly service charge of 1.5%, or the highest amount allowed under Florida law, will be applied to any past due balances. Payments will be applied to the oldest outstanding invoices unless otherwise specified. The Customer is responsible for all costs associated with collection, including attorney's fees.

### **5. Service Contract Duration & Termination**

This agreement is for a 12-month term, beginning on the 1st day of the month in which the equipment is installed. The contract automatically renews annually unless terminated with a 60-day written notice prior to the renewal date.

### **6. Supplemental & Emergency Services**

Supplemental services include, but are not limited to, on-site visits, remote support (via phone, email, or screen sharing), travel time, and meetings (in-person or virtual). These services will be billed separately from standard project or service fees. Support requests submitted outside of standard business hours or on holidays will be billed at 1.5 times the normal technician labor rate with a 2-hour minimum, plus travel. Emergency service will be clearly labeled on both the support ticket and final invoice.

### **7. Technician Time Rates**

- Standard Business Hours: \$165/hour (2-hour minimum, plus travel)
- Emergency Hours (After-Hours, Holidays, Urgent Support): \$247.50/hour (2-hour minimum, plus travel)

## **8. Support Request Methods**

Customers may submit support requests by:

- Calling (813) 444-4355
- Emailing [support@completeit.io](mailto:support@completeit.io)

Support requests made outside of these methods (e.g., text, voicemail, social media) may result in delayed response times from the Complete I.T. support team.

## **9. Refund Policy**

Vendor maintains a strict NO REFUNDS policy on deposits, project totals, or any monetary exchanges related to services rendered or contracted.

## **10. Manufacturer Warranties & Exclusions**

Any manufacturer warranties associated with equipment or products provided by the Vendor are limited to the terms and conditions set forth by the respective manufacturer. The Vendor does not offer any separate or extended warranty beyond what is provided by the manufacturer. Manufacturer warranties do not cover damage resulting from misuse, abuse, negligence, vandalism, theft, power surges, acts of God (including but not limited to lightning, flood, fire, or storm), or improper installation or handling by parties other than the Vendor or its authorized agents. The Customer acknowledges that any such damages are not covered under warranty and may require additional service, replacement, and/or labor at the Customer's expense.

**ESTIMATE**

**TIME ON TARGET PRO SECURITY LLC**  
 18840 Sakera Rd  
 Hudson, FL 34667-6371

info@timeontargetsecurity.com  
 +1 (727) 339-8577  
 www.timeontargetsecurity.com

**Bill to**

Oak Creek  
 34300 Spring oak Trail  
 Wesley Chapel, FL 34665

**Ship to**

Oak Creek  
 34300 Spring oak Trail  
 Wesley Chapel, FL 34665

**Estimate details**

Estimate no.: 3636  
 Estimate date: 01/26/2026

Product or service	Description	Qty	Rate	Amount
<b>Avycon- 16 Channels 4K UHD Network Video Recorder</b>	Avycon- 16 Channels 4K UHD Network Video Recorder	1	\$1,158.59	\$1,158.59
<b>WD PURPLE 4TB HARD DISK DRIVE (5,400 RPM)</b>	4TB HARD DISK DRIVE (5,400 RPM)	2	\$169.20	\$338.40
<b>Avycon - 8MP H.265 InfiniteColor 2.8mm Turret Camera</b>	Avycon - 8MP H.265 InfiniteColor 2.8mm Turret Camera	11	\$281.25	\$3,093.75
<b>JUNCTION BOX FOR 24/7 IP TURRET CAMERA (WHT)</b>	JUNCTION BOX FOR 24/7 IP TURRET CAMERA (WHT)	11	\$30.60	\$336.60
<b>4 in. x 4 in. x 124 in. Black Aluminum Fence Post Includes Post Cap</b>	10 ft Black Aluminum Fence Post	5	\$425.00	\$2,125.00
<b>Cat 6 direct burial</b>	Cat 6 Direct burial wire	3	\$355.00	\$1,065.00
<b>PVC Conduit</b>	PVC conduit	3	\$500.00	\$1,500.00
<b>Video monitoring</b>	Video monitoring for 5 cameras monthly	5	\$51.25	\$256.25
<b>Speakers</b>	Axis IP Speakers	3	\$750.23	\$2,250.69
<b>Hours</b>	Install and program a turn key security camera system with video monitoring.	48	\$85.99	\$4,127.52
			Subtotal	\$16,251.80
			Sales tax	\$1,137.63

Note to customer

Please review the attached Estimate. If you have any questions regarding your invoice or payment, please email Info@TimeOnTargetSecurity.com or call (727) 339-8577. We appreciate your business and opportunity to work for you.

All the Best,

Time On Target Security, LLC  
8132 Cormel Street  
Port Richey, FL 34668  
O: (727) 339-8577  
Info@timeontargetsecurity.com  
<https://timeontargetsecurity.com/>

**Total**

**\$17,389.43** Page 28

---

**Accepted date**

**Accepted by**

## JOB SITE

### Inframark - Comm-Ext - JOB-1444-1206

34300 Spring Oak Trail  
Wesley Chapel , FL 33545  
(813) 727-3886  
csantana@inframark.com

## PREPARED BY

### Mike Griffin

Residential Sales Associate  
(813) 936-9242  
mgriffin@certapro.com

## CLIENT

### Inframark

34300 Spring Oak Trail  
Wesley Chapel , FL 33545

(813) 727-3886  
cssantana@inframark.com

## CLIENT CONTACTS

Carlos Santana

**M:** (813) 727-3886

**E:** csantana@inframark.com

34300 Spring Oak Trail  
Wesley Chapel , FL 33545

## PRICING:

Base Price:	\$2,850.00
<b>Subtotal:</b>	<b>\$2,850.00</b>
<b>Total:</b>	<b>\$2,850.00</b>

## GENERAL SCOPE OF WORK

Exterior Painting & Stucco Repair Estimate  
Community Clubhouse & Pool Restroom Facilities  
Prepared for: Inframark  
Prepared by: CertaPro Painters® of Tampa

### About Us

Established in 1994, CertaPro Painters® of Tampa has been a trusted leader in the Tampa Bay painting industry for more than 30 years. With **over 1,300 Google reviews and an exceptional 4.9-star rating**, we are known for delivering consistent, high-quality results for both residential and commercial clients.

We specialize in professional, durable coating systems designed to perform in Florida's demanding climate. Our team is committed to completing every project safely, efficiently, and in accordance with manufacturer specifications and commercial property standards.

## 1.0 GENERAL

### 1.1 Summary

CertaPro Painters of Tampa shall furnish all labor, materials, equipment, and supervision necessary to complete the full exterior painting and minor stucco repairs of the community Clubhouse and Pool Restroom facilities, as specified herein. All work shall be performed in accordance with industry best practices, Sherwin-Williams manufacturer specifications, and applicable local codes and regulations.

This is a commercial exterior painting project with all finishes to be color matched to existing conditions unless otherwise noted.

### 1.2 Scope of Work

The scope of work includes surface preparation, stucco repair, and painting of the following exterior surfaces on the Clubhouse and restroom buildings:

#### Included Surfaces

- All exterior stucco walls (all elevations)
- Exterior trim
- Fascia boards
- Structural and decorative pillars/columns
- Decorative wood window cover elements
- Ceiling

- Exterior drain pipes and downspouts
- Exterior light fixtures

#### Finish Scope

- All included surfaces to be color matched to existing finishes
- Uniform appearance across all buildings and elevations

#### Explicit Exclusions

- Exterior doors and door frames
- Interior surfaces
- Roofs and roofing component

## 2.0 PRODUCTS

### 2.1 Materials

All materials shall be Sherwin-Williams® products or approved equivalents, selected specifically for Florida exterior exposure and stucco substrates.

#### A. Masonry Primer (as needed)

##### Sherwin-Williams Loxon® Masonry Primer

- Applied to bare, repaired, patched, or porous stucco
- Promotes adhesion and uniform finish
- Reduces flashing and premature coating failure

#### B. Finish Paint – Stucco & Trim

##### Sherwin-Williams Emerald® Exterior Acrylic Latex

- Premium commercial-grade exterior coating
- Excellent resistance to UV exposure, moisture, mildew, and chalking
- Suitable for stucco, masonry, trim, fascia, and decorative wood
- Low-VOC formulation
- Applied per manufacturer specifications

### 2.2 Color Schedule

- All exterior stucco, trim, fascia, pillars, decorative wood, and drain pipes shall be color matched to existing finishes
- No color changes are included unless approved in writing

## 3.0 EXECUTION

### 3.1 Surface Preparation

#### A. Cleaning

- Pressure wash all exterior surfaces using appropriate PSI for stucco and trim
- Remove dirt, mildew, chalking, biological growth, and surface contaminants
- Allow all surfaces to fully dry prior to repairs and coating application

#### B. Mechanical Preparation

- Scrape and remove loose, peeling, or failing paint
- Feather edges to ensure smooth transitions
- Sand trim and decorative wood elements as needed for proper adhesion

### 3.2 Stucco Repair Process

CertaPro Painters of Tampa shall perform minor stucco repairs as part of standard surface preparation, including:

- Filling hairline cracks, small holes, and minor surface voids
- Patching damaged areas using compatible stucco repair compounds
- Re-texturing patched areas to closely match surrounding stucco profile
- Allowing proper cure time prior to priming
- Spot-priming repaired areas with Loxon® Masonry Primer to prevent flashing

### 3.3 Priming

- Spot-prime all bare stucco, repaired areas, and exposed substrates
- Primer applied strictly per Sherwin-Williams manufacturer guidelines

### 3.4 Application of Finish Coatings

- Apply two (2) coats of Sherwin-Williams Emerald® Exterior Acrylic Latex
- Application by brush, roller, and/or spray as appropriate for substrate
- Coatings applied at manufacturer-recommended spread rates
- Work performed only under suitable weather conditions

## 4.0 PROTECTION & CLEANUP

### 4.1 Protection

CertaPro Painters of Tampa shall protect adjacent property and surfaces, including:

- Pool decks and walkways
- Landscaping and hardscapes
- Fixtures, signage, and building accessories
- Pedestrian traffic areas

### 4.2 Cleanup

- Maintain a clean, professional job site throughout the project
- Remove all masking, debris, and waste materials upon completion
- Leave labeled leftover paint with Owner or property manager, if requested

## 5.0 FINAL INSPECTION & WARRANTY

### 5.1 Final Inspection

- Conduct a final walkthrough with Owner or designated representative
- Promptly address any approved punch-list items

### 5.2 Warranty

- All labor and workmanship covered by a CertaPro Painters of Tampa Workmanship Warranty (per contract terms)
- Sherwin-Williams Emerald® Exterior products carry a Limited Lifetime Manufacturer Warranty

### 5.3 Commitment

CertaPro Painters® of Tampa is committed to delivering professional, reliable, and high-quality commercial painting services. We will complete this project safely, on schedule, and to the high standards expected by Inframark and its stakeholders.

