



Rizzetta & Company

Bexley Community Development District

Board of Supervisors' Regular Meeting August 8, 2025

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001**

www.bexleycdd.org

BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
16950 Vibrant Way, Land O'Lakes, Florida 34638

District Board of Supervisors	Nancy Pettit	Chairman
	Stephen Babon	Vice-Chairman
	Deneen Klenke	Assistant Secretary
	Joe Albert	Assistant Secretary
	Adam Saunders	Assistant Secretary
District Manager	Wesley Elias	Rizzetta & Company, Inc.
District Counsel	Alyssa Wilson	Kutak Rock
District Engineer	Stephen Brletic	BDI

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1- 1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

BEXLEY COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – Wesley Chapel, FL 813-994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
WWW.BEXLEYCDD.ORG

August 1, 2025

Board of Supervisors
Bexley Community
Development District

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Bexley Community Development District will be held on **Friday, August 8, 2025, at 1:00 p.m.** at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O' Lakes, Florida 34638. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Aquatic ReportsTab 1
 - i. Consideration of Native Planting ProposalTab 2
 - B. Landscape Inspection Report
 - i. Landscape Contractor Updated Response to
May Landscape Inspection ReportTab 3
 - C. District Engineer
 - D. District Counsel
 - E. General Manager
 - F. District ManagerTab 4
- 4. BUSINESS ITEMS**
 - A. Consideration of Landscape Maintenance RFP's Tab 5
 - B. Consideration of Irrigation Maintenance RFP's Tab 6
 - C. Consideration of Resolution 2025-04; Awarding
Landscape Maintenance Services Tab 7
 - D. Consideration of Resolution 2025-05; Awarding
Irrigation Maintenance Services Tab 8
 - E. Consideration of Pine Ribbon Park Drainage Proposal Tab 9
 - F. Consideration of S2016 -Arbitrage Engagement Letter Tab 10
 - G. Discussion of Addendum to Current USDA Contract Tab 11
 - H. Discussion of Speed Limit and Wildlife Signs Tab 12
 - I. Discussion of Pet Waste Stations Near Lake Tab 13
 - J. Discussion of Easement Access
 - K. Discussion of Rangeland Expansion

5. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of the Board of
Supervisors Regular Meeting held on June 25, 2025Tab 14
- B. Consideration of Operation and Maintenance for
June 2025.....Tab 15

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,
Wesley Elias
Wesley Elias
District Manager

Tab 1



Bexley Community Development District Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
7/9/2025

Prepared for:
Bexley
Community Development District

Prepared by:
Jacob Adams, Project Manager & Biologist

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lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



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Site Assessments

Pond 1

Comments:

Site Looks Good

This is an excellent example of the ecological value of native aquatic plant species that also aid in the stabilization of a pond shoreline. The native Gulf Spike Rush and Duck Potato plants continue to thrive around the shoreline perimeter. A trace amount of algae and grass clippings were observed in a few spots around the perimeter between the native vegetation and the shore.



Pond 2

Comments:

Site Looks Good

The water level has elevated since the last time this pond was inspected. Water level is currently at a normal level. The native perimeter plantings are robust and look great. A trace amount of Torpedograss and shoreline weeds were observed around the perimeter. This new invasive growth is minimal and will be targeted for treatment during the upcoming visits.



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1-800-491-9621



Site Assessments

Pond 3

Comments:

Site Looks Good

Pond 3 continue to looks great. The native Gulf Spike Rush is thriving and slowly expanding its foot print around the pond. No issues were observed with algae and submersed weeds. A very minor amount of Torpedograss, Pennyworth and other shoreline weeds were observed where the pond meets the wetland area. This will be targeted for treatment.



Pond 4

Comments:

Site Looks Good

Pond 4 continues to remain looking great. No issues were observed with algae, submersed weeds, or shoreline weeds. Minor amounts of invasive plant species were previously treated to maintain the current state of the pond. The native Gulf Spike Rush is very robust and healthy on this pond.



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Site Assessments

Pond 5

Comments:

Normal Growth Observed

The water level on pond 5 remains low. The perimeter shoreline areas have been targeted for Torpedograss and other invasive plants while the water level remains below a normal level. A minor amount of algae and new shoreline weed growth, Torpedograss, and Pennywort, were observed and will be targeted for treatment on the upcoming visits.



Pond 6

Comments:

Normal Growth Observed

The Bladderwort that was observed on pond 6 during the last inspection has been treated and reduced. A minor amount of algae was observed around a few patches of Gulf Spike Rush. Algae will be targeted for treatment during the upcoming visits. Shoreline weeds and Torpedograss were previously treated and no issues were observed.



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Site Assessments

Pond 7

Comments:

Normal Growth Observed

New growth of Slender Spike Rush and a trace amount of algae were observed on pond 7. These will be targeted during the upcoming visit. No other issues were observed on Pond 7.



Pond 8

Comments:

Normal Growth Observed

Previously treated Torpedograss and a trace amount of new Torpedograss growth was observed on Pond 8. No issues were observed with algae or submersed weeds. The open water area looks great and is clear of algae and submersed weeds. The shoreline perimeter benefits from the healthy native Gulf Spike Rush.



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Site Assessments

Pond 9

Comments:

Site Looks Good

Pond 9 looks good. The last time this pond was inspected algae was observed. Algae has since then been reduced and was not present during this visit. Previous treatments targeted Torpedograss and other shoreline weeds and positive results can be seen around the perimeter.



Pond 10

Comments:

Site Looks Good

The Pickerelweed and Duck Potato are very robust and healthy. The open water area looks great and the shoreline perimeter where the native plants are growing are free from invasive shoreline grasses and weeds. There are no new issues to report. Previous treatments have targeted shoreline weeds around the perimeter to maintain the current state of the pond.



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Site Assessments

Pond 11

Comments:

Site Looks Good

A trace amount of Pennywort was observed on Pond 11. No issues with algae, submersed weeds, or other shoreline weeds were observed. The native Gulf Spike Rush and Duck Potato around the perimeter look good. We will continue to have planted areas selectively treated for shoreline weeds to keep the native vegetation free of invasive weeds.



Pond 12

Comments:

Normal Growth Observed

A trace amount of Pennyworth was observed on Pond 12. There are a few patches and are on the opposite side of the native vegetation. This will be targeted for treatment during the upcoming visits. No issues were observed with algae, submersed weeds, or other shoreline weeds. Shoreline invasives (weeds) were recently treated around the shoreline perimeter.



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Site Assessments

Pond 13

Comments:

Normal Growth Observed

A minor amount of algae was observed near the shoreline perimeter in patches. These will be targeted for treatment during the upcoming visit. The wetland buffer side of the pond shows recent growth of Torpedograss and a boat will be scheduled to go into this pond to perform this treatment.



Pond 14

Comments:

Site Looks Good

Pond 14 looks good overall, however a trace amount of algae was observed. This will be targeted for upcoming treatment. Pond 14 was previously treated for shoreline weeds and results can be seen around the shoreline perimeter and the native plants look great and do not have invasive vegetation within or around them.



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Site Assessments

Pond 15

Comments:

Normal Growth Observed

Vine growth on and around the native vegetation was observed. Also a trace amount of Alligator weed was observed. Some of the Alligator weed shows signs of previous treatment and some is new growth. These will be targeted for upcoming treatment. No issues will Algae or submersed weeds were observed. Torpedograss was previously targeted for treatment.



Pond 16

Comments:

Site Looks Good

Pond 16 looks great. The only issue that was observed was a trace amount of shoreline weeds including Torpedograss and Pennywort. This growth was very minimal and will be targeted during the upcoming visit. The water level has elevated since the last time Pond 16 was inspected and it has returned to a normal level. No other issues were observed.



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Site Assessments

Pond 17

Comments:

Normal Growth Observed

A trace amount of algae and shoreline weeds were observed on Pond 17. This new growth will be target for treatment during the upcoming visits. No issues were observed with algae or submersed weeds. The native Duck Potato, Gulf Spike Rush, and Pickerelweed continue to thrive and will slowly fill in more around the shoreline perimeter.



Pond 18

Comments:

Normal Growth Observed

Torpedograss and Alligator weed was previously treated and shows positive results. A minor amount of algae was observed around the shoreline perimeter in small and scattered patches. These will be targeted for treatment during the upcoming visits. No other issues were observed and the Native vegetation looks great.



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Site Assessments

Pond 19

Comments:

Site Looks Good

Pond 19 looks great, however there was several spots around the shoreline perimeter, where grass clippings were discharged into the pond. This can be seen in the pictures. Currently no issues with algae, submersed weeds, or shoreline weeds were observed, but Pond 19 may see an increased growth in algae around the shoreline perimeter as the grass clippings decompose.



Pond 20

Comments:

Normal Growth Observed

Algae was observed on pond 20. The algae growth that was observed was primarily in the open water area along the edge of the Gulf Spike Rush. Algae will be targeted for treatment during the upcoming visits.



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Site Assessments

Pond 21

Comments:

Normal Growth Observed

Previously this pond was treated for Slender Spike Rush. Positive results were observed in a major reduction of this invasive submersed plant. A minor amount of algae was observed on Pond 21 and will be targeted for treatment. The shoreline perimeter was previously treated for shoreline weeds and no issues were observed during this visit.



Pond 23

Comments:

Site Looks Good

Alligator weed and Torpedo grass have been previously treated and positive results were observed. There is a trace amount and regrowth of both of these but overall they have been reduced and will continue to be targeted until further reduction. No issues with algae were present at the time of this visit.



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Site Assessments

Pond 24

Comments:

Site Looks Good

A trace amount grass clippings were observed in pond 24. Total amount was not very much, but there was one corner that had collected a slight amount more than can normally be expected to be seen. No current issues with algae, submersed weeds, or shoreline weeds.



Pond 25

Comments:

Site Looks Good

Pond 25 looks great. The shoreline perimeter has been previously treated for shoreline weeds and they are currently not an issues. No issues were observed with algae or submersed weeds either.



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Management Summary/Recommendations

Currently Ponds 1-25 look are in excellent condition. By staying proactive and providing professional, proper, and timely treatments, algae growth and other invasive growths have been kept to a minimum. For being the middle of summer, with high water and air temperatures, these ponds look fantastic. Typically this time of year we can expect consistent perimeter algae growth and occasional algal blooms. Many of the ponds in this section do not have any current algae issues or if algae is present it is in minor amounts and caught quickly by the Advanced Aquatic Team.

Recently, shoreline perimeter areas were strategically targeted for invasive shoreline weed growth such as, Torpedograss, Pennywort, and Alligator weed. Before we began to receive consistent rainfall and water levels were lower this was an ideal time to target these invasive species. Now the results are showing as water levels have elevated to normal levels in most ponds and in many ponds there is a clear distinction between the shoreline and where the native plants begin with little to no growth of invasive species in this buffer area.

Thank you for your continued partnership and allowing Advanced Aquatics to provide all your aquatic and wetland management needs.



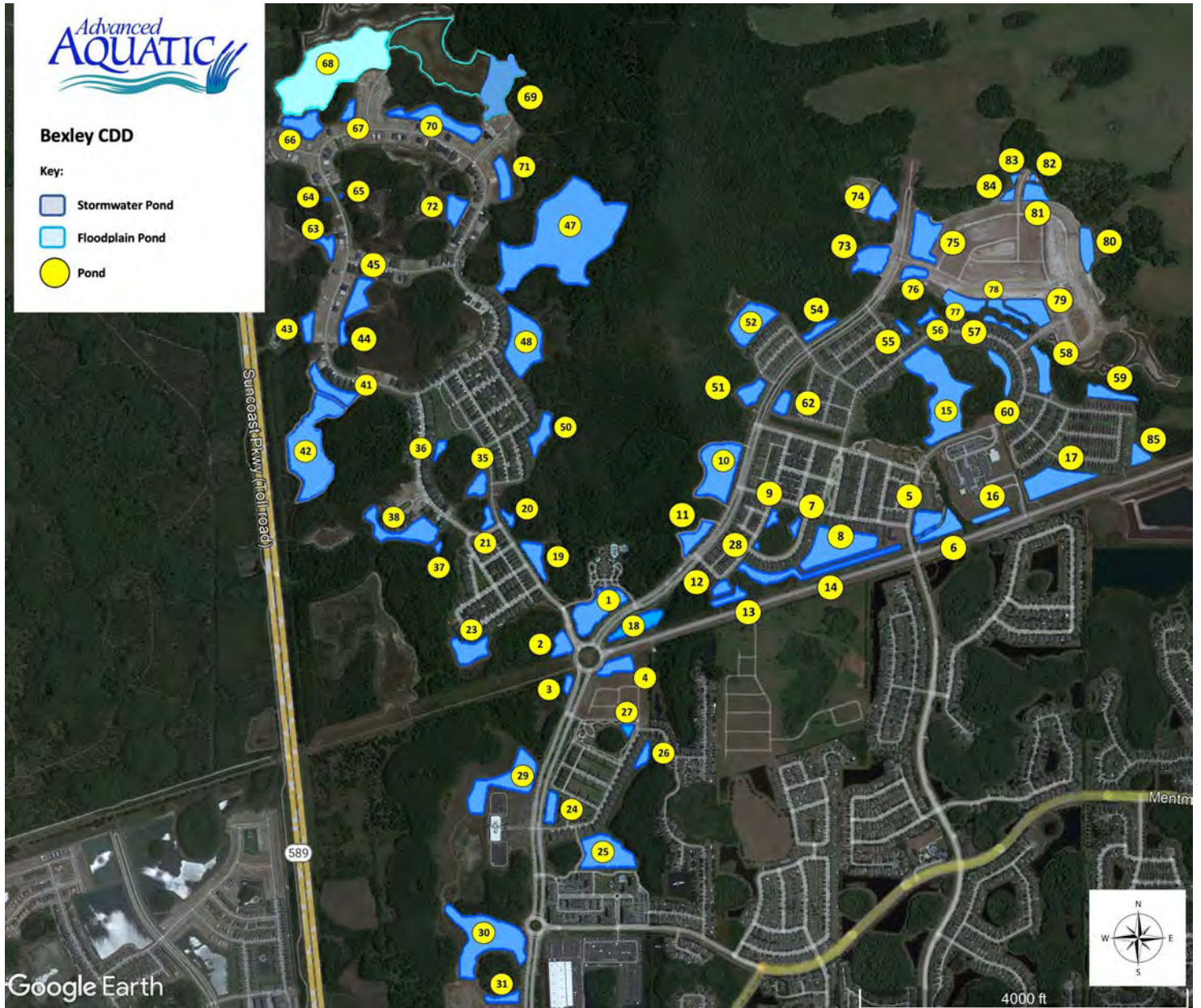
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Map



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CUSTOMER: Bexley
ACCOUNT #: 916
DATE: 6/24/25
TECH: Mike / David
WEATHER CONDITIONS: Sunny
WATER LEVELS: Low

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.
ALGAE TREATMENT
BORDER GRASSES
SUBMERSED AQUATICS
FLOATING AQUATICS

10	11	51	54	73	74	76	55	56	60	62				
			X				X	X	X	X				
X	X	X	X	X	X	X		X	X	X				

SITE OBSERVATIONS: Treated As Noted

* Also Added 1 Blue Dye for light reduction in pond #62

RECOMMENDATIONS:

- Water Quality Analysis ☐
- Native Plantings ☐

Lake (s) # N/A
Lake (s) # N/A

- Native Fish Stocking ☐
- Triploid Grass Carp ☐

Lake (s) # N/A
Lake (s) # N/A

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

BIOLOGICAL CONTROL FISH

OTHER WILDLIFE:

REMARKS: 5m Gators / Fish / Birds

- ☐ Largemouth Bass ☒ Bream ☐ Catfish
☐ Triploid Grass Carp ☒ Mosquitofish



CUSTOMER: Bexley
ACCOUNT #: 916
DATE: 6-24-25
TECH: David
WEATHER CONDITIONS: Sunny
WATER LEVELS: Low

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.
ALGAE TREATMENT
BORDER GRASSES
SUBMERSED AQUATICS
FLOATING AQUATICS

21	44	43	72	50	47		1								
		X	X												
	X			X	X										
X	X	X													
							Pond Dye								

SITE OBSERVATIONS:

Treated each site as noted parks
look Great keep the rain coming

RECOMMENDATIONS:

- Water Quality Analysis ☐ Lake (s) # _____
- Native Plantings ☐ Lake (s) # _____
- Native Fish Stocking ☐ Lake (s) # _____
- Triploid Grass Carp ☐ Lake (s) # _____

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

BIOLOGICAL CONTROL FISH

OTHER WILDLIFE:

REMARKS:

☐ Largemouth Bass☒ Bream☐ Catfish☐ Triploid Grass Carp☒ Mosquitofish

Gator



lakes@advancedaquatic.com
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1-800-491-9621

CUSTOMER: Bexley
ACCOUNT #: 916
DATE: 7-1-25
TECH: Duvid
WEATHER CONDITIONS: Sunny
WATER LEVELS: low

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.
ALGAE TREATMENT
BORDER GRASSES
SUBMERSED AQUATICS
FLOATING AQUATICS

19	20	21	23	35	36	43	47	71	69	70				
						X		X	X	X				
X	X	X	X	X			X		X					
									X					

SITE OBSERVATIONS: _____

full ATU visit ponds look good
Keep the rain coming

RECOMMENDATIONS:

- Water Quality Analysis ☐ Lake (s) # _____
- Native Plantings ☐ Lake (s) # _____
- ~~Native Fish Stocking~~ ☐ Lake (s) # _____
- Triploid Grass Carp ☐ Lake (s) # _____

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

BIOLOGICAL CONTROL FISH

OTHER WILDLIFE:

REMARKS: Gator, Turtle

- ☐ Largemouth Bass ☒ Bream ☐ Catfish
☐ Triploid Grass Carp ☒ Mosquitofish



lakes@advancedaquatic.com
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1-800-491-9621

CUSTOMER: Bexley
ACCOUNT #: 916
DATE: 7/1/25
TECH: mike / Cody / Austin / David
WEATHER CONDITIONS: Sunny
WATER LEVELS: Looking better / still Low

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.
ALGAE TREATMENT
BORDER GRASSES
SUBMERSED AQUATICS
FLOATING AQUATICS

17	62	60	3	75	76	77	78	79	81	82	83	84	85	59
	X	X		X	X	X	X	X					X	X
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	X	X			X			X						
								X						

SITE OBSERVATIONS: Treated As Noted
Submerged Aquatic treatments / Full Boat + ATV Treatments

RECOMMENDATIONS:

- Water Quality Analysis ☐
- Native Plantings ☐

Lake (s) # N/A
Lake (s) # N/A

- Native Fish Stocking ☐
- Triploid Grass Carp ☐

Lake (s) # N/A
Lake (s) # N/A

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

☐ Largemouth Bass

☒ Bream

☐ Catfish

BIOLOGICAL CONTROL FISH

☐ Triploid Grass Carp

☒ Mosquitofish

OTHER WILDLIFE:

REMARKS: Gator / Fish / Turtle



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1-800-491-9621

CUSTOMER: Bexley
ACCOUNT #: 916
DATE: 7/8/25
TECH: mike / Cody / Austin
WEATHER CONDITIONS: _____
WATER LEVELS: _____

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.
ALGAE TREATMENT
BORDER GRASSES
SUBMERSED AQUATICS
FLOATING AQUATICS

51	52	85	80	81	59	16	14	15	48					
	X	X			X				X					
X	X	X	X	X	X	X	X	X	X					
		X												

SITE OBSERVATIONS: Treated Ponds as Noted

RECOMMENDATIONS:

- Water Quality Analysis ☐
- Native Plantings ☐

Lake (s) # N/A
Lake (s) # N/A

- Native Fish Stocking ☐
- Triploid Grass Carp ☐

Lake (s) # N/A
Lake (s) # N/A

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

☐ Largemouth Bass ☐ Bream ☐ Catfish

BIOLOGICAL CONTROL FISH

☐ Triploid Grass Carp ☒ Mosquitofish

OTHER WILDLIFE:

REMARKS: Fish / Birds / Gators



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1-800-491-9621

CUSTOMER: Bexley
ACCOUNT #: 916
DATE: 7/8/25
TECH: Mike / Cody / Austin
WEATHER CONDITIONS: _____
WATER LEVELS: _____

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.
ALGAE TREATMENT
BORDER GRASSES
SUBMERSED AQUATICS
FLOATING AQUATICS

12	13	14	15	18	19	20	21	35	50	71	72	75		
X	X	X	X	X	X	X	X	X	X	X	X	X		

SITE OBSERVATIONS: Treated AS noted
* Border Grasses sprayed

RECOMMENDATIONS:

- Water Quality Analysis ☐
- Native Plantings ☐

Lake (s) # N/A
Lake (s) # N/A

- Native Fish Stocking ☐
- Triploid Grass Carp ☐

Lake (s) # N/A
Lake (s) # N/A

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

☐ Largemouth Bass

☒ Bream

☐ Catfish

BIOLOGICAL CONTROL FISH

☐ Triploid Grass Carp

☒ Mosquitofish

OTHER WILDLIFE:

REMARKS: Fish / Birds / Gators



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1-800-491-9621

CUSTOMER: Bexley
ACCOUNT #: 916
DATE: 7/22/25
TECH: Mike / David / Austin
WEATHER CONDITIONS: Cloudy / Rainy
WATER LEVELS: High / Normal

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.
ALGAE TREATMENT
BORDER GRASSES
SUBMERSED AQUATICS
FLOATING AQUATICS

7	9	28	55	56	59	73	76	85							
X	X	X				X	X								
			X	X	X	X		X							

SITE OBSERVATIONS: Treated Ponds As Needed

RECOMMENDATIONS:

- Water Quality Analysis ☐
- Native Plantings ☐

Lake (s) # N/A
Lake (s) # N/A

- Native Fish Stocking ☐
- Triploid Grass Carp ☐

Lake (s) # N/A
Lake (s) # N/A

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

BIOLOGICAL CONTROL FISH

OTHER WILDLIFE:

REMARKS: Gator / Fish / Birds

☐ Largemouth Bass

☐ Triploid Grass Carp

☐ Bream

☒ Mosquitofish

☐ Catfish



lakes@advancedaquatic.com
advancedaquatic.com
1-800-491-9621

CUSTOMER: Berley
ACCOUNT #: 916
DATE: 7-22-25
TECH: Daniel
WEATHER CONDITIONS: Sunny / rain
WATER LEVELS: Normal - low

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.
ALGAE TREATMENT
BORDER GRASSES
SUBMERSED AQUATICS
FLOATING AQUATICS

72	48	36	68	21	2	3	29	30							
X	X		X												
		X	X	X	X	X	X	X							

SITE OBSERVATIONS: Treated as Noted after the rain

RECOMMENDATIONS:

- Water Quality Analysis ☐ Lake (s) # _____
- Native Plantings ☐ Lake (s) # _____
- Native Fish Stocking ☐ Lake (s) # _____
- Triploid Grass Carp ☐ Lake (s) # _____

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

☐ Largemouth Bass

☒ Bream

☐ Catfish

BIOLOGICAL CONTROL FISH

☐ Triploid Grass Carp

☒ Mosquitofish

OTHER WILDLIFE:

REMARKS: Gator



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advancedaquatic.com
1-800-491-9621

CUSTOMER: Bexley
ACCOUNT #: 916
DATE: 7-15-25
TECH: David
WEATHER CONDITIONS: Sunny
WATER LEVELS: Normal

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.
ALGAE TREATMENT
BORDER GRASSES
SUBMERSED AQUATICS
FLOATING AQUATICS

24	27	23	19	37	38	41	43	63	64	65	66			
X	X	X	X			X	X	X			X			
X				X	X	X			X	X				

SITE OBSERVATIONS: Treated as noted
ponds look Great!

RECOMMENDATIONS:

- Water Quality Analysis ☐ Lake (s) # _____
- Native Plantings ☐ Lake (s) # _____
- Native Fish Stocking ☐ Lake (s) # _____
- Triploid Grass Carp ☐ Lake (s) # _____

FISH/WILDLIFE OBSERVATIONS

SPORT FISH ☐ Largemouth Bass ☒ Bream ☐ Catfish
BIOLOGICAL CONTROL FISH ☐ Triploid Grass Carp ☒ Mosquitofish

OTHER WILDLIFE:

REMARKS: _____

Lake and Pond Management • Fountain and Aeration Systems • Fish Stocking
Native Planting and Monitoring • Water Quality Analysis



lakes@advancedaquatic.com
advancedaquatic.com
1-800-491-9621

CUSTOMER: Bexley
ACCOUNT #: 916
DATE: 7/15/25
TECH: Mike / Austin / David
WEATHER CONDITIONS: SUNNY
WATER LEVELS: Rising / Low

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.
ALGAE TREATMENT
BORDER GRASSES
SUBMERSED AQUATICS
FLOATING AQUATICS

5	6	7	8	9	12	13	14	16	17	18	28			
X	X	X	X	X	X	X	X	X	X	X	X			

SITE OBSERVATIONS:

Treated As Noted
Border Grasses Sprayed Today

RECOMMENDATIONS:

- Water Quality Analysis ☐
- Native Plantings ☐

Lake (s) # N/A
Lake (s) # N/A

- Native Fish Stocking ☐
- Triploid Grass Carp ☐

Lake (s) # N/A
Lake (s) # N/A

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

BIOLOGICAL CONTROL FISH

OTHER WILDLIFE:

REMARKS: Sm Gator / Fish / Birds

☐ Largemouth Bass

☒ Bream

☐ Catfish

☐ Triploid Grass Carp

☒ Mosquitofish

Tab 2



Planting Recommendation Proposal

For

Bexley CDD



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621

Order of importance (from highest importance to lowest importance) as this would be of the benefit of shoreline stabilization to help reduce the chance of erosion: ponds 24, 26, 36, 51, 52, 54, 73, and 79. If we focus on the Top 3 priority sites (pond #'s 36, 52, & 73), that would require a total of 8,250 bare root native aquatic plants broken down as follows: 1,650 Arrowhead, 1,650 Pickerelweed, & 4,950 Gulf Spike Rush installed on 1' centers at a cost of \$1.50/plant.

FINAL COST for these 3 ponds - \$12,375 for 8,250 native aquatic plants.

Ponds:

24-500 Arrowhead, 500 Pickerelweed, 1500 Gulf Spike Rush. 2,500 plants- \$3,750

26-500 Arrowhead, 500 Pickerelweed, 1500 Gulf Spike Rush. 2,500 plants- \$3,750

36-500 Arrowhead, 500 Pickerelweed, 1500 Gulf Spike Rush. 2,500 plants-\$3,750

51- 600 Arrowhead, 600 Pickerelweed, 1800 Gulf Spike Rush. 3,000 plants-\$4,500

52- 650 Arrowhead, 650 Pickerelweed, 1950 Gulf Spike Rush. 3,250 plants- \$4,875

54- 650 Arrowhead, 650 Pickerelweed, 1950 Gulf Spike Rush. 3,250 plants- \$4,875

73- 500 Arrowhead, 500 Pickerelweed, 1500 Gulf Spike Rush. 2,500 plants-\$3,750

79- 1000 Arrowhead, 1000 Pickerelweed, 3000 Gulf Spike Rush. 5,000 plants-\$7,500



BEXLEY CDD

POND #36



POND #36



POND #52



POND #52



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



BEXLEY CDD

POND #73



POND #73



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442



Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa


1-800-491-9621

Bexley CDD

Pond 36 Planting
500-Arrowhead
500-Pickeralweed
1500-Gulf Spike Rush

Legend

-  Area to be planted
-  Pond 36

 Pond 36

Google Earth

Image © 2025 Airbus






200 ft

Bexley CDD

Pond 52 Planting
650-Arrowhead
650-Pickerelweed
1950-Gulf Spike Rush

Legend

-  Area to be planted
-  Pond 52

 Pond 52

Google Earth

Image © 2025 Airbus



300 ft




Bexley CDD

Pond 73 Planting
500-Arrowhead
500-Pickerelweed
1500-Gulf Spike Rush

Legend

-  Area to be planted
-  Pond 73

 Pond 73

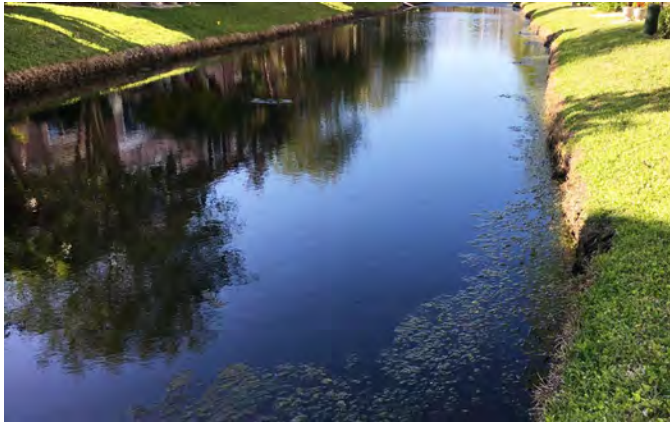
Google Earth

Image © 2025 Airbus



300 ft

CREATE A LIVING SHORELINE



Improve the Quality of Your Lake and Lifestyle

Everyone appreciates how nice it looks having the right native aquatic plants along the shoreline of your lake or pond, especially when they bloom. But, there is more to native aquatic plants than looks!

A properly created buffer zone aids in keeping your lake ecosystem healthy. Shoreline aquascaping promotes and helps to maintain higher levels of water quality in your waterways. There are many different native plants that can be installed along shallow lake and pond shorelines in Florida.

Adding native plants to the shoreline helps:

- **Erosion control** – Roots from native aquatic plants help stabilize the shoreline and offshore vegetation will buffer against wave action.
- **Reduce non-native plant invasions** – Exotic plants will have a much harder time taking root in areas where native plants are abundant.
- **Water quality** – Native aquatic plants act as a filter for surface runoff from various sources including roads and lawns; and take up excess Nitrogen & Phosphorus as they develop.
- **Wildlife habitat** – Many organisms live right at the water's edge and native aquatic plants provide both food and shelter.



USE BEAUTIFUL NATIVE PLANTS



BACOPA



BLUE-FLAG IRIS



BULRUSH



GOLDEN CANNA



DUCK POTATO



WATER LILIES

Choosing the right plants provides benefits for years to come.

Introducing a variety of native aquatic grasses, rushes, sedges and flowering species to the buffer zone should be your goal for optimizing the beneficial effects that aquascaping brings.