## **SURFACE PREPARATION**

---

### STANDARD LEVEL OF PREP

Unless stated otherwise in pictures and/or text in this proposal, this project is priced to include our standard level of prep. This includes the following:

- Wash or wipe down surfaces being painted.
  - Scrape and sand loose and peeling paint. Please Note\*\* Scraping and sanding will not result in a smooth finish. There will be ups and downs where paint was removed.
  - Spot priming bare wood and metal in areas being painted. We do not spot prime areas being stained.
  - Window glazing if we are painting windows.
  - Puttying, caulking, and wood filling as needed. We only caulk areas that were previously caulked and are missing or failing. We only remove caulking that is failing.
  - Masonry Patching where needed. Please Note\*\* Masonry patching will not mimic the current texture of the masonry surface.
- This level of prep DOES NOT include (Unless specified otherwise in this proposal) the following:

- Wood replacement
- Fixing imperfections that require feather sanding and bondo application.
- Full recaulking if caulk is not failing or missing.
- Resculpting trim and siding where damaged.
- Stripping existing surface coating.

## **CLEAN UP**

---

Daily: Ladders are taken down and stored in a designated area along with all other tools and supplies. All debris will be swept and removed from the property or deposited in the appropriate trash receptacle according to the customer's preference. Upon Completion: All tools, supplies & equipment will be removed from the property.

**ADDENDUM - ALL PICTURES**











## NOTES

OUR CERTAINTY SERVICES SYSTEM: To ensure that the project meets your expectations, we will:

- Meet with you at the beginning of the project to ensure all information is up to date and accurate.
- Communicate with you daily to inform you of what has been completed, what will be done tomorrow and any possible issues.
- And finally, have you do a final inspection with us to make sure that you are completely satisfied with the completed project.
- PAYMENT METHODS:
- We accept checks, e-checks and all major credit cards (3% credit card processing fee).
- If paying with check, please make check out to CertaPro Painters and give check to the Job Site Supervisor assigned to

## ADDITIONAL NOTES

### PICKING YOUR COLORS

Once Colors Selected. Samples applied upon request

### ROTTING WOOD

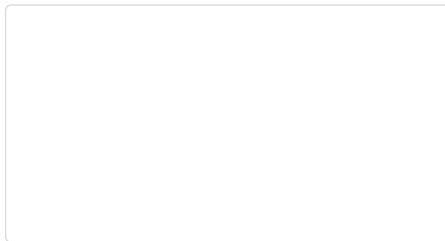
If rotted wood is identified during the painting project, you will be notified. It is not always possible to identify rotting wood during the estimating process.

### CUSTOMER RESPONSIBILITIES:

Please trim back shrubs and foliage that may be blocking access to building. Remove loose items from the Lanai and Front Porches. Please make sure your sprinkler systems are set to OFF while your building is being painted. Customer to provide access to water and electricity as needed.

\*The cost for additional work will need to be approved and signed off by Customer prior to starting \*

## SIGNATURES



CertaPro Painters Authorized Signature

Date

Authorized Client Signature

Date

Authorized Client Representative Name & Title

Client

## PROPERTY PHOTO AND VIDEO RELEASE

☒ By checking this box, I consent to CertaPro and its agents taking photographs and videos of the property identified in the Proposal and using that content for marketing and advertising purposes. I represent that I have authority to grant this consent, either on my own behalf or on behalf of the property owner.

## PAYMENT DETAILS

**Payment is due:** In full upon job completion

## COMMERCIAL DEFINITIONS AND CONDITIONS OF THIS CONTRACT

**RELATIONSHIP** — The individual giving you this proposal is an independent contractor licensed by CertaPro Painters® to use its systems and trademarks to operate a painting franchise. The work will be completed by the independent franchised contractor. Please make any check payable to the franchise shown on the front of this proposal.

**COLORS** — Colors may be chosen by the client prior to commencement of work. If, after the job starts, a color change is required, the independent Contractor will have to charge for time and material expenses incurred on the original color.

**UNFORESEEN CONDITIONS** — Should conditions arise which could not be determined by visual inspection prior to starting work, the client must pay an agreed upon extra for the completion of such work.

**PROPOSAL** — This proposal is valid for 60 days after it was written. In addition, the Independent Franchised Contractor should be informed of your desire to have the work done and receive a signed copy of the proposal before work is to be started.

### ATTENTION CLIENT:

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE BELOW NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT. (SATURDAY IS A LEGAL BUSINESS DAY IN CONNECTICUT.) THIS SALE IS SUBJECT TO THE PROVISIONS OF THE HOME SOLICITATION SALES ACT AND THE HOME IMPROVEMENT ACT. THIS INSTRUMENT IS NOT NEGOTIABLE.

### NOTICE OF CANCELLATION

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREED TO RETURN THE GOODS AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT. TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO:

Name of Seller **Carlos Betancur**

DATE OF TRANSACTION \_\_\_\_\_

NOT LATER THAN MIDNIGHT OF \_\_\_\_\_

(Buyer's Signature)

(Date)

## LIMITED TWO YEAR WARRANTY

### Peace of Mind with our Two-Year Limited Warranty

At CertaPro Painters®, our promise has always been that of Certainty — reassuring our customers of a worry-free and easy property improvement. Our limited two-year warranty can help provide you with some peace of mind as CertaPro Painters refreshes your space.

Subject to the limitations set forth below, for a period of two years from the date of completion of the work described in your contract, the independently owned and operated CertaPro Painters franchised business identified on your contract ("CertaPro" or the "CertaPro Business") will repair any peeling, blistering, or chipping paint resulting from defective workmanship.

### How to Make a Warranty Claim

In order to make a valid warranty claim, you must:

- Retain a copy of the original contract.
- Have proof that you made payment in full.
- Make the property accessible to CertaPro to inspect and perform any warranty work and/or repairs.
- Pay for the cost of all materials used to perform the repairs.

As soon as you become aware of a potential warranty issue, you should contact the CertaPro Business named in your contract to submit a claim and schedule an inspection of your property. You may also send an email to [customersforlife@certapro.com](mailto:customersforlife@certapro.com) or call (800) 462-3782.

### Warranty Limitations

This two-year warranty does not cover or include:

- Any work where CertaPro Painters did not supply the paint or other materials.
- Any work which was not performed entirely by CertaPro Painters.
- Varnished surfaces.
- Surfaces made of, or containing, galvanized metal.
- The cost of materials required to perform the repairs.
- Repairs to horizontal surfaces or any surface that, by virtue of its design, permits moisture to collect. Such surfaces include, but are not limited to, decks, railings, stairs, porches, roofs, and gutters.
- Exact paint match, as environmental conditions will affect the color and finish of all paints over time.
- Any issues that are caused, in whole or in part, by manufacturing defects in the paint, stain, or other products and materials used, regardless of whether the products or materials were supplied by CertaPro Painters or the customer.
- Bleeding caused by knots, rust, or cedar.
- Cracks in drywall, plaster, or wood.
- Peeling, blistering, or chipping caused by:
  - mill-glazing from smooth cedar
  - ordinary wear and tear
  - abnormal use or misuse
  - peeling of layers of paint existing prior to the work performed by CertaPro Painters
  - design, structural, or other latent defects
  - settling or movement
  - moisture content of the substrate
  - nail pops or other imperfections in siding or trim
  - abrasion, mechanical damage, abrasive cleaning, abuse, or damage resulting from the use of chemicals or cleaning agents or exposure to harmful solids, liquids, or gases
  - damage or defects caused in whole or in part by reason of fire, explosion, flood, acts of God, extreme weather conditions, misuse, alterations, abuse, vandalism, negligence, or any other similar causes beyond the control of CertaPro Painters

This Warranty gives you specific legal rights. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the limitations or exclusions may not apply to you.

This Warranty is the only express warranty made by the CertaPro Business and is in lieu of all other warranties, express or implied. This warranty covers only those services provided by the CertaPro Business to the original customer named on the front of the contract and is not transferable. In no event shall the CertaPro Business be liable for incidental or consequential damages or damages in excess of the original contract price. This warranty may not be altered or extended for any purpose unless done so in writing in a document executed by all parties to this contract.



***“Elevate with Color”***

***Contact Us (813) 727- 9909***

***[www.PrestoPaintingServices.com](http://www.PrestoPaintingServices.com)***

***We are a fully licensed and insured painting contractor serving the Tampa Bay area.***

***LIC# PA2911 / C-11097***

---

## **Residential Painting Agreement**

*This Residential Painting Agreement (“Agreement”) is entered into between Presto Painting Services, LLC a Florida limited liability company (“Presto”), and the following (hereinafter “Customer”). By signing below, Customer agrees to retain Presto’s services for painting of the following residential property, subject to, and in accordance with, to the following terms and conditions:*

### **Customer Information**

**Date:** 01/26/2026

**Customer Requesting Quote:** Carlos Santana

**Address:** 34300 Spring Oak Trail, Zephyrhills, FL 33545

**Phone:** (813) 727-3886

**Email:** csantana@inframark.com

**Gate code or Lock box code needed:**

### **Project Estimator:**

**Contact:** Robert Fristoe

(270) 519-8292

Robert@prestopaintingservices.com

## **Painting Specifications**

### **Work Order as Follows:**

Exterior

Exterior painting:

Pressure wash all areas to be painted.

Seal all areas to be painted.

Paint body, soffit/fascia, trim, columns, and shutters.

Paint light fixtures (12).

Caulk cracks in stucco with elastomeric where needed.

Caulk columns where needed.

Protect all areas not needing to paint (cameras, pavers, a/c units, etc.).

Stucco repairs:

Stucco repairs on left pool facing wall; includes two round patches.

Stucco repair on interior wall above posted signs, horizontal crack as well as where wall meets header.

Stucco repair on right side wall round stucco patch.

Stucco repair where sign was removed on right side wall next to lamp.

Stucco repair above lamp on right side wall includes two round patches.

### **Job Notes (Including Color & Paint Information):**

Sherwin-Williams Super Paint exterior satin.

\*Customer will provide colors prior to painting.

\*Price below based on using Sherwin-Williams paint.

### **Exclusions:**

No coatings for the stone.

No metal fencing.

No doors (recently painted).

No pergola.



**Itemization (if needed) for Project: \*These items are not included in the price below.\***

**\*\*Optional\*\*** Column joint repairs, bondo joints smooth to blend in joints on four columns both sides.  
 8 @ 300.00 \$ 2,400.00

\*Price below does not include column repairs.

**Total for Painting Project\*: \$6,275**

*\*Quote provided includes all Labor & Materials (unless specified)*

*\*Proposal valid for 30 days from date received*

*\*Unless an NDA is presented, by signing this agreement, the client gives consent to Presto Painting Services to photograph the painting process within the client's property for training or promotional purposes. Presto Painting Services will not release any personal information about the property or the client without permission from the client.*

## ***See Page 6 for Legal Descriptions***

### **Payment Terms for Residential Projects:**

*Some projects may not require a deposit due to the size of the project. Unless otherwise stated, the following will be the terms:*

- Check, ACH payment, or Credit Cards are accepted. Credit Cards will have a 3.7% processing fee added
- 20% Deposit required prior to commencement of services. (if project size requires one)
- Balance for services rendered is due immediately upon completion.
- No payment after 30 days after job completion will result in interest accrual at 1.5% per month or 18% per annum
- Note: All work will be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications involving extra costs will become an extra charge over and above the estimate.
- *Special pricing notes: If the color selected is much lighter or deeper than the existing color then the customer is responsible for the cost difference if more coats of paint are required due to color change.*

**A. Project Specifications:****Exterior Projects**

- Unless otherwise specified, our exterior painting quotes include: the body of the structure, soffit, fascia, electric, cable boxes and trim bands.
- Windows and doors will be masked off with plastic.
- Pressure washing is water only, no solutions to be used. Bleach solution to be used only if necessary and nearby plants will be covered, protected, and thoroughly flushed with water during the process
- Stucco cracks are patched with an elastomeric patching compound to prevent future water penetration.
- Ceiling corners, trim corners, around water faucets, door frames and window frames are caulked.
- The finish coat to the walls and trim are applied by spraying, spraying and back rolling, brushing, or any combination of these techniques, as deemed necessary by Presto Painting Services. Back rolling is the only way to evenly apply paint by getting inside the nooks and crannies that a sprayer cannot reach. Metal soffits under the eaves are sprayed, not brushed or rolled, to prevent clogging.
- All rusted areas will be cleaned and treated with a rust inhibitor, primed and painted. Rust is a re-occurring problem, although we have a proven treatment, we cannot guarantee rust re-occurrence.

**Interior Projects**

- Presto Painting crews, where applicable, will cover and protect all flooring and cabinetry/woodwork.
- Ceiling lights will be pulled down, as long as they are easily accessible and can be removed without causing damage, to ensure complete painting of ceiling surfaces.
- Electrical outlet covers will be removed.
- All new trim to be caulked and filled prior to paint.
- All new drywall to be primed prior to painting.
- All new drywall that is primed will need to be marked for defects to be fixed prior to painting of walls.

**B. Site Preparation by Customer:****Exterior Projects**

- Back patios, porches, lanais, etc. will need to be clear of furniture and items for them to be painted.
- Cars will need to be removed from driveways
- Customer to provide access to a water source for pressure washing. If one can't be provided, a change order may be added to include a water buffalo/water tank at the cost of the customer.
- All areas to be painted must be paint ready and free of dust, dirt, or other contaminants that may cause paint failure (adhesion etc.)
- Additional charges will be applied if Presto Painting must clean these areas prior to painting or a trip charge may be applied until the areas are made paint ready.

## **Interior Projects**

### **The Customer is responsible to remove:**

- All small items and breakables.
- Most projects will not require hardware (doorknobs, A/C vents etc.) to be removed for the painting process but if the owner requests this, additional charges will be applied for contractor to remove hardware.
- All areas to be painted must be paint ready and free of dust, dirt, or other contaminants that may cause paint failure (adhesion etc.) This includes drywall dust on new drywall.
- Additional charges will be applied if Presto Painting must clean these areas prior to painting or a trip charge may be applied until the areas are made paint ready.
- The owner is responsible for removing and reinstalling window treatments such as blinds, curtains; wall art, mounted T.V., appliances (washers, dryers, refrigerators etc.) and anything else that can prevent the crews from performing their tasks. *Presto Painting, as a courtesy, will move these items upon request but in no way will be held liable for any damages if any parts break or problems occur.*

### **C. Other Project Notes:**

- All services not listed and/or that are hidden at the time of this estimate shall be billed at \$45 per hour.
- Team leaders will be at location at all times to answer any questions. Project Manager will be on site throughout the project.
- Presto Painting crews, where applicable, will cover and protect all flooring and furniture. Some furniture and larger items may need to be moved. Electrical outlet covers will be removed.
- ***Removal of Multiple Paint Layers (Peeling Paint):*** If a large amount of scraping is needed to be done during the preparation process, the area will most likely not have a smooth look after the painting process is completed. When multiple layers of paint (peeling paint) are removed, the final finished product will not be smooth due to the missing layers of paint. Any restoration to make areas look smooth need to be agreed upon and added to the proposal. If there is an excessive amount of scraping needed, a change order will be submitted to the customer for the additional fees. As part of the preparation process light to medium strength pressure washing is included, paint removal is not included in this proposal.

### **D. Color and Paint Information:**

- Color consultant available to help with shade selections, and provide sample sheets
- Color visualizer tool will be available for before/after depictions to help with decisions.
- *If the color selected by Customer is significantly lighter or deeper than the existing color, then Customer is responsible for the cost (materials and labor) of additional coats deemed by Presto as necessary*
- If ordering sample selections, please be sure to select a Sherwin Williams color. Pricing is based on Sherwin Williams unless otherwise stated in the proposal above.
- We do not cross-match Benjamin Moore or other paint brands to Sherwin-Williams due to the high likelihood of color variation and imperfect results.

- Please order sample sheets at Samplize.com or similar companies or apply sample paint to sample boards/construction paper vs directly to wall. For needed assistance on colors please contact any of our team members.
- If a wet sample is required for the exterior, a charge of \$45 per hour plus the cost of sample materials will apply. This will be billed through a change order.

**E. Warranty Information:**

- Presto does NOT provide warranty of any kind that is NOT expressly stated in this Proposal, and all warranties are void if Customer fails to make payment as agreed.
- Presto's rust treatment is a preventative treatment and not permanent. Areas treated for rust are not covered under the warranty.
- Presto provides a three (3) year comprehensive warranty that workmanship will be free from defects beginning on the completion date of the project ("Warranty Period"). For any warranty claim, Presto shall repair, repaint and/or touch up any areas where paint is peeled, blistered, or failed due to workmanship and/or where visible surface imperfections arise due to application errors. This warranty shall not apply to normal fading due to normal sunlight or other environmental factors). If an underlying coat of paint is improperly prepped or latex was applied over oil-based paint, there is a chance of future peeling and Presto Painting will not be responsible if this occurs.

01/26/2026

\_\_\_\_\_  
Signature for Customer

\_\_\_\_\_  
Date Signed

**Legal Descriptions**

**1. SCOPE OF WORK**

Specific services to be performed under this Agreement are described in a "Residential Painting Proposal" (the "Proposal") which is attached to this Agreement as an Exhibit, and each "Proposal" executed by Customer is expressly incorporated and made part of this Agreement. The scope of work for this Agreement, as described in each Proposal, shall include Presto's residentially reasonable efforts in the selection and management of sub-contractors, provision of all tools, equipment, labor and professional services, as well as administrative services to perform the scope of work in accordance with state and local permit, licensure, and relevant professional guidelines. Presto shall only provide the materials stated in the Proposal, if any.

Presto reserves the right to suspend its services if Customer fails to make payment as described in the Proposal. *In the event that any collection action is required to collect unpaid balances due, Customer expressly agrees to reimburse Presto for any and all out-of-pocket costs of collection, including reasonable attorneys' fees.* For any amount more than thirty (30) days past due, Presto shall assess a late fee of five percent (5%) of the unpaid balance for each month of non-payment.

## 2. LIEN RIGHTS:

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

*See § 713.015, Florida Statutes.*

## 3. COST OF SERVICES:

The attached Proposal contains the estimated cost for the scope of work to be completed. Customer agrees to reimburse and/or pay Presto for the fees and costs as stated in the attached Proposal. Customer agrees, acknowledges and warrants that Customer has reviewed the Proposal prior to executing this Agreement. Although Presto will make every attempt to work with Customer to facilitate timely payment of funds and payment of all invoices due and owing, *Customer is solely responsible for timely payment pursuant to the deadline described in the Proposal.* **All payments are non-refundable.**

If any additional work is requested pursuant the Change Order policy below, or if Customer requests any work that is not described in or contemplated by the Proposal, Presto shall invoice Customer for such work. Presto will make reasonable efforts to notify Customer in advance of the cost of any out-of-scope work. *However, Presto shall have the authority but not the obligation to perform out of scope work, with or without notice to Customer, if Presto determines that such out of scope work is required to prevent damage and/or harm to Customer's premise or to protect personnel working on the job site.*

Presto shall have the right to withhold work until such time that payment is received. Presto shall enforce all liens in accordance with § 713.015, Florida Statutes. In addition, Presto shall charge a late fee of five percent (5%) of any unpaid balance for any amount remaining due after thirty (30) days.

## 4. INDEPENDENT CONTRACTOR

Neither Presto nor any employee or sub-contractor of Presto shall be deemed an employee or agent of Customer for any purpose. This Agreement shall not create a joint venture, partnership, or principal-agent relationship between the parties; and neither party by virtue of this Agreement shall have any right, power, or authority to act or create any obligation, expressed or implied, on behalf of the other party, unless expressly granted pursuant to the terms of this Agreement. This Agreement shall not be construed as creating any rights, expressed or implied for the benefit of any parties other than Presto and Customer, and neither party shall be obligated, separately or jointly to any third parties by virtue of this Agreement.

## 5. **CUSTOMER OBLIGATIONS**

By signing below, Customer agrees, warrants, and guarantees that he/she is the legal owner of the property named above or, that Customer is expressly authorized to act as an agent of the person or entity having ownership of the property named above, and authorized to enter into this Agreement. Upon Presto's request, Customer shall execute a Power of Attorney confirming that he/she is the legal agent of Customer.