Florida's lakes and ponds usually have several depth profiles and our team of experienced biologists will recommend introducing the right plants for the right places. Generally, three to five feet around the shoreline provides great coverage. A customized native planting plan may include areas that are wider or more narrow to accomodate the terrain, plant growth preference, pond depth profile, and the communities needs.

Once the plants are fully established it is important to maintain these planted areas properly to keep these areas beautiful and healthy. Your Advancted Aquatic team of Biologists will work with you to ensure these living shoreline areas are professionally maintained for long term sustainability.

Plan now to create a lush area around your pond or lake. Allow our experts to help you attain healthy, beautiful waterways for today, tomorrow and years to come.



GULF SPIKERUSH



LOTUS SPP



NEEDLERUSH



PICKEREL WEED



SOFT RUSH



YELLOW SPATTERDOCK



LOCATIONS IN •DEERFIELD BEACH • FORT. MYERS • PORT ST. LUCIE • TAMPA BAY

Tab 3

BEXLEY

LANDSCAPE INSPECTION REPORT



May 13, 2025

Rizzetta & Company

John Toborg – Division Manager

Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, Upcoming Events

General Updates, Recent & Upcoming Maintenance Event

- During the month of June, all Bahia turf shall receive an application of **1460 lbs. (29+ - 50 lb. bags)** of 16-0-8 fertilizer. Additionally, Ornamentals shall receive an application of **1230 lbs. (24+ - 50 lb. bags)** of 8-10-10 fertilizer. Also, all Palms shall receive an application of **165 lbs. (3+ - 50 lb. bags)** of 8-24-0-11 fertilizer.
- Per contract, I request Juniper notify me and Staff at least five days ahead of each fertilization being applied and to check in with Staff the day of application so Staff can verify type, quantity and what the fertilizer is being applied to and then record this information on the label and scan it to me. PAYMENT FOR FERTILIZATION WILL NOT BE APPROVED WITHOUT PRIOR VERIFICATION.

The following are action items for Juniper to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for Staff. **Bold underlined is either info or questions for the BOS.**



TURF HOT SPOT

Treated with fungicide and pesticide-Will replace if does not improve by 6/30/25

Are these hotspots along BVD or chinch bug damage?

COMPLETED Bed weeded

Very tall weeds and dead growth in the Flax Lily on the BVD median near Mentmore.

These bare areas on the BVD ROWs south of Balance Cove do not have the "hot spot" characteristics.

TURF HOT SPOT

Treated with fungicide and pesticide-Will replace if does not improve by 6/30/25

COMPLETED Plant material trimmed

I do not think this Thryallis at Balance Cove was ever cut to the ground.

YES, irrigation was modify and adjusted

This is the newly planted bed in Balance Cove Park. Was irrigation adjusted?

TURF HOT SPOT

Treated with fungicide and pesticide-Will replace if does not improve by 6/30/25

Large areas of turf between Pine Ribbon and the trail are all but dead.





Turf is still full of tall weeds in Gimme 10 Park.



COMPLETED
Plant material trimmed
Weeds removed/treated

These pond Bank beds on the north side of Lot D ares still very weedy.



COMPLETED
Plant material trimmed

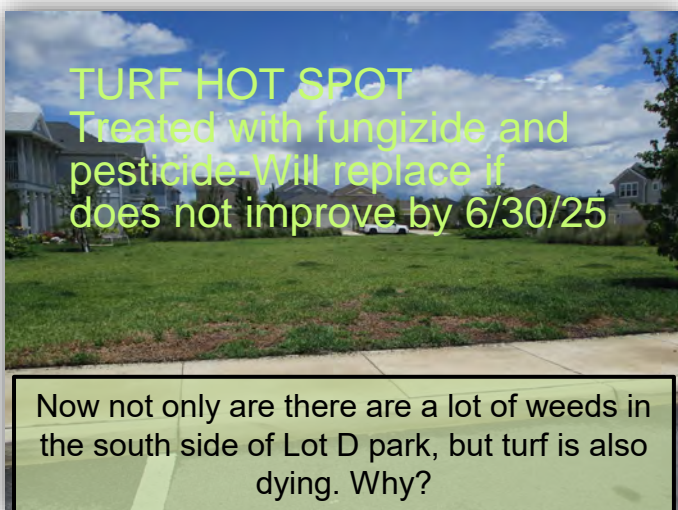
TURF HOT SPOT
Treated with fungizide and
pesticide-Will replace if
does not improve by 6/30/25

There is no change to the turf in the Lot D pocket park. Star Jasmine is still not trimmed.



COMPLETED
Plant material trimmed
Weeds removed/treated

Why have these Feijoa in Lot D park defoliated? And the Fakahatchee Grasses are brown.



TURF HOT SPOT
Treated with fungizide and
pesticide-Will replace if
does not improve by 6/30/25

Now not only are there are a lot of weeds in the south side of Lot D park, but turf is also dying. Why?

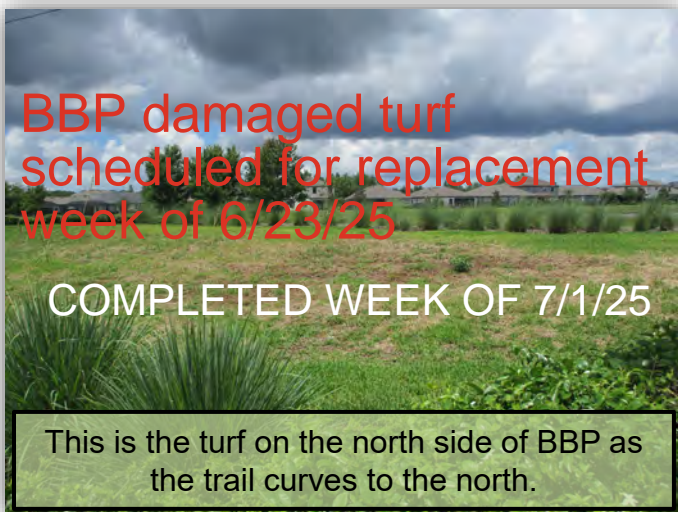


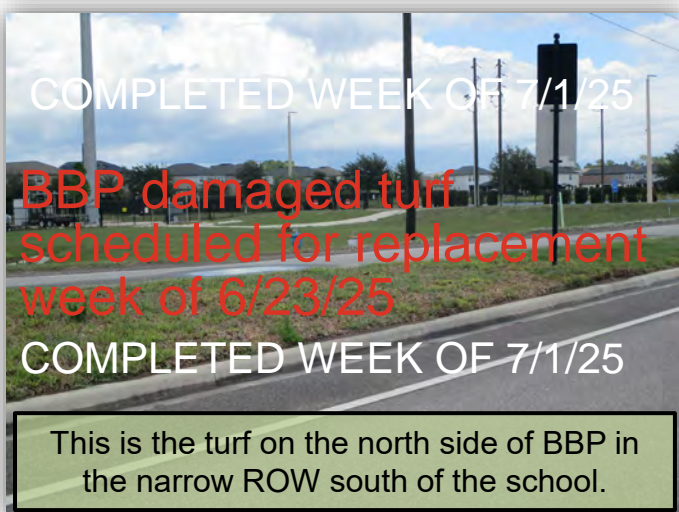
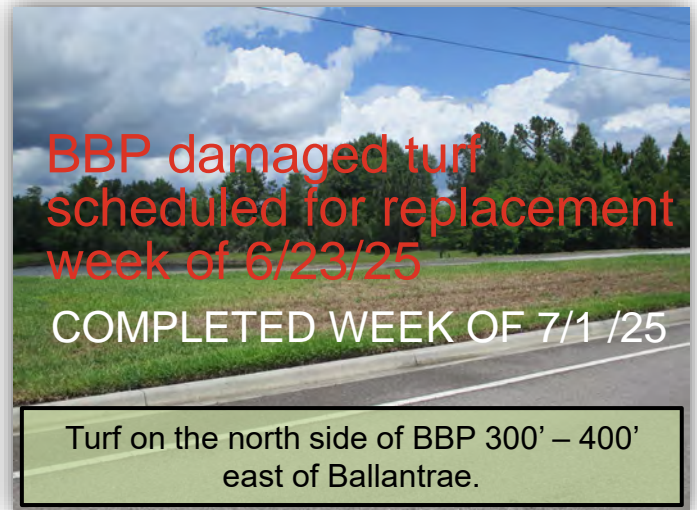
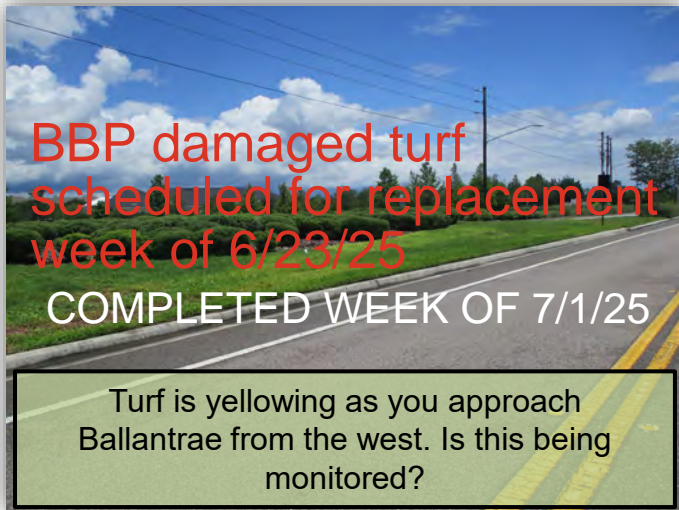
COMPLETED
Plantco material trimmed
Weeds removed/treated

Bare spots are also forming in the triangular lawn at Lixberry and Balance Cove.









A general comment noticed throughout the community, Downy Jasmine and a lot of the Gold Mound have not been trimmed for some time. This was evident at Gimme 10 Park and all along BBP. Weeds are also prevalent in the beds of pond slicks at Ballantrae & BBP.





BBP damaged turf
scheduled for replacement
week of 6/23/25

COMPLETED WEEK OF 7/1/25

Turf on the east ROW of Ballantrae north of
BBP.



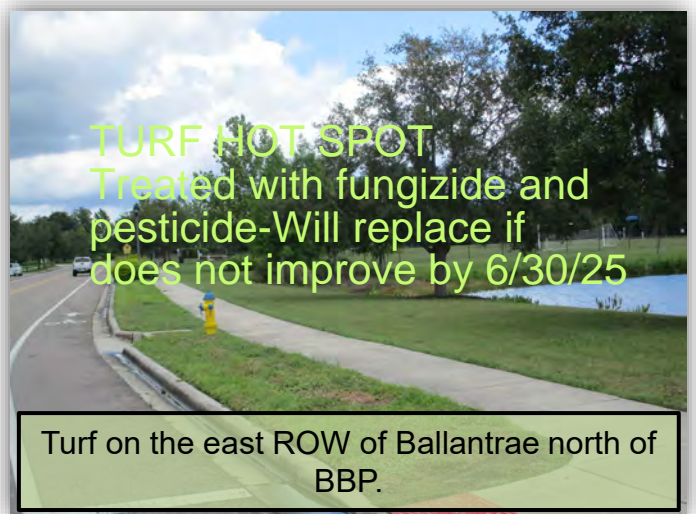
TURF HOT SPOT
Treated with fungizide and
pesticide-Will replace if
does not improve by 6/30/25

Turf on the east ROW of Ballantrae north of
BBP.



TURF HOT SPOT
Treated with fungizide and
pesticide-Will replace if
does not improve by 6/30/25

Turf on the east ROW of Ballantrae north of
BBP.



TURF HOT SPOT
Treated with fungizide and
pesticide-Will replace if
does not improve by 6/30/25

Turf on the east ROW of Ballantrae north of
BBP.



TURF HOT SPOT
Treated with fungizide and
pesticide-Will replace if
does not improve by 6/30/25

Turf on the east ROW of Ballantrae north of
BBP.



TURF HOT SPOT
Treated with fungizide and
pesticide-Will replace if
does not improve by 6/30/25

COMPLETED
Plant material trimmed

Turf on the east ROW of Ballantrae north of
BBP. Shrubs are overgrown.





Durantas were cut back and some removed

Why are these dead plants being allowed to remain on the west side of Ballantrae?



COMPLETED
Plant material trimmed

Durantas were cut back and some removed

I requested these Gold Mound at Mud, Sweat & Gears Park be trimmed the previous month. Remove dead.



COMPLETED
Plant material trimmed
Weeds removed/treated
6/3/25

Overgrown Plumbago and Gold Mound outside the bike park. There remain very tall weeds.



COMPLETED 6/16/25

Remove this volunteer Red Maple across from the school.



TURF HOT SPOT
Treated with fungizide and pesticide-Will replace if does not improve by 6/30/25

Ballantrae ROW turf across from the school.

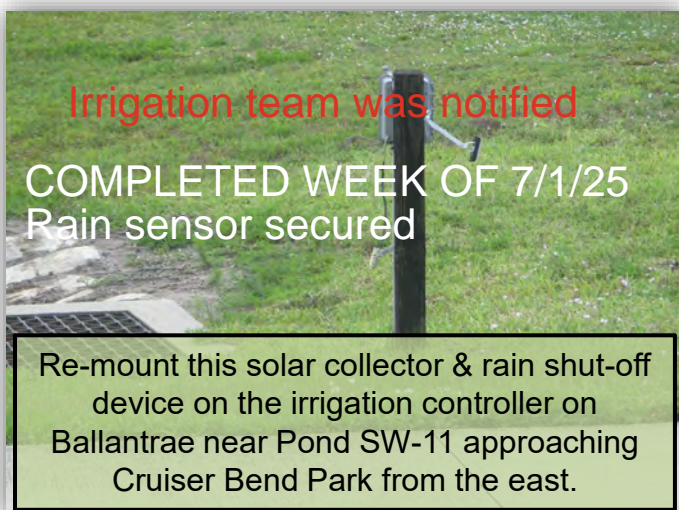


COMPLETED
Plant material trimmed
Weeds removed/treated
6/3/25

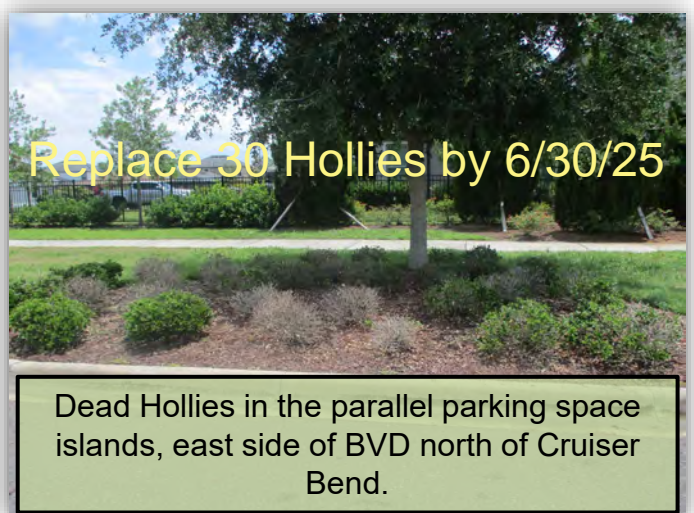
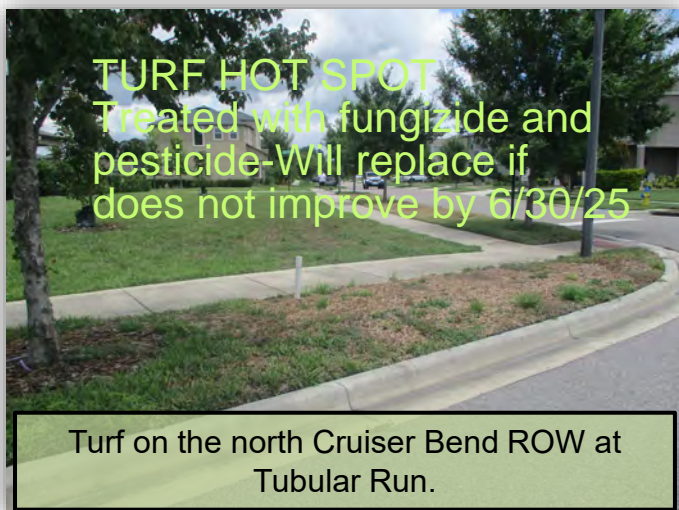
These are the Fakahatchee Grasses in Frame Bend Park.