Customer shall have the obligation to

- a. Inspect completed work within three (3) business days of Presto request,
- b. Make payment to Presto as described in the Proposal,
- c. Make all decisions relating to the scope of work and/or changes to the scope,
- d. Ensure that all "site preparation" requests are completed prior to Presto's services.

By signing below, Customer understands, agrees and acknowledges that Presto's ability to perform its services under this Agreement is contingent upon Customer's participation which must include, but is not limited to scheduling meetings with Presto from time to time to discuss the status of the project. Customer must permit the above "Agent for Customer" to make decisions binding on Customer related to needs of the painting project and make such decisions within a reasonable time of Presto's request.

*If Customer fails to make inspection within three (3) business days of Presto's request, then such inspection shall be deemed waived, and Customer shall hold Presto harmless for any resulting and/or related damages of any kind. Customer agrees and warrants that Customer has property insurance, including but not limited to, liability, fire and flood insurance, and shall provide a certificate of coverage to Presto upon request.*

Customer expressly agrees to permit Presto to photograph Customer's property and to use such photographs in Prestos' marketing efforts at Presto's sole discretion.

## 6. **CHANGE ORDERS AND INSPECTION**

Customer agrees, acknowledges and understands that all change orders, including paint color modifications or additions to the scope or work must be signed and approved by both parties in advance. Presto Painting reserves the right to cease all work until any and all Change Orders have been signed by the Customer. *Customer agrees and acknowledges that only Ron Silverman is authorized to agree to changes on behalf of Presto Painting.*

Other than scheduled inspections during the course of Presto Painting's work at designated times, Customer expressly agrees that it will not allow other third parties to interfere in any way with Presto Painting's work and/or with Presto Painting's workers and/or sub-contractors. All workers and sub-contractors are under Presto Painting's sole supervision and instruction.

Customer agrees to participate in an inspection to ensure that the project has been completed as agreed in writing between the parties within seven (7) days of Presto Painting request. The Customer is entitled to inspect each completed area prior to payment. However, if the Customer does not respond to the initial notice for inspection issued by Presto Painting, the Customer will have waived its right for inspection, and all deadlines shall proceed as indicated in this agreement. Presto Painting shall not be responsible for any delay caused by Customer's delay and/or failure to make such an inspection.



## 7. **TERMINATION**

The parties shall have the right to early termination of this Agreement under the following circumstances:

- a. **Termination for Default:** If either party breaches any term or condition of this Agreement, including but not limited to non-payment of any amount due, and if the other party provides written notice of the breach, and if that breach is not cured within seven (7) days, then this Agreement shall terminate automatically without further notice.
- b. **Termination for Convenience:** Either party may terminate this Agreement for any reason with thirty (30) days prior written notice. The termination shall then be effective on the date provided in the notice, with the exception that Presto Painting will complete services on any building or structure in progress. Presto Painting warrants that it shall not leave any building partially completed. Upon such termination for convenience, Customer shall have the obligation to pay Presto Painting for all work performed for Customer up until the date of termination.
- c. **Immediate Termination:** Presto Painting shall have an immediate right to terminate this Agreement without notice upon any of the following:
  1. If Customer is subject to a petition for relief under the Bankruptcy Act;
  2. If Presto Painting learns that this Agreement was not authorized by Customer's governing authority and/or owners;
  3. If Presto Painting determines that Customer has engaged in activity in the presence of its staff that may be interpreted as follows: indecent or obscene, threatening or abusive; discriminatory and/or disrespect to Presto Painting staff members;
  4. If worksite conditions prevent Presto Painting from performing services as agreed;
  5. If worksite conditions present an unsafe environment for Presto Painting staff.

## 8. **NOTICE OF CLAIM AND RECOVERY FUND**

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

CHAPTER 558, FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE, REFERRING TO CHAPTER 558, OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

### NOTICE OF FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRATOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING ADDRESS: FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND, 1940 N. MONROE ST., TALLAHASSEE, FL 32399, (850) 921-6593.

## **9. INDEMNIFICATION AND LIABILITY**

Customer agrees, acknowledges and understands that the provisions of this section apply to Presto and Customer's officers, agents, contractors, employees, all related entities, and successors and assigns. Customer agrees to indemnify, release and hold Presto harmless from and against any and all losses, claims, damages, liabilities, costs and expenses, including, reasonable attorneys' fees and costs, relating to or arising out of the following:

- A. Delays and/or damages resulting from Customer's waiver of an inspection,
- B. Delays and/or damages resulting from acts or omissions of third-party sub-contractors, including, but not limited to, negligence;
- C. Unforeseeable delays and/or damages of any kind related to utilities;
- D. Delays and/or damages caused by strikes, labor or material shortages, disaster and/or weather, building moratoriums or any other cause beyond control of Presto;
- E. Delays and/or damages caused by Customer's failure to make payment;
- F. Delays and/or damages related to Customer's failure to comply with "site preparation"
- G. Disputes relating to the "Warranty of Authority" below.

Under no circumstances shall Presto be liable for any incidental, special, punitive, or consequential damages arising out of, or in connection with this Agreement, or otherwise, under any legal theory, including without limitation liability for loss of use, income, profit, financing, business and reputation, whether or not advised of the possibility of such damages. This waiver shall survive after Presto completes work and/or after termination of this Agreement.

If Presto's services are affected by severe weather or unforeseen events, Presto will make every effort to make adjustments that will minimize the impact to Customer, however, by signing below, Customer agrees that Presto shall NOT be liable for delay in performance or our failure to perform due to severe weather conditions, or any other event or circumstance beyond the control of Presto.

If a Court finds that Presto is liable to Customer in any way, Presto's entire liability to Customer shall be limited to the amount paid by Customer to Presto under this Agreement, if any. Under no circumstances shall Presto be liable for any incidental, special, punitive, or consequential damages arising out of, or in connection with this Agreement, or otherwise, under any legal theory, whether or not advised of the possibility of such damages.

## **10. NON-SOLICITATION OF SUB-CONTRACTORS:**

Customer agrees that during the term of this Agreement and/or until such time that Customer has performed all obligations under this Agreement, including but not limited to, payment of all fees and costs due as described above, Customer shall not solicit for hire, directly or indirectly, any employee and/or sub-contractor of Presto, and/or call upon, solicit, divert or attempt to take away either for Customer or any other person or entity related to Customer, without the prior written consent of Presto.

## **11. GOVERNING LAW AND ARBITRATION POLICY.**

This Agreement is governed by Florida law and may be canceled within 3 days without penalty. Any dispute or claim arising out of this Agreement that exceeds \$8,000.00, shall be submitted exclusively to binding arbitration before a mutually selected

neutral arbitrator in Hillsborough County. The arbitrator will have authority to grant remedies available in a court of law (and no more) and be bound by the Florida rules of evidence. The arbitrator will resolve the dispute solely upon the law applicable to the claims and have the authority to grant summary disposition or disposition on the pleadings. The decision or award of the arbitrator will be final and binding upon the parties. *If either party seeks enforcement of this Agreement, including enforcement of this paragraph then the prevailing party shall be entitled to recover its attorney's fees and costs.*

## 12. **MISCELLANEOUS PROVISIONS.**

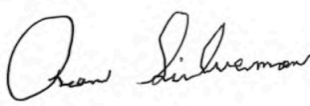
- A. *Non-Waiver:* Presto's failure to enforce all or any part of this Agreement shall not be considered as ongoing, and/or a waiver of any other right or future right of enforcement.
- B. *Warranty of Authority:* Customer's representative signing below represents, warrants, and asserts that: a) he/she has the complete power and authority to enter into this Agreement on behalf of Customer; b) entry into this Agreement has been duly authorized by all necessary corporate and/or board of directors actions and approvals; and c) the undersigned representative will indemnify and hold Presto Painting harmless from and against any and all damages, including all attorneys' fees and costs incurred, if Customer alleges that it did not authorize this Agreement.
- C. *Entire Agreement:* This Agreement, and each Residential Painting Proposal, comprises the entire understanding between the parties and supersedes all earlier agreements. Any modification is not valid unless written and signed by both parties.

**Customer may cancel this Agreement within three (3) business days from the date executed in writing sent via email to the assigned project estimator and/or management. However, Customer shall be responsible for all material costs and labor incurred by Presto prior to termination.**

**Signature below indicates acceptance of all services and terms outlined above. Thank you and we look forward to the opportunity to work with you.**

### *Acceptance of Terms:*

**Signature below indicates acceptance of all services and terms in this Residential Painting Agreement and the Residential Painting Proposal.**

	01/26/2026	
<b>Signature for Customer / Print Name</b>	<b>Date</b>	
		
	01/26/2026	
<b>Ron Silverman, President and Member for Presto Painting Services, LLC Sunbiz #L12000008087</b>	<b>Date</b>	

## More about the Presto Difference...

### ❖ Personal Touch Home Painting Services

- We are a professional painting company that listens to our clients and we pay attention to detail as if it were our own home.
- We provide top quality materials and a thorough prep process that ensure a long-lasting finish for your home.
- We have specialty contractors available for stucco, drywall and screen repairs, as well as a reputable color consultant ready upon request.
- Our supervisor oversees each project and works with clients to ensure 100% customer satisfaction.
- Crew leaders are on site at all times to answer any questions or concerns.
- We are a fully staffed team (admins, supervisors, managers, sales reps) that is available to assist you before and after project completion.
- Easy scheduling, turn key service, and quick turnaround from start to finish.
- *Our commitment to you does not end when the job is done. We invite you to be a part of our growing community. Please enjoy our newsletters written by our staff and emailed to you and our 4,000 past clients every month!*

To learn more about our company, visit our website or scan the QR code below:

[www.PrestoPaintingServices.com](http://www.PrestoPaintingServices.com)



[Click here to use our exclusive color visualizer tool](#) or scan the QR code below:



*Thank you for your business!*

Ron Silverman, Owner – (813) 727-9909

### **Mail Correspondence to:**

Presto Painting Services  
PO BOX 320903  
Tampa, FL 33679

**Presto Painting Services**

Painting Agreement Pg 12



# PAINTING BY RALPH

INTERIOR • EXTERIOR  
COMMERCIAL • RESIDENTIAL  
PRESSURE WASHING  
GREAT RATES!  
813-380-1077

FREE ESTIMATES

adams

## Contractors Invoice

TO:

813-727-3886

C.Santana@inframark

WORK PERFORMED AT:

34300 Spring Oaks

Trails

Wesley Chapel, FL

33545

DATE

YOUR WORK ORDER NO.

OUR BID NO.

1-14-2026 inframark.com

### DESCRIPTION OF WORK PERFORMED

POOL ENTRY Bulb

presser clean Bulb

patch Holes with stocoo patch

repair cracks with glastomeric patch

caulks and paint Soffet & fascia

paint Bulb

Paint four wood shutters Black

Pressuer clean and Paint 12 outside lights

Back and Prime

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of

Materials included Dollars (\$ 4,200)

This is a ☐ Partial ☐ Full invoice due and payable by:

Month

Day

Year

in accordance with our ☐ Agreement ☐ Proposal

No.

Dated

Month

Day

Year



ESTIMATE

Finn Outdoor LLC  
730 20th Ave N  
Saint Petersburg, FL 33704

robb@finnoutdoor.com  
+1 (813) 957-6075



Bill to  
Oak Creek CDD  
3434 Colwell Av Suite 200  
Tampa, FL 33614

Estimate details  
Estimate no.: 2456  
Estimate date: 01/29/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Concrete Installation	Maintenance Shed Area - Pour approximately 15' concrete ramp for maintenance shed. Form and pour concrete ramp and footer with reinforcing fiber and rebar.	1	\$9,250.00	\$9,250.00
2.		Drainage Maintenance	Back Gate Area - Strip turf, regrade, and re-sod approximately 1500 sq ft area to improve drainage and alleviate standing water in the area.	1	\$6,500.00	\$6,500.00

Total \$15,750.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date Accepted by

# MATTHEW KENNEDY

[CGC1533087](#)

(813) 526-5602

Proposal Submitted for: Oak Creek CDD

Work Performed at: 34300 Spring Oak Trail. Wesley Chapel, FL 33545

Proposal: 3123

Number: (813)727-3886

Date: 1/26/26

## **Proposal:**

### **Ramps**

- 6ft by 16ft
- 44 linear ft footer

## **Work encompassed:**

- Remove existing organic material
- Prep dirt work
- Dig footers
- Set forms
- Install rebar
- Pour/ finish concrete 3000 PSI fiber mesh included
- Clean up job site/ haul away excess debris

**Total Cost (due upon completion):** \$4,300 plus permitting

\*Accepted payment methods- Debit, Credit (3.5% merchant fee), Cash, or check made payable to **Matthew Kennedy**

\*\*Cut and cap sprinklers as necessary; to be rerouted by others



# MATTHEW KENNEDY

[CGC1533087](#)

(813) 526-5602

\*\*\* Hairline cracks may appear along the control joints, which is normal and expected. In some cases, cracking may extend beyond the control joints. If you would like these cracks to be repaired or replaced, please note that this will incur an additional cost.

\*\*\*\* **Price does not include permitting and/or engineering services. If required, a 10% deposit will be due prior to initiating the process.**

Signature: \_\_\_\_\_





## Next Ridge Line Over

## 12 Strong Company

### Next Ridge Line Over LLC-L18000150686

Victor Robert T. COO Construction Division

10859 Breaking Rocks Dr. Tampa FL, 33647  
913-775-3987

Client  
**Oak Creek CDD**  
**Bid**

### Details:SCOPE OF WORK – CONCRETE ACCESS RAMP

#### Project Description:

Construct a reinforced concrete access ramp connecting the existing sidewalk to the elevated shed, designed for durability, safety, and proper drainage.

#### Ramp Dimensions & Layout:

- Ramp to be constructed approximately 6 feet wide x 16 feet long
- Slope to be consistent and uniform to allow safe pedestrian access.
- Ramp will tie cleanly into existing sidewalk and shed elevation.

#### Site Preparation:

- Excavate and sub-grade as required to achieve proper slope and compaction.
- Remove loose or unsuitable material.
- Install and compact fill material as necessary to provide a stable base.
- Sub-grade to be compacted to industry standard to prevent settlement.

#### Form-work:

- Install cinder block to required dimensions and elevations.
- Forms to be securely staked and braced to maintain alignment during concrete placement.

#### Reinforcement:

- Use of additional material as required to reinforce edges.
- Install reinforcing steel properly tied and supported.
- Concrete to be reinforced with fiber mesh throughout the slab for crack control.
- Reinforcement placement to meet standard concrete construction practices.

#### Concrete Placement & Finish:

- Place ready-mix concrete of appropriate strength for exterior pedestrian use.
- Concrete to be poured, consolidated, and finished in one continuous operation.
- Surface finish to be a broom finish to provide slip resistance.
- Edges to be tooled smooth for a clean, professional appearance.

#### Curing & Protection:

- Concrete to be properly cured to ensure strength and durability.
- Ramp to be protected from foot traffic during initial cure period.

## Cleanup:

- Remove all forms after curing period.
- Job site to be left clean and free of excess materials and debris.

## Exclusions / Notes:

- No handrails, guardrails, or ADA compliance upgrades included unless specified.
- Deposit any excavated dirt under shed to fill low areas of shed structure.

Description	Units	Rate	Amount
Construct concrete ramp as described above	1	\$4,200.00	\$4,200.00
SUBTOTAL			\$4,200.00
TAX RATE			N/A
SALES TAX			N/A
TOTAL			\$4,200.00





# ESTIMATE

Fields Consulting Group, LLC  
(dba. Mike's Signs)  
11749 Crestridge Loop  
New Port Richey, FL 34655-0017

signsandgraphicsbymike@gmail.co  
m  
+1 (727) 480-6514

*Fields*  
CONSULTING GROUP, LLC  
11749 Crestridge Loop  
Trinity, FL 34655



## Meritus

**Bill to**  
Inframark  
Oakcreek CDD  
Attn: Carlos Santana  
2005 Pan Am Circle #300  
Tampa, FL 33607

### Estimate details

Estimate no.: 1827  
Estimate date: 01/27/2026

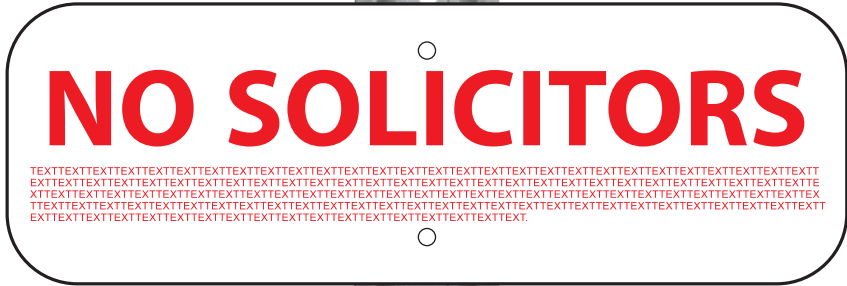
Sales Rep: Mike Fields

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Printing &amp; Reproduction</b>	Custom "Warning Alligators" (18x24) reflective .080 metal DOT durable sign.	2	\$125.00	\$250.00
2.	<b>Printing &amp; Reproduction</b>	Custom "No Solicitors" (18x6) reflective .080 metal DOT durable sign.	2	\$100.00	\$200.00
3.	<b>Install (Signage)</b>	Remove/dispose of the old short "No Solicitors" u-channel post.	1	\$50.00	\$50.00
4.	<b>Install (Signage)</b>	Install the "Warning Alligators" + "No Solicitors" signs on a new 8-ft galvanized gray u-channel post; Includes new stainless hardware.	2	\$150.00	\$300.00
				<b>Total</b>	<b>\$800.00</b>

Accepted date

Accepted by

18x24 / 18x6 Reflective Sign + 8-ft u-channel post  
(Qty: 2)





### Pond 457 Aeration Install Spec Sheet



## Lake and System Specifications:

### System Specs

**Brand:** Vertex Aquatic Solutions  
**System:** HF 6 VBS  
**HP:** 1.5hp Total (2x 3/4hp Compressors)  
**Airstations:** (6) XL2 Airstations  
**Cabinet:** Aluminum Locking Cabinet

### Warranty Info

**Compressors and Fans:** 3-years  
**Airstations:** 5-years  
**Bottomline Tubing:** 15-years  
**Aluminum Cabinet:** Lifetime Warranty  
 Against Rust and Corrosion

### Lake Specs

**Surface Acres:** 2.10  
**Perimeter Feet:** 2,550  
**# of Airstations:** (6) XL2  
**Est. Turnovers Per Day:** 2+

### Airline Runs

**#1:** 300ft, **#2:** 200ft,  
**#3:** 100ft, **#4:** 200ft,  
**#5:** 500ft, **#6:** 700ft  
**Totals:** 2,000ft of 5/8" Bottomline



# QUOTE

Oak Creek CDD c/o Inframark  
Attention: Oak Creek CDD c/o Inframark  
210 N. University Drive, Suite 702  
CORAL SPRINGS FL 33071  
USA

**Date**  
2 Feb 2026

**Expiry**  
3 May 2026

**Quote Number**  
QU-0680

**Reference**  
457

Fountain Kings Inc.  
5668 Fishhawk Crossing  
Blvd #155  
LITHIA FL 33547  
UNITED STATES

## Pond 457 Lake Aeration Installation

Scope of Work: Set aeration cabinet next to electrical post as shown on the map. We will then trench down to the lake bank and install a 6-port remote manifold. Self sinking airline will then be ran out into the lake and the (6) AirStations will be placed in locations as shown on attached installation map.

Warranty: 1-year on labor, 3-years on Compressors and Fans, 5-years on the AirStations, 15-years on the Self-Sinking Bottomline Tubing, lifetime warranty against rust and corrosion on the Aluminum Aeration Cabinet.

Item	Description	Quantity	Unit Price	Amount USD
AERINS	Pond 457 Aeration Install Includes: (1) Vertex HF6 VBS System, (1) 6-Port Remote Manifold, (6) XL2 AirStations and (2,000ft) of 0.58" Self Sinking Bottomline Tubing. All Labor and Misc Parts Included..	1.00	11,984.62	11,984.62
SHIP	Shipping/Freight	1.00	350.00	350.00
			Subtotal	12,334.62
			TOTAL TAX	0.00
			<b>TOTAL USD</b>	<b>12,334.62</b>

## Terms

\*This document may contain trade secrets. Sharing this document with outside parties may be unlawful without approval from "Fountain Kings Inc."