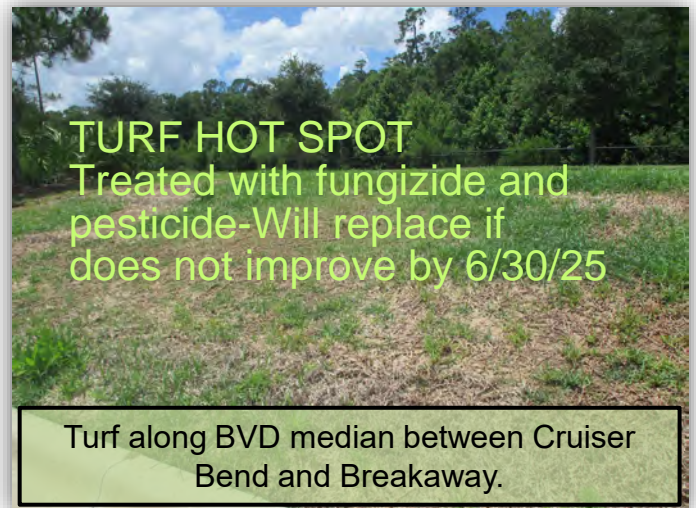
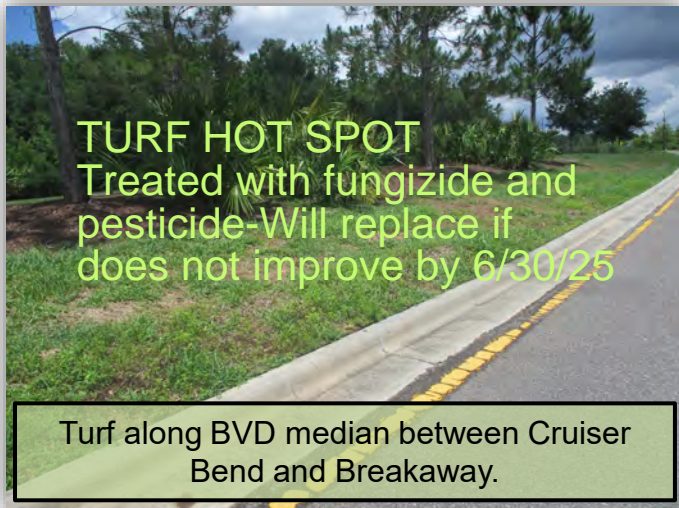


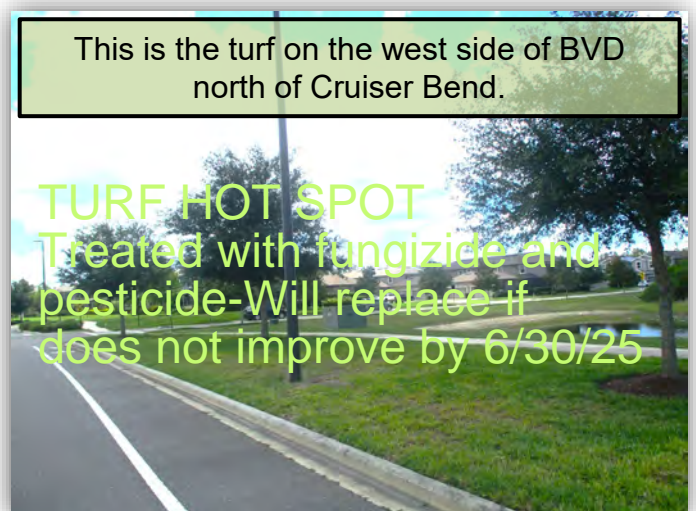




Blue Daze beds at Everlong & BVD are overrun with Torpedograss. Trees on the south side of Ballantrae along Pond SW-LL need lifting. The buffer beside the house adjacent to the Cruiser Bend Park mail kiosk needs "terracing" and delineation. Trim Downy Jasmine.









Purple Fountain Grasses were never cut back surrounding the Bark Yard.

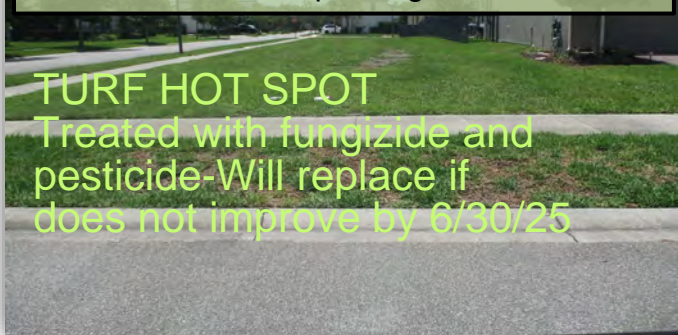
Blue Daze never got cut back at the north end of Yellow Brick Park and there is dog fennel in the beds.



Gold Mound remains untrimmed on the west side of Yellow Brick Park. The bed is also weedy.



The turf condition in the this sideyard tract at Boy Scout/Revival and Jensen Lane continues to decline. Residents are complaining.



Turf along Wisdom Trail ROW



Turf along Wisdom Trail ROW



Turf along Wisdom Trail ROW



This pond bank is still not being mowed behind the homes on Wisdom Trail visible from Balcony Breeze.

Hard to reach spot but crew was able to mow this week and will continue moving forward



Overgrown Jack Frost Ligustrum on the east ROW of BVD at Brighton Lake.

COMPLETED
Plant material trimmed



The parallel parking space island along Brighton Lake remains overgrown.

COMPLETED
Plant material trimmed



The turf in front of the house at the corner of Brighton Lake and Balcony Breeze remains off-color.



These Simpson's Stoppers on the BVD median between Terrazzo & Brighton Lake remain overgrown.

COMPLETED
Plant material trimmed



Turf along BVD west ROW near Balcony Breeze

TURF HOT SPOT
Treated with fungicide and pesticide-Will replace if does not improve by 6/30/25



These Dw. Firebush on the east ROW of Broad Porch Run (BPR) just past the club entrance were never cut to the ground as requested and they are not attractive.

COMPLETED
Plant material trimmed



Turf on the east ROW of BPR.

TURF HOT SPOT
Treated with fungicide and pesticide-Will replace if does not improve by 6/30/25



Turf on the west ROW of BPR north of Epic Cove

TURF HOT SPOT
Treated with fungicide and pesticide-Will replace if does not improve by 6/30/25



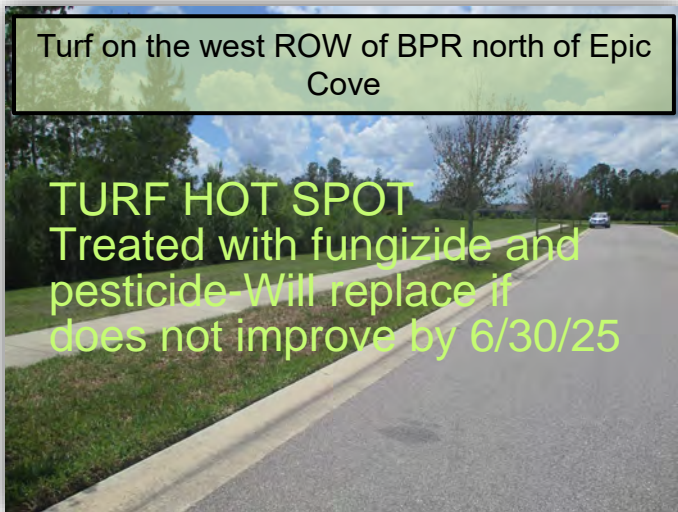
Turf on the west ROW of BPR north of Epic Cove

TURF HOT SPOT
Treated with fungicide and pesticide-Will replace if does not improve by 6/30/25



Turf on the west ROW of BPR north of Epic Cove

TURF HOT SPOT
Treated with fungicide and pesticide-Will replace if does not improve by 6/30/25



TURF HOT SPOT
Treated with fungicide and pesticide-Will replace if does not improve by 6/30/25



Several (4 out of 6) Red Maples along Amped Way are now dead. And so is a lot of the turf. Is irrigation working here at all?



Remove dead material from the landscape buffer between the home on Epic Cove and BPR Park. Fix broken irrigation drip lines.

COMPLETED

Plant material trimmed
Weeds removed/treated
beds were detailed

Irrigation team notified

COMPLETED

Plant material trimmed
Weeds removed/treated
6/13/25

Remove this volunteer Salt Bush from the BPR Park buffer.

COMPLETED

Plant material trimmed
Weeds removed/treated
6/13/25

The majority of these Feijoa at the south end of the BPR Park buffer are dead. Why? Remove them.

Noted-Communicated to mow crew

Locate all yard drains in BPR Park and make sure they are kept clear.

Noted-Will revisit with agronomics manager and will provide update by 6/20 25

A couple previous account managers ago, we paid Juniper to eradicate the Paspalum in BPR Park and install new Bermuda. It needs to be re-visited.

Per Wesley work was never approved

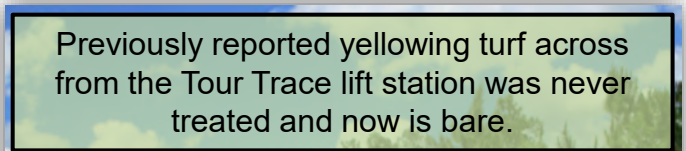
This turf on Tour Trace near Epic Cove never got replaced during that same account manager's tenure.





TURF HOT SPOT
Treated with fungizide and
pesticide-Will replace if
does not improve by 6/30/25

There is no turf remaining at the trailhead
on the south side of Tour Trace west of Epic
Cove.



TURF HOT SPOT
Treated with fungizide and
pesticide-Will replace if
does not improve by 6/30/25



COMPLETED
Plant material trimmed
Weeds removed/treated

Tall weeds on November Rain.



COMPLETED
Plant material trimmed
Weeds removed/treated

Brown Fakahatchee Grasses and tall
Spanish Needle on Lacewood Ct.



COMPLETED
Plant material trimmed
Weeds removed/treated

Weeds on Winged Page.



TURF HOT SPOT
Treated with fungizide and
pesticide-Will replace if
does not improve by 6/30/25

Turf in Frehley Sr. Park.







Acoustic Loop turf is still off-color.

Turf on Epic Cove approaching Blue Lantana



TURF HOT SPOT
Treated with fungizide and pesticide-Will replace if does not improve by 6/30/25



TURF HOT SPOT
Treated with fungizide and pesticide-Will replace if does not improve by 6/30/25

ROW turf on Blue Lantana

Low-hanging limbs & Spanish Moss in Blue Lantana Park



Scheduled for week of 6/23

Turf on the south ROW of Blue Lantana Park



TURF HOT SPOT
Treated with fungizide and pesticide-Will replace if does not improve by 6/30/25



COMPLETED
Plant material trimmed
Weeds removed/treated
6/3/25

Shrubs overgrown in Blue Lantana Park.





Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** Aug 27th @ 6:00 pm

District Manager's Report

August 8th

2025

B
E
X
L
E
Y

C
D
D

FINANCIAL SUMMARY

6/30/2025

General Fund Cash & Investment Balance:	\$ 1,856,075
Reserve Fund Cash & Investment Balance:	\$327,552
Debt Service Fund Investment Balance:	\$2,110,552
Total Cash and Investment Balances:	\$4,294,179

General Fund Expense Variance: **\$407,384** **Under Budget**



Rizzetta & Company

- **Pasco County Off Duty Officers to begin Aug and run through September**
- **Currently waiting on Date for sail to be installed.**

Tab 5

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR PROPOSAL
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES**

EVALUATION CRITERIA

1. Personnel

(20 Points Possible) (____ Points Awarded)

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____

Proposed Staffing Levels

Landscape Maintenance staff will include; _____ laborers, _____ Supervisors, and _____ Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

2. Experience

(25 Points Possible) (____ Points Awarded)

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc.)

1. Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Your Company's Detailed Scope of Services for Project: _____

Duration of Contract: START DATE: _____ END DATE: _____

2. Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Your Company's Detailed Scope of Services for Project: _____

Experience cont.

Duration of Contract: START DATE: _____ END DATE: _____

3. Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Your Company's Detailed Scope of Services for Project: _____

Duration of Contract: START DATE: _____ END DATE: _____

4. Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Your Company's Detailed Scope of Services for Project: _____

Duration of Contract: START DATE: _____ END DATE: _____

5. Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Your Company's Detailed Scope of Services for Project: _____

Duration of Contract: START DATE: _____ END DATE: _____

3. Understanding Scope of RFP (10 Points Possible) (____ Points Awarded)

Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc.? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?

4. Price (20 Points Possible) (____ Points Awarded)

A full twenty (20) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL FIVE YEARS' PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST, SECOND, THIRD & FOURTH ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible (20) in this part of the evaluation criteria. *

* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20). $(210,000/265,000) \times 20 = 15.80$. Therefore, Contractor "B" will receive 15.80 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20). $(210,000/425,000) \times 20 = 9.88$. Therefore, Contractor "C" will receive 9.88 of 20 points.

6. Reasonableness of ALL Numbers (25 Points Possible) (____ Points Awarded)

Up to twenty-five (25) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities, etc. based on Contractor's field measurements) provided in Parts 1,2,3,4 & 5.

Proposer's Total Score (100 Points Possible) (____ Points Awarded)

AFFIDAVIT REGARDING PROPOSAL

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, appeared the affiant, M. Brandon Duke, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Bexley Community Development District's ("District") request for proposals for landscape maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s:

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after issuance of the Project Manual (**i.e., by no later than [BID PROTEST DEADLINE] at 5:00 PM (EST)**), the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this _____ day of _____, 2025.

Proposer: Juniper Landscaping of Florida, LLC

By: _____

Title: CEO

STATE OF Florida

COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of June, 2025, by M. Brandon Duke as CEO of Juniper Landscaping, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

Jennifer Barber
NOTARY PUBLIC, STATE OF Florida

Name: Jennifer Barber

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

BEXLEY COMMUNITY DEVELOPMENT DISTRICT PROPOSER QUALIFICATION STATEMENT

1. Proposer: _____ /_/_ A Partnership
 [Company Name] /_/_ A Corporation
 /_/_ A Subsidiary Corporation
2. Parent Company Name: _____
3. Parent Company Address:

Street Address _____

P.O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____
4. Proposer Company Address (if different):

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____
5. List the location of the office from which the proposer would provide services to Bexley CDD.