This is not a bill, all estimates are subject to tax and shipping charges. 50% Payment due at signing, remaining balance due NET30 from time of installation completion.

If you have any questions call or email, 813-833-8610 [Contact@FountainKings.com](mailto:Contact@FountainKings.com)

Name and Signature Required to Bind Quote:





## Aeration Inspection & Maintenance Agreement

This aeration inspection and maintenance agreement, dated January 16, 2026, is made between **Blue Water Aquatics, Inc.** (hereinafter “Blue Water Aquatics”) located at 5119 State Road 54, New Port Richey, FL 34652, and **Oak Creek CDD** (hereinafter the “Customer”), c/o Inframark, 3654 Cypress Ridge Boulevard, Suite 101, Wesley Chapel, FL 33544.

**General Conditions:** Blue Water Aquatics will perform aeration inspection and maintenance services on installed **Airmax® Aeration System** on behalf of the Customer in accordance with the terms and conditions of this agreement as follows:

### ***MONTHLY:***

- |  |                 |
|--|-----------------|
| ⇒ <b>Cabinet &amp; Compressor Filters</b> – Inspect and clean (or replace, as necessary) | <b>Included</b> |
| ⇒ <b>Cabinet Cleaning</b> – Inspect and clean cabinet; Clear any obstructions            | <b>Included</b> |

### ***QUARTERLY (in addition to the above items):***

- |   |                 |
|---|-----------------|
| ⇒ <b>Cooling Fan</b> – Inspect to ensure cooling fan is operating properly.     | <b>Included</b> |
| ⇒ <b>Compressor Motor</b> – Test voltage and amperage, test capacitor.          |                 |
| ⇒ <b>Pressure Gauge</b> – Check pressure to ensure it is at a normal level.     | <b>Included</b> |
| ⇒ <b>Pressure Relief Valve</b> – Check to ensure air is not escaping from valve | <b>Included</b> |

### ***ANNUALLY (in addition to the above items):***

- |  |                 |
|--|-----------------|
| ⇒ <b>Compressor Maintenance Kit Installation</b> –   |                 |
| ○ Replace compressor piston cups, replace valve plates, replace cylinder O-rings, replace head O-rings, replace tube O-rings, adjust air manifold and pressure relief valves, and clean the muffler assembly | <b>Included</b> |
| ⇒ <b>Cabinet Maintenance</b> –   |                 |
| ○ Inspect the cooling fan(s), lubricate hinges and lock, test GFI  | <b>Included</b> |
| ⇒ <b>Air Line Maintenance</b> –  |                 |
| ○ Inspect and repair all air supply lines and fittings   | <b>Included</b> |

<b>Total Inspection &amp; Maintenance Contract Amount</b>	<b>\$750.00/annually</b>
	<b>To be billed @ \$62.50/monthly</b>

**Air filters and the annual maintenance kit are the only parts included in this maintenance plan. Any service calls for aeration repairs outside of this agreement will be invoiced separately at time and materials, with a two-hour minimum charge. Blue Water Aquatics does not assume responsibility for parts failure; however, we will assist the customer to the best of our ability in filing warranty claims.**

Customers are aware that weather conditions such as, but not limited to, rain, lightning and wind may cause a delay in service. In which case, Blue Water Aquatics will perform the service as soon as





reasonably possible. Depending on the length and severity of weather conditions, it may take Blue Water Aquatics varying amounts of time to fulfill all work covered under this Agreement.

**Third Party Fees:** Customer agrees to reimburse Blue Water Aquatics for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portals.

**Payment of Services:** Customer agrees to pay Blue Water Aquatics within thirty (30) days of invoice for work performed. *Accepted forms of payments are Cash, Check, Money Order, Zelle, ACH or Credit Card (credit card payments will incur a 3.5% credit card fee for every credit card transaction).* Any account over thirty (30) days past due is subject to suspension of future work under this Agreement. The Customer is responsible for all money owed on the account from the time it was established to the time Blue Water Aquatics receives a written notice of termination of services under the terms of this Agreement. If the account of Customer is not fully paid within sixty (60) days after the date of any invoice for work performed pursuant to this Agreement, Customer will be charged interest at the rate of one and one-half percent (1 ½%) per month until the account is fully paid.

In the event that Blue Water Aquatics shall institute any collection proceedings against Customer with respect to its delinquent account, then Customer agrees to pay to Blue Water Aquatics on demand, an amount which is equal to all costs, charges and expenses paid or incurred by Blue Water Aquatics in pursuing such collection, including, without limitation, all reasonable attorney's fees, court costs and other litigation expenses in connection therewith.

**Early Termination:** Either party shall have the right to terminate this Agreement with thirty (30) days' written notice.

**Insurance:** Blue Water Aquatics will maintain the following insurance coverage: Workers' Compensation, General Liability, Automotive Liability and Property and Casualty. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming the Customer as "Additional Insured" may be provided upon Customer request, with Customer agreeing to pay for any additional costs associated with such request.

**Automatic Renewal:** This agreement will automatically renew yearly, on the anniversary date, unless terminated by either party with thirty (30) days written notice.

**Written Notice:** All written notices under the terms of this Agreement shall be sent Certified U.S. Mail, Return Receipt Requested, to the principal place of business of the party being noticed (as indicated herein above).

\_\_\_\_\_  
Christopher Thompson, President  
Blue Water Aquatics, Inc.

\_\_\_\_\_  
Customer

\_\_\_\_\_  
1/16/2026

Date

\_\_\_\_\_  
Date

Oak Creek CDD -Pond 20 MIDGE FLY Control 1-16-2026.docx  
HEADQUARTERS: 5119 State Road 54 ■ New Port Richey, FL 34652  
Phone: 727-842-2100 ■ Email: [Office@BlueWaterAquaticsInc.com](mailto:Office@BlueWaterAquaticsInc.com)



**Disclaimer:** While Blue Water Aquatics makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work. Such conditions may result in additional time or material costs that exceed this contract pricing. Should this occur, the Customer will be notified of these unforeseen circumstances or conditions and what the anticipated costs may be.

By signing this Agreement, the Customer acknowledges that they have informed Blue Water Aquatics of all known and relevant current site conditions that would be reasonable to successfully complete the contracted work. (Possible conditions may include site access, site parking, staging areas, fencing, obstructions or gate codes)

**Insurance:** Blue Water Aquatics will maintain the following insurance coverage: Workers' Compensation, General Liability, Automotive Liability and Property and Casualty. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming the Customer as "Additional Insured" may be provided upon Customer request, with Customer agreeing to pay for any additional costs associated with such request.

**E-Verify:** Blue Water Aquatics utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

**Addenda:** See attached map, survey, and report (where applicable).

**Midge Fly & Mosquito Consulting:** Blue Water Aquatics, Inc. management and personnel are available by appointment for demonstrations or presentations designed to help understand midge fly and mosquito problems and their respective solutions.

\_\_\_\_\_  
Christopher Thompson, President  
Blue Water Aquatics, Inc.

\_\_\_\_\_  
Customer

\_\_\_\_\_  
Printed Name & Title

\_\_\_\_\_  
1/16/2026

Date

\_\_\_\_\_  
Date





**Survey Sheet**  
**OAK CREEK CDD – MIDGE FLY CONTROL**  
**Site & GEP Surveyed**

<u>POND #</u>	<u>Linear Feet</u>	<u>Surface Acres</u>
20	725	0.33

**Site Map**





## Special Service Agreement

This Special Service Agreement, dated January 16, 2026, is made between **Blue Water Aquatics, Inc.** (hereinafter “Blue Water Aquatics”) located at 5119 State Road 54, New Port Richey, FL 34652, and **Oak Creek CDD** (hereinafter the “Customer”), c/o Inframark, 3654 Cypress Ridge Boulevard, Suite 101, Wesley Chapel, FL 33544.

**Project Site: OAK CREEK CDD – POND 457**

**General Conditions:** Blue Water Aquatics will provide the following one-time services:

- Contract Services** - Supply and install one (1) Airmax<sup>®</sup> LakeSeries™ LS80 Aeration System, weighted air lines, and 8 ProAir 4 diffusers.

**Item A: KIT-510553** – This Airmax<sup>®</sup> LakeSeries™ PS80 Aeration System comes with an aluminum cabinet, (2) 115-volt T75 ¾ HP compressors, one (1) remote manifold, eight (8) ProAir4 diffusers, 160-feet of direct burial airline, and 2,675-feet of weighted airline.

**The customer will need to supply a licensed electrician to install power & an outdoor-rated 120-volt GFCI outlet/receptacle within 15-feet of the shoreline.**

**Item B: Labor & Supplemental Materials** – All material and labor are included except for supplying the electric service.

- Contract Costs:** Customer agrees to pay Blue Water Aquatics, Inc. the following amount for these specific aeration services.

<b>Item A: KIT-510553: Airmax<sup>®</sup> LakeSeries™ PS80 Aeration System</b>	<b>\$ 20,811.00</b>
<b>Item B: Labor &amp; Supplemental Materials</b>	<b>Included</b>

<b>TOTAL COST OF PROJECT:</b>	<b>\$20,811.00</b>
-------------------------------	--------------------

**Airmax Manufacturer Warranty: Compressor & Electrical Components – 3 years; Airline & Diffusers – 5 years; Cabinet – 10 years.**

Customers are aware that weather conditions such as, but not limited to, rain, lightning and wind may cause a delay in this project. It is understood that depending on the length and severity of weather conditions, it may take Blue Water Aquatics varying amounts of time to fulfill all work covered under this Agreement. Blue Water Aquatics shall not be liable for any delay in performing the services, nor liable for any failure to provide the services, due to any cause beyond its reasonable control.

### Payment of Services:

The customer agrees to pay Blue Water Aquatics as follows:

- A **50% deposit** is required **two weeks prior to scheduling installation.**
- The balance is due within 30 days following completion of the installation.

Oak Creek CDD 457 - Aeration SSA 1-16-2026.docx

HEADQUARTERS: 5119 State Road 54 ■ New Port Richey, FL 34652  
Phone: 727-842-2100 ■ Email: Office@BlueWaterAquaticsInc.com





*Accepted forms of payments are Cash, Money Order, Check, Zelle, ACH or Credit Card (credit card payments will incur a 3.5% credit card fee for every credit card transaction). Any account over sixty (60) days past due is subject to suspension of future work under this Agreement. Customer will be charged interest at the rate of one and one-half percent (1 ½%) per month until the account is fully paid.*

In the event that Blue Water Aquatics shall institute any collection proceedings against Customer with respect to its delinquent account, then Customer agrees to pay to Blue Water Aquatics on demand, an amount which is equal to all costs, charges and expenses paid or incurred by Blue Water Aquatics in pursuing such collection, including, without limitation, all reasonable attorney's fees, court costs and other litigation expenses in connection therewith.

**Disclaimer:** While Blue Water Aquatics makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found during the performance of the contract work. Such conditions may result in additional time or material costs that exceed this contract price. Should this occur, the Customer will be notified of these unforeseen circumstances or conditions and what the anticipated costs may be.

By signing this Agreement, the Customer acknowledges that they have informed Blue Water Aquatics of all known and relevant current site conditions that would be reasonable to successfully complete the contracted work. (Possible conditions may include site access, site parking, staging areas, fencing, obstructions or gate codes)

**Insurance:** Blue Water Aquatics will maintain the following insurance coverage: Workers' Compensation, General Liability, Automotive Liability and Property and Casualty. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming the Customer as "Additional Insured" may be provided upon Customer request, with Customer agreeing to pay for any additional costs associated with such request.

**E-Verify:** Blue Water Aquatics utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

**Addenda:** See attached mapping and aeration system information from the supplier (where applicable).

Chris Thompson, President  
Blue Water Aquatics, Inc.

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Printed Name & Title

1/16/2026

Date

\_\_\_\_\_  
Date

Oak Creek CDD 457 - Aeration SSA 1-16-2026.docx

HEADQUARTERS: 5119 State Road 54 ■ New Port Richey, FL 34652  
Phone: 727-842-2100 ■ Email: Office@BlueWaterAquaticsInc.com

## OAK CREEK CDD POND 457 (ELECTRIC) AERATION MAP



Oak Creek CDD 457 - Aeration SSA 1-16-2026.docx

HEADQUARTERS: 5119 State Road 54 ■ New Port Richey, FL 34652  
Phone: 727-842-2100 ■ Email: [Office@BlueWaterAquaticsInc.com](mailto:Office@BlueWaterAquaticsInc.com)



# AIRMAX

## LakeSeries® Aeration Systems

Customizable Large Lake Design | Single Systems up to 12 Acres

Airmax LakeSeries Aeration Systems are designed to provide maximum oxygen saturation and water circulation to lakes and large ponds. Housed in a lockable Powder-Coated Aluminum Cabinet, the LakeSeries systems are secure and built to last. Cabinets feature advanced filtration and cooling technology, ensuring long system life.

### Airmax Warranty Information

- Compressor & Electrical Components - 3 Years
- Airline & Diffusers - 5 Years
- Cabinet - 10 Years

### QUIET & COOL ALUMINUM CABINET

**Quiet Cabinet Design:** Engineered to absorb sound and reduce vibration

**Lockable Powder-Coated Aluminum Cabinet:** For ultimate protection and durability

**Enhanced Airflow Management:** Optimize airflow for up to 12 diffusers

**Enhanced Cooling System:** Dual cooling fans tunnel airflow evenly through the cabinet for maximum air exchange

**Extra Large Integrated Filter:** High density intake filter for reduced maintenance and maximum system life

**Integrated Elevated Base & Composite Mounting Pad:** Protects against damaging flood water and provides additional stability

### BEST-IN-CLASS DIFFUSER

**360° Bubble Production:** Maximum circulation and oxygen saturation

**Patented PTFE Non-stick Membrane:** No clogs or debris affecting airflow

**EasySet Base Plate:** Simple installation and maintenance

### CUSTOMIZABLE DUAL COMPRESSOR DESIGN

**Dual SilentAir® Compressors:** Up to 2 HP total, high efficiency, low cost to operate, continuous duty, easy maintenance

**Integrated SmartStart Technology (IST):** System protection after power interruptions

**Hot Swappable Design:** Quick connect fittings and easy attach compressor mounting plate for simplified maintenance

### EASYSET® AIRLINE

**Self-Weighted:** No bricks, weights or ties needed. Kink free and fish hook resistant

**Direct Burial:** Use from power source to pond's edge



# AIRMAX®

## Benefits of Diffused Aeration

- Circulates and oxygenates the entire water column eliminating thermal stratification and creating a thriving pond environment
- Creates a clear, clean and balanced pond with less bottom muck
- Reduces the chance of fish loss caused by turnover
- Prevents stagnant water, reducing midge fly and mosquito populations

See the results at [Airmaxeco.com/AerationCaseStudy](http://Airmaxeco.com/AerationCaseStudy)



## AERATION MAPPING SERVICE THE RIGHT SYSTEM FOR THE PERFECT POND!

### LET A CERTIFIED AIRMAX INSTALLER DESIGN THE RIGHT SYSTEM FOR YOUR POND OR LAKE!

Selecting the right system as well as determining the proper placement of the diffusers is vital to ensuring you are circulating and aerating your pond or lake effectively. Incorrectly placing diffusers or using an under-sized unit, limits the overall effectiveness of an aeration system. The Airmax Assist™ mapping service ends the guesswork. When a Certified Installer uses Airmax's proprietary software to map your pond or lake, not only will the installer stand behind the installation but Airmax will guarantee the results!

### HERE IS HOW TO GET YOUR LAYOUT:

Visit [www.airmaxeco.com/airmax-assist](http://www.airmaxeco.com/airmax-assist) and complete a short survey. Airmax will run this information along with input from your local Certified Installer through the Airmax Assist proprietary software to create a complete pond profile, detailed aeration placement map and a management plan.



## LakeSeries Systems

System	Single System Aerating Area		What's Included			System Specs				
	Maximum Aerating Area 12'-50' depth	Max Diffuser Depth (ft)	Max # of ProAir® 4 Diffusers	Rocking Piston Compressor HP	EasySet Airline	Amps		Op. Cost / Month (24/7)	Decibel Level at 5' Distance	Max CFM
						115v	230v			
LS80	8 Acres*	50	8	(2) T75 3/4 HP	Use with 5/8" Airline	8.6	4.3	\$70.80**	60	11.2
LS120	12 Acres*	50	12	(2) T100 1 HP	Use with 5/8" Airline	N/A	6.3	\$103.80**	62.8	14.2

\* For larger ponds or lakes, multiple systems may be used.

\*\* Operating cost is calculated at 10¢ per kilowatt hour. Cost will vary depending on location.

ProAir 4 Diffuser Size: 19"L x 19"W x 5"H  
Metal Cabinet Size: 30.25"L x 28.75"W x 21"H





## Special Service Agreement

This Special Service Agreement, dated January 16, 2026, is made between **Blue Water Aquatics, Inc.** (hereinafter “Blue Water Aquatics”) located at 5119 State Road 54, New Port Richey, FL 34652, and **Oak Creek CDD** (hereinafter the “Customer”), c/o Inframark, 3654 Cypress Ridge Boulevard, Suite 101, Wesley Chapel, FL 33544.

### **Project Site: Pond 20**

**Contract Term:** This Agreement is for a one-time service as described herein. Any additional services will be provided only upon additional terms as agreed by the parties in writing.

**General Conditions:** The water control structure and weir have excess brush and dead tree limbs around it. This vegetation has the potential to obstruct water flow into the structure. Based on these conditions, Blue Water Aquatics proposes the following service:

- 1. Item A: Water Control Structure Cutback** – Using our airboat as a work platform, we will trim back all dead brush and limbs around the water control structure utilizing pole saws and pruning shears. All cut stumps will be treated with Garlon herbicide to prevent regrowth.
- 2. Item B: Labor and Supplemental Materials** – All material and labor are included.

**Contract Costs:** Customer agrees to pay Blue Water Aquatics, Inc. the following amount for these specific services.

<b>Item A:</b>	<b>Marsh Master Services</b>	<b>\$1,843.00</b>
<b>Item B:</b>	<b>Labor &amp; Supplemental Materials</b>	<b>Included</b>

<b>TOTAL COST OF PROJECT:</b>	<b>\$1,843.00</b>
-------------------------------	-------------------

*The above price is effective for ninety (90) days from the date of this proposal.*

The Customer acknowledges that weather conditions—including but not limited to rain, lightning, and wind—may cause delays in service. Depending on the duration and severity of such conditions, Blue Water Aquatics may require varying amounts of time to complete the services outlined in this Agreement. Blue Water Aquatics will use its best judgment to determine appropriate services based on prevailing conditions. The company shall not be held responsible for delays or failures to perform services due to circumstances beyond reasonable control.

### **Payment Terms**

The Customer agrees to remit payment to Blue Water Aquatics within thirty (30) days of the invoice date for all completed work. Accepted forms of payment include Cash, Money Order, Check, Zelle, ACH, or Credit Card (a 3% processing fee applies to all credit card transactions). Accounts that remain





unpaid for more than sixty (60) days may result in suspension of further work under this Agreement. A late fee of 1.5% per month will be charged on all past due balances until paid in full.

If Blue Water Aquatics is required to initiate collection efforts for a delinquent account, the Customer agrees to cover all associated costs, including reasonable attorney's fees, court costs, and other expenses incurred in the collection process.

#### **Site Conditions Disclaimer**

Although Blue Water Aquatics makes every reasonable effort to inspect the work site prior to beginning services, unforeseen conditions or hidden site issues may arise during the course of work. These may lead to additional time or material costs beyond the scope of this Agreement. Should such conditions occur, Blue Water Aquatics will notify the Customer of the issue and provide an estimate for any additional costs.

By signing this Agreement, the Customer confirms they have disclosed all known and relevant site conditions that could impact the successful completion of the work. Such conditions may include, but are not limited to: site access, parking availability, staging areas, fencing, obstructions, or gate codes.

#### **Insurance**

Blue Water Aquatics maintains insurance coverage including Workers' Compensation, General Liability, Automotive Liability, and Property and Casualty. A Certificate of Insurance is available upon request. Should the Customer request to be named under a "Waiver of Subrogation", any associated costs will be the responsibility of the Customer.

#### **E-Verify Compliance**

In compliance with Florida Statute 448.095, Blue Water Aquatics uses the federal E-Verify system in its contracts with public employers. All applicable provisions of the statute are hereby incorporated into this Agreement by reference, and Blue Water Aquatics certifies full compliance.

#### **Addenda**

See attached map, survey, and report, where applicable.

Chris Thompson, President  
Blue Water Aquatics, Inc.