Street Address _____

City _____ State _____ Zip Code _____

Telephone _____ Fax No. _____

1st Contract Name _____ Title _____

6. Is the Proposer incorporated in the State of Florida? Yes () No ()

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes () No ()

If no, please explain _____

- Date incorporated _____ Charter No. _____

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. _____

- Is the company in good standing with the State? Yes () No ()

If no, please explain _____

- Date incorporated _____ Charter No. _____

- Is the Proposer's company authorized to do business in the State of Florida?

Yes () No ()

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes () No ()

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year

(22)_____, (23) _____, (24) _____.

9. What are the Proposer's current insurance limits?

General Liability \$ _____
Automobile Liability \$ _____
Umbrella Coverage \$ _____
Workers Compensation \$ _____
Expiration Date _____

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes () No ()
If so, state the name(s) of the company (ies) _____

The state(s) where barred or suspended _____
State the period(s) of debarment or suspension _____

11. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it?
Yes () No () If so, where and why? _____

12. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract?
Yes () No () If so, state name of individual, other organization and reason therefore. _____

13. List any and all litigation to which the Proposer, any personnel to work at Bexley, any officer and/or employee of the Proposer has been a party in the last five (5) years. _____

14. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes () No () If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. _____

15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service: _____

16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:

17. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.
18. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.
19. Key Personnel: Describe any experience of the principal individuals (Foremen, Superintendents, etc.) who are responsible for the actual landscape & irrigation maintenance work of your organization and who will be assigned to this contract if awarded to contractor.

Name	Position
------	----------

Type of Work	Yrs. Exp.	Yrs. With Firm
--------------	-----------	----------------

Name	Position
------	----------

Type of Work	Yrs. Exp.	Yrs. With Firm
--------------	-----------	----------------

Name	Position
------	----------

Type of Work	Yrs. Exp.	Yrs. With Firm
--------------	-----------	----------------

Name	Position
------	----------

Type of Work	Yrs. Exp.	Yrs. With Firm
--------------	-----------	----------------

Name

Position


Type of Work

Yrs. Exp.

Yrs. With Firm

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Bexley CDD or their authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the Bexley CDD should consider the Proposer for proposing on the landscape services request for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

Juniper Landscaping of Florida, LLC
Name of Proposer

By: 

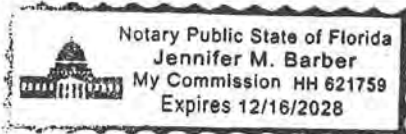
M. Brandon Duke

[Type Name and Title of Person Signing]

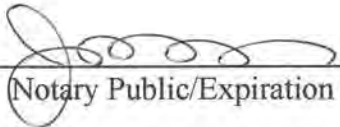
This 26th day of June, 2025.

(Corporate Seal)

Sworn to before me this 26 day of June, 2025



(Seal)


(Notary Public/Expiration Date)

12/16/2028

OFFICERS

PROPOSER: _____

DATE: _____

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

EXHIBIT “C” - BID FORM

BEXLEY COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE MAINTENANCE REQUEST FOR PROPOSALS

NOTE: *This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.*

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ _____ yr.

- Storm Cleanup \$____/hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) _____

\$_____/application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$_____/hr. for employee with hand-held hose

\$_____/hr. for water truck/tanker

Contractor is asked to provide a price per acre for:

Verticutting _____ / acre

Core Aeration _____ / acre

PART 2

Fertilization (All labor and materials)

\$ _____ yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

CELEBRATION BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapees, Loropetalum, K.O. Roses, Ixora, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) \$ _____ yr.

(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District’s BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ _____ /yr. (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ _____ / yr.

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

_____ CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ _____ /CY
(app. October) \$ _____ /installation

And

_____ CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ _____ /CY
(app. April) \$ _____ /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ _____ /yr.
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

_____ CY Shredded Hardwood Dark Brown Mulch at \$ _____ / CY
(app. October) \$ _____ /installation

And

_____ CY Shredded Hardwood Dark Brown Mulch at \$ _____ / CY
(app. April) \$ _____ /installation

Installation of Shredded Hardwood Mulch (All labor and materials) \$ _____ / yr.
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

_____ Bales Pine Straw Mulch per specs for the first top-dressing at \$ _____/bale
(app. October) \$ _____ installation

And

_____ Bales Pine Straw Mulch per specs for the second top-dressing at \$ _____/bale
(app. April) \$ _____/installation

Installation of Pine Straw Mulch (All labor and materials) \$ _____ /yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 5

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 2,500 (4.5") annuals up to four (4) times per year per specs at the direction of the District at \$ _____/annual

\$ _____ /rotation

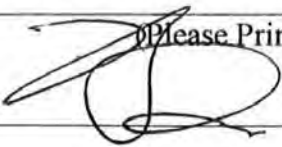
\$ _____/yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2, & 3 - This is what contract will be written for)

\$ _____ / **Initial Term**

FIRST ANNUAL RENEWAL	\$ _____ /yr.
SECOND ANNUAL RENEWAL	\$ _____ /yr.
THIRD ANNUAL RENEWAL	\$ _____ /yr.
FOURTH ANNUAL RENEWAL	\$ _____ /yr.

***Unless prices are to remain the same throughout the initial contract term and each of the four possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.**

Contractor/Firm Name Juniper Landscaping of Florida, LLC
Firm Address 4415 Metro Parkway, Suite 300
Fort Myers, Florida 33916
City/State/Zip
Phone Number 239-561-5980 Fax Number _____
Name and Title of Representative M. Brandon Duke, CEO
(Please Print)
Representative's Signature 
Date 6/26/2025

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this 26th day of June, 2025

BID FORM

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE MAINTENANCE
REQUEST FOR PROPOSALS**

NOTE: This pricing form is intended to cover pricing for the first annual renewal should Contractor's prices change.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ _____ yr.

- Storm Cleanup \$_____/hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) _____

\$_____/application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$_____/hr. for employee with hand-held hose

\$_____/hr. for water truck/tanker

Contractor is asked to provide a price per acre for:

Verticutting _____ / acre

Core Aeration _____ / acre

PART 2

Fertilization (All labor and materials)

\$ _____ yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

CELEBRATION BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapees, Loropetalum, K.O. Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)

\$ _____ yr.
(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District’s BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ _____ /yr. (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ _____ / yr.

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

_____ CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ _____/CY
(app. October) \$ _____/installation

And

_____ CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ _____/CY
(app. April) \$ _____/installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ _____ / yr.
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

_____ CY Shredded Hardwood Dark Brown Mulch at \$ _____ / CY
(app. October) \$ _____/installation

And

_____ CY Shredded Hardwood Dark Brown Mulch at \$ _____ / CY
(app. April) \$ _____/installation

Installation of Shredded Hardwood Mulch (All labor and materials) \$ _____ / yr.
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

_____ Bales Pine Straw Mulch per specs for the first top-dressing at \$ _____/bale
(app. October) \$ _____ installation

And

_____ Bales Pine Straw Mulch per specs for the second top-dressing at \$ _____/bale
(app. April) \$ _____/installation

Installation of Pine Straw Mulch (All labor and materials) \$ _____ /yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 5

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 2,500 (4.5") annuals up to four (4) times per year per specs at the direction of the District at \$ _____/annual

\$ _____ /rotation

\$ _____/yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2 & 3 - This is what contract will be written for)

\$ _____ / **First Annual Renewal**

SECOND ANNUAL RENEWAL \$ _____/yr.

THIRD ANNUAL RENEWAL \$ _____/yr.

FOURTH ANNUAL RENEWAL \$ _____/yr.

***Unless prices are to remain the same throughout the initial contract term and each of the four possible annual renewal periods, the Proposer must supply a complete pricing form for each of the four possible annual renewal periods.**

Contractor/Firm Name_____

Firm Address_____

City/State/Zip_____

Phone Number_____ Fax Number_____

Name and Title of Representative _____

(Please Print)

Representative's Signature_____

Date_____

BID FORM

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE MAINTENANCE
REQUEST FOR PROPOSALS**

NOTE: This pricing form is intended to cover pricing for the second annual renewal should Contractor's prices change.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ _____ yr.

- Storm Cleanup \$____/hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) _____

\$_____/application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$____/hr. for employee with hand-held hose

\$____/hr. for water truck/tanker

Contractor is asked to provide a price per acre for:

Verticutting _____ / acre

Core Aeration _____ / acre

PART 2

Fertilization (All labor and materials)

\$ _____ yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

CELEBRATION BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapees, Loropetalum, K.O. Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)

\$ _____ yr.
(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District’s BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ _____ / yr. (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ _____ / yr.

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

_____ CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ _____/CY
(app. October) \$ _____/installation

And

_____ CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ _____/CY
(app. April) \$ _____/installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ _____ / yr.
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

_____ CY Shredded Hardwood Dark Brown Mulch at \$ _____ / CY
(app. October) \$ _____/installation

And

_____ CY Shredded Hardwood Dark Brown Mulch at \$ _____ / CY
(app. April) \$ _____/installation

Installation of Shredded Hardwood Mulch (All labor and materials) \$ _____ / yr.
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

_____ Bales Pine Straw Mulch per specs for the first top-dressing at \$ _____/bale
(app. October) \$ _____ installation

And

_____ Bales Pine Straw Mulch per specs for the second top-dressing at \$ _____/bale
(app. April) \$ _____/installation

Installation of Pine Straw Mulch (All labor and materials) \$ _____ /yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 5

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 2,500 (4.5") annuals up to four (4) times per year per specs at the direction of the District at \$ _____/annual

\$ _____ /rotation

\$ _____ / yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2 & 3 - This is what contract will be written for)

\$ _____ / Second Annual Renewal

THIRD ANNUAL RENEWAL \$ _____/yr.

FOURTH ANNUAL RENEWAL \$ _____/yr.

***Unless prices are to remain the same throughout the initial contract term and each of the four possible annual renewal periods, the Proposer must supply a complete pricing form for each of the four possible annual renewal periods.**

Contractor/Firm Name_____

Firm Address_____

City/State/Zip_____

Phone Number_____ Fax Number_____

Name and Title of Representative _____

(Please Print)

Representative's Signature_____

Date_____

BID FORM

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE MAINTENANCE
REQUEST FOR PROPOSALS**

NOTE: This pricing form is intended to cover pricing for the third annual renewal should Contractor's prices change.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ _____ yr.

- Storm Cleanup \$____/hr **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) _____

\$_____/application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$____/hr for employee with hand-held hose

\$____/hr for water truck/tanker

Contractor is asked to provide a price per acre for:

Verticutting _____ / acre

Core Aeration _____ / acre

PART 2

Fertilization (All labor and materials)

\$ _____ yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

CELEBRATION BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapees, Loropetalum, K.O. Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)

\$ _____ yr.
(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District’s BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ _____ /yr. (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ _____ / yr.

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

_____ CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ _____/CY
(app. October) \$ _____/installation

And

_____ CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ _____/CY
(app. April) \$ _____/installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ _____ yr.
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

_____ CY Shredded Hardwood Dark Brown Mulch at \$ _____ / CY
(app. October) \$ _____/installation

And

_____ CY Shredded Hardwood Dark Brown Mulch at \$ _____ / CY
(app. April) \$ _____/installation

Installation of Shredded Hardwood Mulch (All labor and materials) \$ _____ / yr.
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

_____ Bales Pine Straw Mulch per specs for the first top-dressing at \$ _____/bale
(app. October) \$ _____
installation

And

_____ Bales Pine Straw Mulch per specs for the second top-dressing at \$ _____/bale
(app. April) \$ _____/installation

Installation of Pine Straw Mulch (All labor and materials) \$ _____ yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 5

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 2,500 (4.5") annuals up to four (4) times per year per specs at the direction of the District at \$ _____/annual

\$ _____/rotation

\$ _____/ yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2 & 3 - This is what contract will be written for)

\$ _____ / Third Annual Renewal

FOURTH ANNUAL RENEWAL \$ _____/yr.

***Unless prices are to remain the same throughout the initial contract term and each of the four possible annual renewal periods, the Proposer must supply a complete pricing form for each of the four possible annual renewal periods.**

Contractor/Firm Name_____

Firm Address_____

City/State/Zip_____

Phone Number_____ Fax Number_____

Name and Title of Representative _____
(Please Print)

Representative's Signature_____

Date_____

BID FORM

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE MAINTENANCE
REQUEST FOR PROPOSALS**

NOTE: This pricing form is intended to cover pricing for the fourth annual renewal should Contractor's prices change.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ _____ yr.

- Storm Cleanup \$____/hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) _____

\$_____/application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$____/hr. for employee with hand-held hose

\$____/hr. for water truck/tanker

Contractor is asked to provide a price per acre for:

Verticutting _____ / acre

Core Aeration _____ / acre

PART 2

Fertilization (All labor and materials)

\$ _____ yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

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PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

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The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)

\$ _____ yr.
(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District’s BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ _____ /yr. (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ _____ / yr.

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

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_____ CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ _____/CY
(app. October) \$ _____/installation

And

_____ CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ _____/CY
(app. April) \$ _____/installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ _____ / yr.
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

_____ CY Shredded Hardwood Dark Brown Mulch at \$ _____ / CY
(app. October) \$ _____/installation

And

_____ CY Shredded Hardwood Dark Brown Mulch at \$ _____ / CY
(app. April) \$ _____/installation

Installation of Shredded Hardwood Mulch (All labor and materials) \$ _____ / yr.
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

_____ Bales Pine Straw Mulch per specs for the first top-dressing at \$ _____/bale
(app. October) \$ _____ installation

And

_____ Bales Pine Straw Mulch per specs for the second top-dressing at \$ _____/bale
(app. April) \$ _____/installation

Installation of Pine Straw Mulch (All labor and materials) \$ _____ /yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 5

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 2,500 (4.5") annuals up to four (4) times per year per specs at the direction of the District at \$_____/annual

\$ _____ /rotation

\$ _____/yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2 & 3 - This is what contract will be written for)

\$ _____ / Fourth Annual Renewal

Contractor/Firm Name_____

Firm Address_____

City/State/Zip_____

Phone Number_____ Fax Number_____

Name and Title of Representative _____
(Please Print)

Representative's Signature_____

Date_____

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces: \$ _____ / event

Pond bank mowing, including line-trimming to water's edge: \$ _____ / event

Bed detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal: \$ _____ / event

Tree Lifting: \$ _____ / event

Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers: \$ _____ / event

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

- | | | |
|----|---|----------------|
| A. | Mowers w/operator | \$_____Hour |
| B. | Bush-Hog w/operator | \$_____Hour |
| C. | Tractor w/operator | \$_____Hour |
| D. | Supervisor with Transportation | \$_____Hour |
| E. | Laborer with hand equipment | \$_____Hour |
| F. | Truck w/driver | \$_____Hour |
| G. | Irrigation Tech | \$_____Hour |
| H. | Granular Pesticide Applicator | |
| | Person with Drop Spreader | \$_____Hour |
| I. | Liquid Pesticide Applicator | |
| | Person with Spray Truck | \$_____Hour |
| J. | Granular Fertilizer Applicator | |
| | Person with Drop Applicator | \$_____Hour |
| K. | Liquid Fertilizer Applicator | |
| | Person with Spray Truck | \$_____Hour |
| L. | Granular Weed Control Applicator | |
| | Person with Drop Applicator | \$_____Hour |
| M. | Liquid Weed Control Applicator | |
| | Person with Spray Truck | \$_____Hour |
| N. | Laborer for Additional Trash Pick-Up | \$_____Hour |
| O. | Lump Sum Mowing ⁽¹⁾ , entire community | \$_____Per Mow |

¹ Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

_____	\$_____ per Hour
_____	\$_____ per Hour
_____	\$_____ per Hour

B. Debris removal equipment unit costs:

_____	\$_____ per Hour
_____	\$_____ per Hour
_____	\$_____ per Hour

C. Other emergency/disaster related unit costs:

_____	\$_____ per Hour
_____	\$_____ per Hour
_____	\$_____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

LEGAL AUTHORITY FOR SIGNATURE

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of:

Juniper ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through V) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 26th day of June, 2025.

Proposer: Juniper Landscaping of Florida, LLC

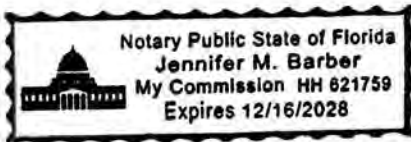
By: _____

Title: CEO

STATE OF FLORIDA

COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of June, 2025, by M. Brandon Duke, as CEO of _____, on its behalf. He/She ☒ is personally known to me or ☐ produced _____ as identification.



Notary Public, State of Florida

Personally Known

OR Produced Identification

Type of Identification _____

**SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES**

***THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR
OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.***

1. This sworn statement is submitted to Bexley Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ (“Proposer”), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer’s business address is _____

4. Proposer’s Federal Employer Identification Number (FEIN) is _____

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that a “public entity crime” as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that “convicted” or “conviction” as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an “affiliate” as defined in Section 287.133(1)(a), Florida Statutes, means:

1. A predecessor or successor of a person convicted of a public entity crime; or,
2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term “affiliate” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a “person” as defined in Section 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term “person” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

(☐) Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

(☐) The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

(☐) There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

(☐) The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

(☐) The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this 26th day of June, 2025.

Proposer: Juniper Landscaping of Florida, LLC

By: _____

Title: CEO

STATE OF FLORIDA

COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of June, 2025, by M. Brandon Duke, as CEO of, Juniper Landscaping on its behalf. He/She ☒ is personally known to me or ☐ produced _____ as identification.



Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification _____

**SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES,
REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR
SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY
SECTOR LIST**

***THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR
OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.***

1. This sworn statement is submitted to Bexley Community Development District (“District”).
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ (“Proposer”), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer’s business address is _____

4. Proposer’s Federal Employer Identification Number (FEIN) is _____

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more.
6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.
7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 26th day of June, 2025.

Proposer: Juniper Landscaping of Florida, LLC

By: [Signature]

Title: CEO

STATE OF FLORIDA

COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of June, 2025, by M. Brandon Duke, as CEO of , on its behalf. He/She [☒] is personally known to me or [☐] produced as identification.



[Signature]
Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification

**AGREEMENT FOR LANDSCAPE MAINTENANCE
SERVICES BETWEEN BEXLEY COMMUNITY DEVELOPMENT
DISTRICT AND _____**

THIS AGREEMENT (the “Agreement”) is made and entered into this ____ day of _____, 2025, by and between:

Bexley Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Pasco County, Florida, whose mailing address is 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614 (the “District”); and

_____, a _____, whose address is: _____

_____ (the “Contractor”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including but not limited to, landscaping and irrigation improvements; and

WHEREAS, the District desires to retain an independent contractor to provide landscape and irrigation maintenance services within the District; and

WHEREAS, to solicit such services, the District conducted a competitive proposal process based on a “Project Manual,” and determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on certain proposal pricing provided by Contractor; and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to do so.

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The duties, obligations, and responsibilities of the Contractor are to provide the services, labor and materials necessary for the provision of landscape maintenance services as described herein and in **Exhibit A** (the “Services”), attached hereto and incorporated by reference herein, within the District. Such lands on which Services shall be provided are as more particularly described and shown on **Exhibit B**, attached hereto and incorporated herein by reference.

- B.** Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. Contractor shall use industry best practices and procedures when carrying out the Services. The Contractor shall document all Work using the forms attached hereto as part of **Exhibit E**. Any additional compensation for additional services shall be paid only as negotiated between the parties and upon the written authorization of the District.
- C.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.
- D.** In the event that time is lost due to heavy rains (“Rain Days”), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the time during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days but shall not provide services on Sundays.
- E.** The Contractor shall report directly to the District’s Designee who shall be the District Manager and the designated Landscape Specialist. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage and shall follow and be responsible for the Services set forth in **Exhibit A** on the property as provided in **Exhibit B**. Contractor agrees to repair any damage resulting from Contractor’s activities and work within twenty-four (24) hours. This includes, but is not limited to, damage caused by Contractor to irrigation heads and lines, landscape, grasses, fences, walls or any other District or landowner properties or improvements.

SECTION 3. COMPENSATION; TERM.

The District agrees to pay Contractor for the Contract Work, a not to exceed sum of XXXXXXXXXX Dollars (\$XXXXXX.00) per year as detailed in **Exhibit C**, payable in monthly installments as detailed below, for a term of one (1) year with the option to renew for four (4) additional one (1) year periods unless terminated earlier as provided in this Contract.

- A.** If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to a Work Authorization (defined in Section 4 below). The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing in substantially the same form as **Exhibit D**, further defined in Section 4 below.
- B.** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding

and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

- C. The District agrees to pay Contractor for the Contract Work, a not to exceed sum of XXXXXXXXXX Dollars and 00/100 Cents (\$XXXXXX.00) for the initial term, and the same rate for subsequent first, second, third and fourth annual renewals, to include parts 1 through 3 of the Scope of Services as detailed in Exhibit A, payable in monthly installments as detailed below unless terminated earlier as provided in this Contract. Contractor shall invoice the District monthly for services provided during the previous month pursuant to the terms of this Agreement. The District shall provide payment within forty-five (45) days of receipt of invoices. As compensation for the work, the District agrees to pay Contractor \$XXXX.00 per month during the Initial Term, and the same rate for subsequent first, second, third and fourth annual renewals. Such compensation covers only the items specified in Part 1 of the Contractor's Proposal Form. Additionally, for the services specified in Parts 2 & 3 of the Contractor's Proposal Form attached as Exhibit C, the District agrees to pay Contractor using the pricing specified in the Contractor's Proposal Form in the month after the services were performed and after required documentations (if any) have been provided. Up to a maximum of XXXXXXXXXXXXXXXX Dollars and 00/100 Cents (\$XXXXXX.00) for the Initial contract term, and the same rate for subsequent first, second, third and fourth annual renewals, shall be paid if all mulch topdressings (Part 4) are performed and awarded to Contractor and all annual flower rotations (Part 5) are performed and awarded to Contractor. Contractor shall not perform mulching or annual flower installation services without the prior written approval of the District.

SECTION 4. ADDITIONAL WORK. Contractor understands that the Services may be reduced, expanded, or otherwise modified in scope. If any additional Services are proposed beyond those identified in this Agreement, Contractor shall perform them but only after receiving a written Work Authorization from the District. Contractor shall cooperate with and assist the District in preparing and determining the scope of any additional work. In the event the service represents a unit price set forth in this Agreement, Contractor's compensation shall be adjusted for the added or deducted services proposed by the Work Authorization in accordance with the unit prices established in the Agreement. In the event the service is not represented by a lump sum or unit price set forth in this Agreement, Contractor's compensation shall be adjusted for the added or deducted services proposed by the Work Authorization as reasonably determined by the District in conference with the Contractor. All Work Authorizations shall be in the form attached hereto as **Exhibit D**.

SECTION 5. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and Services for a period of one year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to Section 2, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one year from planting except for annuals (if any), which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the Services or materials are found to be defective,

deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting there from to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of Services.

Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

SECTION 6 INSURANCE. Contractor shall, at its own expense, maintain insurance during the performance of its Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

Contractor shall provide the District with a certificate naming the District, its officers, agents and employees as an additional insured (for all coverages except workers' compensation coverage). At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement.

SECTION 7. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

In particular, District will not: i) Withhold FICA (Social Security) from Contractor's payments; ii) Make state or federal unemployment insurance contributions on Contractor's behalf; iii) Withhold state or

federal income tax from payment to Contractor; iv) Make disability insurance contributions on behalf of Contractor; or v) Obtain workers' compensation insurance on behalf of Contractor.

SECTION 8. COMPLIANCE WITH LAWS, ORDINANCES AND REGULATIONS. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 10. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 11. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

SECTION 12. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

SECTION 13. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

(Remainder of page intentionally left blank)

A. If to Contractor: _____

Attn: _____

B. If to District: Bexley Community Development District
3434 Colwell Avenue, Ste. 200
Tampa, FL 33614
Attn: District Manager

With a copy to: Kutak Rock LLP
107 W. College Avenue
Tallahassee, FL 32301
Attn: Alyssa Willson

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 14. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Contractor.

SECTION 15. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 17. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party

consents that the venue for any litigation arising out of or related to this Agreement shall be in Pasco County, Florida.

SECTION 18. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. For avoidance of doubt, the indemnification obligation of the Contractor herein requires the Contractor to indemnify the District for any and all percentage of fault attributable to Contractor for in any claims arising hereunder (whether such claim is against the District, the Contractor or the District and Contractor as jointly liable parties) regardless of whether the District is adjudged to be more or less than 50% at fault. Contractor shall not be required to indemnify the District for the District's percentage of fault, if any. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

SECTION 19. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 20. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off sets the District may have against the Contractor as the sole means of recovery for termination.

SECTION 21. INSPECTIONS. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

A. The District hereby designates the District Manager, Landscape Specialist or a representative of the District Manager, to act as its representative.

B. The Contractor agrees to have a representative present at the regularly scheduled Board of Supervisors' monthly CDD meetings. The Contractor agrees to meet with a District representative, when requested, to walk the property to discuss conditions, schedules, and items of concern regarding this Contract. At that time, the District will compile a list of landscape related items (Landscape Inspection Report) that should be corrected before the next walk through or other designated time. The Contractor shall be required to provide, in writing, (typically within seven (7) calendar days) what actions shall be taken to remedy those findings within the Landscape Inspection Report. Response shall include a timeline as to when items shall be completed as well as diagnosis and treatment plans for those items requiring such. If the Contractor does not respond within the specified time, the first offense will result in a written warning; the second offense will result in a second written warning and the Board of Supervisors for the District will be notified; the third offense may terminate this contract for cause at the District's discretion. If the deficient items have not been rectified to the District's satisfaction within the stated time provided in the response to the Landscape Inspection Report, (but in no circumstance no longer than a 1-month period), the District reserves the right to subcontract out such work and withhold the cost of such work from the Contractor's next monthly invoice. The District will be responsible for scheduling the inspections. The District must have no less than five (5) days' notice if there is a need to reschedule. Inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Contract Work. Contractor shall provide to management a written summary of work performed for each week with notification of any problem areas.

SECTION 22. OWNERSHIP OF DOCUMENTS. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Contractor pursuant to this Agreement shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

SECTION 23. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Wesley Elias ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, RIZZETTA & CO., INC., 3434 COLWELL AVENUE, STE. 200, TAMPA, FL 33614, (813) 933-5571, INFO@RIZZETTA.COM

SECTION 24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 25. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 26. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 27. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2022, to the extent required by Florida Statute, Company shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 28. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 29. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Contract.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

Attest:

BEXLEY COMMUNITY
DEVELOPMENT DISTRICT

Signature of Secretary

Signature of Chairperson, Board of Supervisors

Witness:

Signature of Witness

By: _____

Print Name: _____

Title: _____

- Exhibit A: Scope of Services
- Exhibit B: Landscape Maintenance Map
- Exhibit C: Proposal Pricing (Part IV of Proposal Form)
- Exhibit D: Form of Work Authorization
- Exhibit E: Other Forms

EXHIBIT “A” - SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches and Celebration Bermuda at a height of three quarter (3/4) to one and one quarter (1 1/4) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings **MUST** either be collected and removed by the CONTRACTOR **OR** be **immediately** re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR’S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Bexley has a system of walking trails. These trails are to be maintained (line-trimmed and kept weed-free and “encroaching-turf-free” at all times. Contractor shall be responsible for training all its personnel in the technical aspects of Bexley CDD’s Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted when necessary upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1A) POND MOWING – Per the “Community Charter and Declaration of Restrictions for Bexley Residential Properties”, where lots are adjacent to CDD property or common area containing

any lake or pond, homeowners are responsible for landscape and maintenance between the lot and shoreline. These pond banks are indicated as such on the maintenance exhibit with a crosshatch. All other pond banks identified as such (green) on the overall Bexley Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water's edge or sod line (if water is not present). Line trimming at water's edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) shall be edged and/or line trimmed every week and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will

be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all CDD-maintained trees on an as-needed basis. During the dormant season, ALL Crape Myrtles shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles are not to be "hat raked" at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Bexley. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, another solution will need to be proposed and executed.

Palms: **All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times.** This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o'clock – nine o'clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on

architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All shrub & groundcover beds as well as all turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre- & post-emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas, including curb and gutter along roadways shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) **CLEAN UP** – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) **REPLACEMENT OF PLANT MATERIAL** – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Pasco County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF PASCO COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Bahia Sod:

March	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm- season weeds
April	A second application of PreM formulated for Bahia turf for warm-season weeds
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + PreM
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
October	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cool-season weeds

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
August	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
October	A complete fertilizer based on soil tests + PreM

All Bermuda Sod:

March	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

July	A complete fertilizer based on soil tests
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF (cont. >))
November	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to Landscape Specialist for approval prior to application. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUND COVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUND COVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). The “2” should be reduced to “0” if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6” from the palm trunk.

The District requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg. The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled-release form and all the Mn, Fe Zn & Cu sources be water soluble (generally these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

Element Recommended Sources:*

N - Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde

P - Superphosphate, triple superphosphate, coated diammonium phosphate

K - Sulfur-coated potassium sulfate (may have additional polymer coating)

Mg - Kieserite (magnesium sulfate monohydrate) granules

Mn - Manganese sulfate

Fe - Iron sulfate, FeEDTA and/or FeDTPA

B - Granubor® (sodium borate)

*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005) Archival copy: for current recommendations see <http://edis.ifas.ufl.edu> or your local extension office.

This item will not be included in the contract amount and fertilizer shall not be billed equally on a monthly basis but invoiced the month after application. Contractor is required to provide proposals for each application and proceed once District approval has been executed.

CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms. Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor’s responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor’s responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all dark green areas designated as "CDD Maintained – with irrigation unless otherwise noted" on the Maintenance Exhibit. Do NOT include roadway medians in this price nor lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch, Shredded Hardwood Dark Brown Mulch or Pine Straw Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches **after compaction**. Match mulch to what is currently present in landscape beds or tree rings.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner. Labor for trenching shall be included in the unit cost of the mulch.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

PART 5

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately Two Thousand Five Hundred (2,500) annuals in 4.5" pots up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. Prior to replacement, selection and approval from the Board is required. An Annual Options Presentation for the entire year stipulating plant options and timing for each quarterly rotation shall be submitted to District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove & replace dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs. Timing shall be centered around a holiday rotation being planted no later than the end of November and rotate accordingly every three months. (Dec, Mar, Jun, Sep)

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and **monthly slow-release** nutritional requirements **at no additional cost to District.** Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation (June) **at no additional cost to District,** a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior at each changeout throughout the year. All annual beds shall be raised at least eight inches. Upon completion of annual flower installation, a 1' layer of Pine Fines shall be spread throughout the entire annual bed. **All this shall be provided at no additional cost to the District.**

This item will not be included in the contract amount. Contractor shall provide a price per 4" annual to be installed and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The CDD reserves the right to subcontract out any and all annual installation events.

[END OF SECTION]

EXHIBIT B
Landscape Maintenance Map
(under separate cover)

EXHIBIT D

Form of Work Authorization

WORK AUTHORIZATION FOR ADDITIONAL LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS WORK AUTHORIZATION (the “Work Authorization”), dated _____, 20__ authorizes certain work in accordance with that certain *Agreement for Landscape Maintenance Services* (the “Agreement”), dated _____, 20__, by and between:

Bexley Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Pasco County, Florida, whose mailing address is 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614 (the “District”); and

_____, a _____, whose address is _____ (the “Contractor”).

SECTION 1. SCOPE OF SERVICES. In addition to the Services described in the Agreement and any Exhibits and Amendments thereto, the Contractor will provide additional landscape, irrigation and pond maintenance services and/or wetland monitoring and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “Additional Services”).

SECTION 2. COMPENSATION. It is understood and agreed that the payment of compensation for the Additional Services under this Work Authorization shall be in the amount set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement. [SPECIFY WHETHER ONE TIME CHARGE OR INCREASES COMPENSATION LINE ITEM IN ORIGINAL AGREEMENT AND, IF SO, REFLECT AMENDMENT TO THAT PROVISION].

SECTION 3. GOVERNING LANGUAGE. This Work Authorization, together with the Agreement, represents the entire understanding between the District and the Contractor with regard to the referenced Work Authorization. Except for the warranties provided to the District, none of the provisions of Exhibit A shall apply to this Work Authorization and Exhibit A shall not be incorporated herein, except that Exhibit A is applicable to the extent that it describes the scope of services for the labor and materials to be provided under this Work Authorization.

SECTION 4. ACCEPTANCE. Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

**BEXLEY COMMUNITY
DEVELOPMENT DISTRICT**

Signature of Secretary

Signature of Chairperson, Board of Supervisors

Signature of Witness

By: _____

Its: _____

Exhibit A: Proposal/Scope of Additional Services

EXHIBIT E

Other Forms

DAILY WORK JOURNAL

DATE:_____

DESCRIPTION OF WORK PERFORMED TODAY:_____

LOCATIONS:_____

ISSUES REQUIRING ATTENTION: *(Please notify District Rep. if any)*

BEXLEY CDD
PEST MANAGEMENT REPORT

DATE: _____

SYMPTOMS: _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: _____

CERTIFIED PESTICIDE APPLICATOR'S NAME: _____

BEXLEY REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

LANDSCAPE MAINTENANCE BID SUBMITTAL

FOR:

BEXLEY COMMUNITY DEVELOPMENT DISTRICT



FROM:



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

BID DUE DATE:	THURSDAY, JULY 3, 2025
BID DUE TIME:	3:00 PM (EST)
BID DUE LOCATION:	BEXLEY COMMUNITY DEVELOPMENT DISTRICT C/O RIZZETTA & COMPANY 5020 WEST LINEBAUGH, SUITE 240 TAMPA FL 33624 ATTN: JOHN TOBORG

PROPOSAL DIRECTORY

Landscape Maintenance Proposal an Affidavits
Hurricane and Large Scale Storm Emergency Response Plan
Landscape Maintenance Scope of Services
Irrigation Maintenance Proposal / Scope of Services
Evaluation Criteria - Personnel
Evaluation Criteria - Experience
Proposer Qualification Statement
List of Officers / Organization Chart
Staffing Plan for Maintenance Services
Equipment Lists
Statement of Financial Capabilities
Occupational License
Proof of Insurance - Current W-9
Irrigation Contractor's License – County or Origin
Pest Control / Fertilization License
Certified Arborist Designations
Best Management Practices Certifications
FNGLA Certifications
Licensed Dealer in Agricultural Products
National Association of Landscape Professionals Certification
E-Verify Enrollment Verification Statement
Proof of Corporate Status
Dun & Bradstreet Registration



1.888.RED.TREE

www.redtreelandscape.com

service@redtreelandscape.com

***The New Standard in
Landscape Maintenance***



Experienced irrigation technicians perform diagnostics, repairs, and



outdoor lighting service calls whenever you need them!

Our state-of-the-art equipment fleet arrives at your property ready to perform any and all grounds maintenance tasks.



A team of Certified Arborists and expert tree climbers are available to prepare your trees for hurricane season or to help you clean up fallen trees after the storm.



We also offer Pest Control & Fertilization services to keep your property green, blooming, and free of weeds. Our team of Certified Pest Control Operators know the right products to keep your lawn & ornamentals free of pests.



Contact Us!

David Lucadano 727-919-3913

Peter Lucadano 727-919-3915



Owners with over 30 years of experience in the Florida Green Industry!



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AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Pasco

Before me, the undersigned authority, appeared the affiant, Peter Lucadano, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of CEO / Owner for _____ ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Bexley Community Development District's ("District") request for proposals for landscape maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s:
NONE

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after issuance of the Project Manual (i.e., **by no later than [BID PROTEST DEADLINE] at 5:00 PM (EST)**), the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

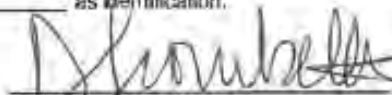
Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this 1st _____ day of July, 2025.


Proposer: RedTree Landscape Systems, LLC
By: Peter Lucadano
Title: CEO / Owner

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of July, 2025, by Peter Lucadano, as CEO / Owner of RedTree Landscape Systems, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.


NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



LEGAL AUTHORITY FOR SIGNATURE

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of:

RedTree Landscape Systems, LLC ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through V) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 1st day of July, 2025.

Proposer:

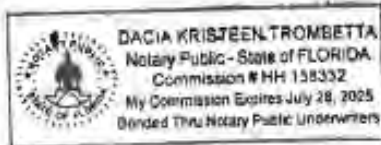
By: Peter Lucadano

Title: CEO / Owner

STATE OF FLORIDA

COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of July, 2025, by Peter Lucadano as CEO / Owner of RedTree Landscape Systems, LLC, on its behalf. He/She ☐ is personally known to me or ☐ produced as identification.



Dacia Kristeen Trombetta
Notary Public, State of Florida

Personally Known

OR Produced Identification

Type of Identification _____

**SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES**

***THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR
OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.***

1. This sworn statement is submitted to Bexley Community Development District.
2. I am over eighteen (18) CEO / Owner for RedTree Landscape Systems, LLC ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer's business address is 5532 Auld Lane, Holiday, FL 34690

4. Proposer's Federal Employer Identification Number (FEIN) is 82-3591450

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or,
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

(X)Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

(☐) The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

(☐) There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

(☐) The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

(☐) The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct,

Dated this 1st day of July, 2025.

Proposer:

By: Peter Lucadano

Title: CEO / Owner

STATE OF FLORIDA

COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of July, 2025, by Peter Lucadano, as CEO/ Owner of, _____

RedTree Landscape Systems, LLC on its behalf.

He/She ☐ is

personally known to me or _____ produced
as identification.

[Signature]
Notary Public, State of Florida



Personally Known
OR Produced Identification
Type of Identification _____

**SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES,
REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR
SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY
SECTOR LIST**

***THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR
OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.***

1. This sworn statement is submitted to Bexley Community Development District ("District").
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of
3. CEO/ Owner for RedTree Landscape Systems, LLC ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
4. Proposer's business address is 5532 Auld Lane, Holiday, FL 34690

5. Proposer's Federal Employer Identification Number (FEIN) is 82-3591450

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
6. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more.
7. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.
8. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 1st day of July, 2025.

Proposer: _____

By: Peter Lucadano

Title: CEO / Owner

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 1st day of July, 2025, by Peter Lucadano, as CEO / Owner of Red Tree Landscape Systems, LLC on its behalf. He/She [] is

personally known to me or [] produced
as identification.



Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification _____

EXHIBIT "C" - BID FORM

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE MAINTENANCE
REQUEST FOR PROPOSALS**

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ 738,000.00 yr.

- Storm Cleanup \$.65.00 ____/hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) _____
Covering of all seasonal color beds with frost protection cloth.

\$ 2,500.00 /application (do not include in General Landscape Maintenance total or Grand Total)

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$ 45.00 /hr. for employee with hand-held hose

\$ 250.00 /hr. for water truck/tanker

Contractor is asked to provide a price per acre for:

Verticutting **\$ 1,500.00 / acre**

Core Aeration **\$ 1,500.00 / acre**

PART 2**Fertilization (All labor and materials)****\$ 122,411.00 yr.**

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert + PreM	1	1000	\$ 1,280.00
April	PreM	1	1000	\$ 1,280.00
April	Soluble Nitrogen	0.5	600	\$ 768.00
June	Slow Release Nitrogen	1	1000	\$ 1,280.00
August	Fe foliar (ferrous sulfate)	0.5	600	\$ 768.00
October	Complete fert + PreM	1	1000	\$ 1,280.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	8750	\$ 11,375.00
April	Soluble Nitrogen	0.5	4250	\$ 5,525.00
May	Slow Release Nitrogen	1	8750	\$ 11,375.00
July	Fe foliar (ferrous sulfate)	0.5	4250	\$ 5,525.00
August	Slow Release Nitrogen	1	8750	\$ 11,375.00
October	Complete fert + PreM	1	8750	\$ 11,375.00

CELEBRATION BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert + PreM	1	650	\$ 845.00
April	Soluble Nitrogen	0.5	300	\$ 390.00
May	Slow Release Nitrogen	1	650	\$ 845.00
July	Complete fert + PreM	1	650	\$ 845.00
August	Fe foliar (ferrous sulfate)	0.5	300	\$ 390.00
September	Slow Release Nitrogen	1	650	\$ 845.00
November	Complete fert + PreM	1	650	\$ 845.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete Fertilizer	5	12500	\$ 16,250.00
June	Complete Fertilizer	5	12500	\$ 16,250.00
October	Complete Fertilizer	5	12500	\$ 15,200.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12+4Mg with micronutrients	5	1250	\$ 1,625.00
May	8-2-12+4Mg with micronutrients	5	1250	\$ 1,625.00
October	8-2-12+4Mg with micronutrients	5	1250	\$ 1,625.00
November	8-2-12+4Mg with micronutrients	5	1250	\$ 1,625.00

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapees, Loropetalum, K.O. Roses, Ixora, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) **\$ 11,400.00 yr.**

(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS

This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ **75.00/tree** /yr. (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services

\$25,000. / yr.

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

275 _____ CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ **65.00** _____ /CY
(app. October) \$ **17,875.00** /installation

And

275 _____ CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ **65.00** _____ /CY
(app. April) \$ **17,875.00** _____ /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ **35,750.00** _____ /yr.
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

275 _____ CY Shredded Hardwood Dark Brown Mulch at \$ **65.00** _____ / CY
(app. October) \$ **17,875.00** _____ /installation

And

275 _____ CY Shredded Hardwood Dark Brown Mulch at \$ **65.00** _____ / CY
(app. April) \$ **17,875.00** _____ /installation

Installation of Shredded Hardwood Mulch (All labor and materials) \$ 35,750.00 / yr.
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

1600 Bales Pine Straw Mulch per specs for the first top-dressing at \$ 10.00 /bale
(app. October) \$ 16,000.00 installation
And

1600 Bales Pine Straw Mulch per specs for the second top-dressing at \$ 10.00 /bale
(app. April) \$ 16,000.00 /installation

Installation of Pine Straw Mulch (All labor and materials) \$ 32,000.00 /yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 5

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 2,500 (4.5") annuals up to four (4) times per year per specs at the direction of the District at \$2.75 /annual

\$ 6,785.00 /rotation

\$ 27,500.00 /yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2, & 3 - This is what contract will be written for)

\$ 871,811.00 / Initial Term

FIRST ANNUAL RENEWAL	\$ <u>871,811.00</u> /yr.
SECOND ANNUAL RENEWAL	\$ <u>915,401.55</u> /yr.
THIRD ANNUAL RENEWAL	\$ <u>915,401.55</u> /yr.
FOURTH ANNUAL RENEWAL	\$ <u>961,171.63</u> /yr.

***Unless prices are to remain the same throughout the initial contract term and each of the four possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.**

Firm Address 5532 Auld Lane

City/State/Zip Holiday, FL 34690

Phone Number (727) 919-3915 Fax Number (727) 922-2298

Name and Title of Representative Peter Lucadano

(Please Print)

Representative's Signature



Date July 1, 2025

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. None ☒ 2. ☒ 3. ☒ 4. ☒ 5. ☐

Dated this 1st day of July, 2025

BID FORM
BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE MAINTENANCE
REQUEST FOR PROPOSALS

NOTE: This pricing form is intended to cover pricing for the first annual renewal should Contractor's prices change.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance **\$ 738,00.00 yr.**

- Storm Cleanup \$ 65.00 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) _____
Covering of all seasonal color beds with frost protection cloth.

\$ 2,500.00 /application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$ 45.00 /hr. for employee with hand-held hose

\$ 250.00 /hr. for water truck/tanker

Contractor is asked to provide a price per acre for:

Verticutting \$ 1,500.00 / acre

Core Aeration \$ 1,500.00 / acre

PART 2**Fertilization (All labor and materials)****\$ 122,411.00** yr.

⊕ (Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert + PreM	1	1000	\$ 1,280.00
April	PreM	1	1000	\$ 1,280.00
April	Soluble Nitrogen	0.5	600	\$ 768.00
June	Slow Release Nitrogen	1	1000	\$ 1,280.00
August	Fe foliar (ferrous sulfate)	0.5	600	\$ 768.00
October	Complete fert + PreM	1	1000	\$ 1,280.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	8750	\$ 11,375.00
April	Soluble Nitrogen	0.5	4250	\$ 5,525.00
May	Slow Release Nitrogen	1	8750	\$ 11,375.00
July	Fe foliar (ferrous sulfate)	0.5	4250	\$ 5,525.00
August	Slow Release Nitrogen	1	8750	\$ 11,375.00
October	Complete fert + PreM	1	8750	\$ 11,375.00

CELEBRATION BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert + PreM	1	650	\$ 845.00
April	Soluble Nitrogen	0.5	300	\$ 390.00
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July	Complete fert + PreM	1	650	\$ 845.00
August	Fe foliar (ferrous sulfate)	0.5	300	\$ 390.00
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ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete Fertilizer	5	12500	\$ 16,250.00
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Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapees, Loropetalum, K.O. Roses, Ixora, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) \$ 11,400.00 yr.

(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District’s BOS

This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ 75.00 / tree /yr. (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services

\$25,000. / yr.