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Printed Name & Title

1/16/2026

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



**OAK CREEK CDD  
POND 20**



[illegible]



Eddy Barba  
 Director of Operations  
 3100 Fairlane Farms Rd,  
 Wellington, FL 33414  
 Tel: 904-927-9346  
 E-Mail: ebarba@azuria.com

#### SALESFORCE ID

ATTN: Carlos Santana, On Site Manager  
**Inframark**  
**34300 Spring Oak Trail**  
**Wesley Chapel, FL. 33545**

CELL: 813-727-3886  
 EMAIL: csantana@inframark.com

**RE: Oak Creek CDD**  
**34300 Spring Oak Trail**  
**Wesley Chapel, FL. 33545**

#### Proposal # 2026107 Oak Creek CDD Culvert Cleaning

Insituform Technologies, LLC ("ITL") is pleased to provide this Proposal ("Proposal") for the scope of work detailed below for the above-referenced Project ("Project").

#### PRICING

The following pricing shall apply to work performed by ITL. All pricing is valid for 30 days, unless otherwise extended by ITLLC.

Item	Description	Units	Quantity	Unit Cost	Total Cost
	Hydro Jetting of Storm Sewers of varying diameters, daily rate, no cctv inspection will be performed	Day	5	\$2,750.00	\$13,750.00
	Disposal of debris at an approved facility, dump tickets will be provided upon request(dump will be on-site)	Day	5	\$750.00	\$3,750.00
				TOTAL =	\$17,500.00

Pricing is based on strictly cleaning and no cctv inspection of storm sewers in the Oak Creek CDD. Pricing is based on a daily rate, but billing shall be done on actual days spent on-site. Work day consists of 8 working hours, partial days shall be billed proportionally rounded to the nearest hour.

The following items are excluded from ITL's above Pricing and Scope of Services / Responsibilities stated in this Agreement. These items, if necessary, applicable or otherwise required, shall be furnished by the Customer, in the Customer's direction and at no cost to ITL or may, upon mutual agreement in writing between ITL and Customer, be provided by ITL at an additional cost:

1. Permits, licenses and construction easements.
2. Customer shall be responsible for locating all manholes on the project and ensuring access is possible.
3. Payment and Performance bonds. If payment and performance bonds are required, add 2.5% to the total Project cost.
4. Removal and disposal of any hazardous or toxic materials encountered during the Project.
5. Holiday work, rush delivery or adverse weather work (as defined by ITL).
6. Certified Professional Engineer stamped designs. Will be provided, at additional cost, if required in specifications.
7. Additional premiums for special insurance coverage(s) specific to any project if required.

## **ITL GENERAL SCOPE OF WORK / RESPONSIBILITIES**

---

ITL will provide the following:

1. Standard insurance coverage with the following limits:
  - General Liability: \$2,000,000 per occurrence/\$4,000,000 aggregate
  - Auto: \$2,000,000 Combined Single Limit
  - Workers Compensation: Statutory with \$1,000,000 Employer's Liability

The above insurance shall not include Primary and Non-Contributory Coverage and ITL shall not provide a Waiver of Subrogation endorsement.

**NOTE:** Modifications to the Scope of Work/Responsibilities of ITL may result in a change in price and/or duration.

## **TERMS AND CONDITIONS**

---

By executing this Proposal, Customer shall be subject to all of the terms and conditions including those contained at the following link: [Insituform Terms and Conditions](#) (the "Insituform Terms and Conditions"). The terms of this Agreement (including the Insituform Terms and Conditions) shall be controlling over others. The terms and conditions of this Proposal form the entire agreement "Agreement" between the parties. All other terms, proposals, negotiations, representations, recommendations, statements or agreements, whether made or issued contemporaneously or previously, are excluded from and are not a part of this Proposal and have no binding or enforceable effect. This Proposal, if accepted, shall be binding on the parties and their respective successors and assigns.

## **ACCEPTANCE**

---

Please do not hesitate to contact me with any further questions at

Very truly yours,

**Insituform Technologies, LLC.**



Eddy Barba  
Director of Operations

\_\_\_\_\_

Accepted By: \_\_\_\_\_  
(signed)

Date: \_\_\_\_\_

\_\_\_\_\_  
(print name)

Title: \_\_\_\_\_

**RESOLUTION 2026-05**

**A RESOLUTION REMOVING LEAH POPELKA AS  
TREASURER AND APPOINTING STEPHEN BLOOM AS  
TREASURER OF THE OAK CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Oak Creek Community Development District desires to remove Leah Popelka as Treasurer and appoint Stephen Bloom as Treasurer.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF THE OAK CREEK COMMUNITY  
DEVELOPMENT DISTRICT:**

1. Leah Popelka is removed as Treasurer.
2. Stephen Bloom is appointed Treasurer.

Adopted this 9<sup>th</sup> day of February 2026

---

Chairman/Vice Chair

---

Assistant Secretary

**MINUTES OF MEETING  
OAK CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Oak Creek Community Development District was held on Monday, January 12, 2026, and called to order at 6:00 p.m. located at the Watergrass Clubhouse, 32711 Windelstraw Dr., Wesley Chapel, FL 33545.

Present and constituting a quorum were:

Sam Watson	Chairperson
Michael Rudman	Vice Chairperson
Ryan Gilbertson	Assistant Secretary
Lisa Vaile	Assistant Secretary
David Gerald	Assistant Secretary

Also, present via Teams or in person were:

Christina Newsome	District Manager, Inframark
Robert Dvorak	District Engineer
Carlos Santana	Field Manager, Inframark
Christina Haller	District Accountant, Inframark
Doug	Representative, Blue Water Aquatics
Bill Conrad	Representative, LMP
Residents	

*This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

**FIRST ORDER OF BUSINESS**

**Call to Order / Roll Call**

Ms. Newsome called the meeting to order and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Audience Comments (3) Minute Time Limit**

A resident commented on the presence of police patrols within the community and emphasized the importance of active patrols. The resident also requested the enforcement of the trespass agreement.

A resident commented on the maintenance, or lack thereof, surrounding Pond 20 and the associated wetland mitigation area.

OAK CREEK CDD  
January 12, 2026

A resident commented on revisiting the District's budget assessments now that the community is fully built out.

A resident commented on the proposal for the shed ramp and referenced how a vendor previously handled the pavilion installation.

A resident commented on the distinction between CDD responsibilities and HOA responsibilities, seeking clarification on which entity is responsible for specific items.

#### **FOURTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. District Accountant**

Mr. Haller presented the District Accountant's report and responded to questions from the Board. The Board requested that the District's financial information be uploaded to the District website. Mr. Haller noted that the onsite line item is being combined rather than listed individually and advised that he will look further into the change. Mr. Haller also confirmed that all required District documents have been submitted to the auditors.

##### **B. District Counsel**

District Counsel was not present. The Board requested follow-up regarding concerns related to Pond 24.

##### **C. District Engineer**

Mr. Dvorak presented the District Engineer's report and provided an update regarding ongoing erosion issues. He advised that fill dirt is needed for the affected area. Mr. Dvorak further stated that the team will review the list of community concerns provided by Mr. Watson, prioritize the items, and report back to the Board with a high-, medium-, and low-priority assessment.

##### **D. District Manager**

Ms. Newsome presented the District Manager's report. Ms. Newsome announced that the next workshop will be held on Saturday, February 7, 2026, at 9:00 a.m., and that the next regular Board meeting will be held on Monday, February 9, 2026, at 6:00 p.m.

Ms. Newsome discussed field manager attendance at workshops. It was determined that the field team will attend the workshop and either flex time on Fridays or be paid overtime if flex time is not an option.

**E. Field Manager**

Mr. Santana presented the Field Manager's report. He advised that staff will be working on multiple bids for electrical work following a review of the premises. Mr. Santana also discussed recent vandalism incidents. The Board discussed sending updated e-blast verbiage to District Counsel for review and approval.

Following discussion, a motion was made to approve the installation of dog park signage.

On MOTION by Mr. Gerald seconded by Mr. Rudman, with all in favor, the dog park signage installation proposal was approved. 5-0

**F. Aquatics Report**

Mr. Doug presented the Aquatics Report and introduced Mr. Christopher to the Board. Aeration issues were discussed, specifically relating to Ponds 11, 11A, 11B, and 12. It was noted that the Pond 20 water control structure has outstanding needs. Pond 22 was not discussed, as it was identified as a repeat item. The Board requested that all items be listed in future reports, even if they are repeat items.

**G. Landscape Report**

Mr. Bill presented the landscape report and reviewed proposals with the Board. The Board requested that a map of irrigation zones be provided to field staff to assist with easier identification.

**FIFTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Pressure Washing for the Amenity Center and Main Entrance Sidewalks**

On MOTION by Mr. Rudman seconded by Mr. Gilbertsen, with all in favor, proposal #379560 pressure washing the amenity center and main entrance sidewalks in the amount of \$8,796.00 was approved. 5-0

**B. Consideration of Ramp Proposal for the Shed**

The Board reviewed the proposal and discussed the item. Following discussion, the item was tabled in order to obtain additional quotes.

On MOTION by Mr. Watson seconded by Mr. Gilbertson, with 2 in favor and 3 opposed, the motion to approve the Ramp Proposal for the Shed failed. 2-3

**SIXTH ORDER OF BUSINESS**

**Business Administration**



**A. Approval of Minutes for December 6, 2025, Workshop and December 8, 2025, Regular Meeting**

Following discussion regarding the manner in which the minutes are prepared and items requiring clarification, the minutes were tabled and will be revised and resubmitted for future consideration.

**B. Review of Check Register for the Month of November 2025**

The Board reviewed the Check Register for the month of November 2025 during the District Accountant's report. All questions were addressed.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

Ms. Vaile presented tile options for pool resurfacing. Discussion ensued.

On MOTION by Mr. Watson seconded by Mr. Gerald, with all in favor, tile option 1 was approved. 5-0

Mr. Rudman commented that the recently installed turf stone requires additional soil to be added. He further noted that field staff will coordinate with the vendor to complete the work.

Ms. Vaile mentioned items within the financials that require clarification and additional breakdown. She further noted that a follow-up call with the account supervisor will be scheduled to discuss these items.

Mr. Gerald mentioned that hedges along Spring Oak Trail and Sparkling Way need to be cut back.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments at this time.

**NINTH ORDER OF BUSINESS**

**Adjournment**

With there being no other business,

On MOTION by Mr. Gerald seconded by Mr. Rudman, with all in favor, the meeting was adjourned. 5-0

---

Sam Watson, Chairman