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

275 _____ CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ **65.00** _____ /CY
(app. October) \$ **17,875.00** /installation

And

275 _____ CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ **65.00** _____ /CY
(app. April) \$ **17,875.00** _____ /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ **35,750.00** _____ /yr.
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

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(app. April) \$ **17,875.00** _____ /installation

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(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

1600 Bales Pine Straw Mulch per specs for the first top-dressing at \$ 10.00 /bale
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And

1600 Bales Pine Straw Mulch per specs for the second top-dressing at \$ 10.00 /bale
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Installation of Pine Straw Mulch (All labor and materials) \$ 32,000.00 /yr.
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Each top-dressing shall leave all beds with a depth of 3"

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 5

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 2,500 (4.5") annuals up to four (4) times per year per specs at the direction of the District at \$ 2.75 /annual

\$ 6,785.00 /rotation

\$ 27,500.00 /yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2, & 3 - This is what contract will be written for)

\$ 871,811.00 / Initial Term

FIRST ANNUAL RENEWAL \$ 871,811.00 /yr.

SECOND ANNUAL RENEWAL \$ 915,401.55 /yr.

THIRD ANNUAL RENEWAL \$ 915,401.55 /yr.

FOURTH ANNUAL RENEWAL \$ 961,171.63 /yr.

***Unless prices are to remain the same throughout the initial contract term and each of the four possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.**

Contractor/Firm Name: RedTree Landscape Systems, LLC

Firm Address 5532 Auld Lane

City/State/Zip Holiday, FL 34690

Phone Number (727) 919-3915 Fax Number (727) 922-2298

Name and Title of Representative Peter Lucadano

(Please Print)

Representative's Signature



Date July 1, 2025

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. None ☒ 2. ☒ 3. ☒ 4. ☒ 5. ☐

Dated this 1st day of July, 2025

BID FORM
BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE MAINTENANCE
REQUEST FOR PROPOSALS

NOTE: This pricing form is intended to cover pricing for the second annual renewal should Contractor's prices change.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance **\$ 781,590.55 yr.**

- Storm Cleanup \$ 65.00 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) _____
Covering of all seasonal color beds with frost protection cloth.

\$ 2,500.00 /application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$ 45.00 /hr. for employee with hand-held hose

\$ 250.00 /hr. for water truck/tanker

Contractor is asked to provide a price per acre for:

Verticutting \$ 1,500.00 / acre

Core Aeration \$ 1,500.00 / acre

PART 2**Fertilization (All labor and materials)****\$ 122,411.00** yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert + PreM	1	1000	\$ 1,280.00
April	PreM	1	1000	\$ 1,280.00
April	Soluble Nitrogen	0.5	600	\$ 768.00
June	Slow Release Nitrogen	1	1000	\$ 1,280.00
August	Fe foliar (ferrous sulfate)	0.5	600	\$ 768.00
October	Complete fert + PreM	1	1000	\$ 1,280.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	8750	\$ 11,375.00
April	Soluble Nitrogen	0.5	4250	\$ 5,525.00
May	Slow Release Nitrogen	1	8750	\$ 11,375.00
July	Fe foliar (ferrous sulfate)	0.5	4250	\$ 5,525.00
August	Slow Release Nitrogen	1	8750	\$ 11,375.00
October	Complete fert + PreM	1	8750	\$ 11,375.00

CELEBRATION BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert + PreM	1	650	\$ 845.00
April	Soluble Nitrogen	0.5	300	\$ 390.00
May	Slow Release Nitrogen	1	650	\$ 845.00
July	Complete fert + PreM	1	650	\$ 845.00
August	Fe foliar (ferrous sulfate)	0.5	300	\$ 390.00
September	Slow Release Nitrogen	1	650	\$ 845.00
November	Complete fert + PreM	1	650	\$ 845.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete Fertilizer	5	12500	\$ 16,250.00
June	Complete Fertilizer	5	12500	\$ 16,250.00
October	Complete Fertilizer	5	12500	\$ 15,200.00

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapees, Loropetalum, K.O. Roses, Ixora, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) \$ 11,400.00 yr.

(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS

This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ 75.00 / tree /yr. (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapees, Loropetalum, K.O. Roses, Ixora, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

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OTC Injections (All labor and materials)

\$ 75.00 / tree /yr. (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services

\$25,000. / yr.

Top Choice application will be performed at the sole discretion of the District's BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

275 _____ CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ **65.00** _____ /CY
(app. October) **\$ 17,875.00** /installation

And

275 _____ CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ **65.00** _____ /CY
(app. April) **\$ 17,875.00**
_____/installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ **35,750.00** _____ /yr.
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

275 _____ CY Shredded Hardwood Dark Brown Mulch at \$ **65.00** _____ / CY
(app. October) **\$ 17,875.00** /installation

And

275 _____ CY Shredded Hardwood Dark Brown Mulch at \$ **65.00** _____ / CY
(app. April) **\$ 17,875.00** /installation

Installation of Shredded Hardwood Mulch (All labor and materials) \$ 35,750.00 /yr.
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

1600 Bales Pine Straw Mulch per specs for the first top-dressing at \$ 10.00 /bale
(app. October) \$ 16,000.00 installation

And

1600 Bales Pine Straw Mulch per specs for the second top-dressing at \$ 10.00 /bale
(app. April) \$ 16,000.00 /installation

Installation of Pine Straw Mulch (All labor and materials) \$ 32,000.00 /yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 5

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 2,500 (4.5") annuals up to four (4) times per year per specs at the direction of the District at \$2.75 /annual

\$ 6,785.00 /rotation

\$ 27,500.00 /yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2, & 3 - This is what contract will be written for)

\$ 871,811.00 / Initial Term

FIRST ANNUAL RENEWAL \$ 871,811.00 /yr.

SECOND ANNUAL RENEWAL \$ 915,401.55 /yr.

THIRD ANNUAL RENEWAL \$ 915,401.55 /yr.

FOURTH ANNUAL RENEWAL \$ 961,171.63 /yr.

***Unless prices are to remain the same throughout the initial contract term and each of the four possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.**

Firm Address 5532 Auld Lane

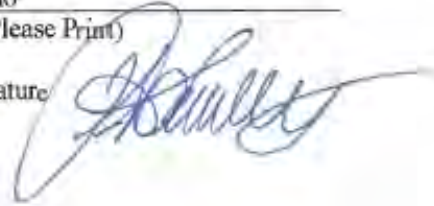
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Name and Title of Representative Peter Lucadano
(Please Print)

Representative's Signature

Date July 1, 2025



ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. None ☒ 2. ☒ 3. ☒ 4. ☒ 5. ☐

Dated this 1st day of July, 2025

BID FORM

BEXLEY COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE MAINTENANCE REQUEST FOR PROPOSALS

NOTE: *This pricing form is intended to cover pricing for the third annual renewal should Contractor's prices change.*

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ 781,590.55 yr.

- Storm Cleanup \$ 65.00 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) _____
Covering of all seasonal color beds with frost protection cloth.

\$ 2,500.00 /application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$ 45.00 /hr. for employee with hand-held hose

\$ 250.00 /hr. for water truck/tanker

Contractor is asked to provide a price per acre for:

Verticutting \$ 1,500.00 / acre

Core Aeration \$ 1,500.00 / acre

PART 2**Fertilization (All labor and materials)****\$ 122,411.00** yr.

+ (Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert + PreM	1	1000	\$ 1,280.00
April	PreM	1	1000	\$ 1,280.00
April	Soluble Nitrogen	0.5	600	\$ 768.00
June	Slow Release Nitrogen	1	1000	\$ 1,280.00
August	Fe foliar (ferrous sulfate)	0.5	600	\$ 768.00
October	Complete fert + PreM	1	1000	\$ 1,280.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	8750	\$ 11,375.00
April	Soluble Nitrogen	0.5	4250	\$ 5,525.00
May	Slow Release Nitrogen	1	8750	\$ 11,375.00
July	Fe foliar (ferrous sulfate)	0.5	4250	\$ 5,525.00
August	Slow Release Nitrogen	1	8750	\$ 11,375.00
October	Complete fert + PreM	1	8750	\$ 11,375.00

CELEBRATION BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert + PreM	1	650	\$ 845.00
April	Soluble Nitrogen	0.5	300	\$ 390.00
May	Slow Release Nitrogen	1	650	\$ 845.00
July	Complete fert + PreM	1	650	\$ 845.00
August	Fe foliar (ferrous sulfate)	0.5	300	\$ 390.00
September	Slow Release Nitrogen	1	650	\$ 845.00
November	Complete fert + PreM	1	650	\$ 845.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete Fertilizer	5	12500	\$ 16,250.00
June	Complete Fertilizer	5	12500	\$ 16,250.00
October	Complete Fertilizer	5	12500	\$ 16,250.00

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapès, Loropetalum, K.O. Roses, Ixora, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) \$ 11,400.00 yr.

(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS

This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ 75.00 / tree /yr. (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services

\$25,000. / yr.

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

275 _____ CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ **65.00** _____ /CY
(app. October) **\$ 17,875.00** /installation

And

275 _____ CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ **65.00** _____ /CY
(app. April **\$ 17,875.00**
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Installation of Pine Bark Mulch (medium) (All labor and materials) \$ **35,750.00** _____ /yr.
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

275 _____ CY Shredded Hardwood Dark Brown Mulch at \$ **65.00** _____ / CY
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And

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Installation of Shredded Hardwood Mulch (All labor and materials) \$ 35,750.00 /yr.
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

1600 Bales Pine Straw Mulch per specs for the first top-dressing at \$ 10.00 /bale
(app. October) \$ 16,000.00 installation

And

1600 Bales Pine Straw Mulch per specs for the second top-dressing at \$ 10.00 /bale
(app. April) \$ 16,000.00 /installation

Installation of Pine Straw Mulch (All labor and materials) \$ 32,000.00 /yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 5

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 2,500 (4.5") annuals up to four (4) times per year per specs at the direction of the District at \$2.75 /annual

\$ 6,785.00 /rotation

\$ 27,500.00 /yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2, & 3 - This is what contract will be written for)

\$ 871,811.00 / Initial Term

FIRST ANNUAL RENEWAL \$ 871,811.00 /yr.

SECOND ANNUAL RENEWAL \$ 915,401.55 /yr.

THIRD ANNUAL RENEWAL \$ 915,401.55 /yr.

FOURTH ANNUAL RENEWAL \$ 961,171.63 /yr.

***Unless prices are to remain the same throughout the initial contract term and each of the four possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.**

Contractor/Firm Name: RedTree Landscape Systems, LLC

Firm Address 5532 Auld Lane

City/State/Zip Holiday, FL 34690

Phone Number (727) 919-3915 Fax Number (727) 922-2298

Name and Title of Representative Peter Lucadano

(Please Print)

Representative's Signature



Date July 1, 2025

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. None ☒ 2. ☒ 3. ☒ 4. ☒ 5. ☐

Dated this 1st day of July, 2025

BID FORM
BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE MAINTENANCE
REQUEST FOR PROPOSALS

NOTE: This pricing form is intended to cover pricing for the fourth annual renewal should Contractor's prices change.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ 827,360.63 yr.

- Storm Cleanup \$ 65.00 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) _____
Covering of all seasonal color beds with frost protection cloth.

\$ 2,500.00 /application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$ 45.00 /hr. for employee with hand-held hose

\$ 250.00 /hr. for water truck/tanker

Contractor is asked to provide a price per acre for:

Verticutting \$ 1,500.00 / acre

Core Aeration \$ 1,500.00 / acre

PART 2**Fertilization (All labor and materials)****\$ 122,411.00** yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert + PreM	1	1000	\$ 1,280.00
April	PreM	1	1000	\$ 1,280.00
April	Soluble Nitrogen	0.5	600	\$ 768.00
June	Slow Release Nitrogen	1	1000	\$ 1,280.00
August	Fe foliar (ferrous sulfate)	0.5	600	\$ 768.00
October	Complete fert + PreM	1	1000	\$ 1,280.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	8750	\$ 11,375.00
April	Soluble Nitrogen	0.5	4250	\$ 5,525.00
May	Slow Release Nitrogen	1	8750	\$ 11,375.00
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MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapees, Loropetalum, K.O. Roses, Ixora, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

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PART 3

Pest Control (All labor and materials)

\$ 11,400.00 _____ yr.

(if entire pesticide allowance is required) *

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Contractor/Firm Name: RedTree Landscape Systems LLC

Firm Address 5532 Auld Lane

City/State/Zip Holiday, FL 34690

Phone Number (727) 919-3915 Fax Number (727) 922-2298

Name and Title of Representative Peter Lucadano
(Please Print)

Representative's Signature



Date July 1, 2025

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. None ☒ 2. ☒ 3. ☒ 4. ☒ 5. ☐

Dated this 1st day of July, 2025

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces: \$ 7,000.00 / event

Pond bank mowing, including line-trimming to water's edge: \$ 4,000.00 / event

Bed detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal: \$ 8,000.00 / event

Tree Lifting: \$ 18,000.00 / event

Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers: \$ 12,000.00 / event

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

A.	Mowers w/operator	\$ <u>75.00</u>	Hour
B.	Bush-Hog w/operator	\$ <u>175.00</u>	Hour
C.	Tractor w/operator	\$ <u>175.00</u>	Hour
D.	Supervisor with Transportation	\$ <u>100.00</u>	Hour
E.	Laborer with hand equipment	\$ <u>65.00</u>	Hour
F.	Truck w/driver	\$ <u>100.00</u>	Hour
G.	Irrigation Tech	\$ <u>75.00</u>	Hour
H.	Granular Pesticide Applicator		
	Person with Drop Spreader	\$ <u>75.00</u>	Hour
I.	Liquid Pesticide Applicator		
	Person with Spray Truck	\$ <u>100.00</u>	Hour
J.	Granular Fertilizer Applicator		
	Person with Drop Applicator	\$ <u>75.00</u>	Hour
K.	Liquid Fertilizer Applicator		
	Person with Spray Truck	\$ <u>100.00</u>	Hour
L.	Granular Weed Control Applicator		
	Person with Drop Applicator	\$ <u>75.00</u>	Hour
M.	Liquid Weed Control Applicator		
	Person with Spray Truck	\$ <u>100.00</u>	Hour
N.	Laborer for Additional Trash Pick-Up	\$ <u>60.00</u>	Hour
O.	Lump Sum Mowing ⁽¹⁾ , entire community	\$ <u>4,500.00</u>	Per Mow

¹ Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

- A. Debris removal personnel unit costs:
- | | | |
|------------------------------|-------------------------|----------|
| Labor rate for storm cleanup | \$ 500.00 per crew hour | per Hour |
| Labor for Emergency Service | \$ 100.00 | per Hour |
| | \$ | per Hour |
- B. Debris removal equipment unit costs:
- | | | |
|------------------|-----------|----------|
| Skid Steer | \$ 150.00 | per Hour |
| Tractor / Loader | \$ 250.00 | per Hour |
| Dump Truck | \$ 350.00 | per Hour |
- C. Other emergency/disaster related unit costs:
- | | | |
|-----------------|-----------|----------|
| Hauling | \$ 150.00 | per Hour |
| Debris Disposal | \$ | per Hour |
| | \$ | per Hour |

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.



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HURRICANE / LARGE SCALE STORM EMERGENCY RESPONSE PLAN

Before The Storm

- If your irrigation system is fed off a well, we will shut your pumps down to prevent any mainline leaks that could develop from storm damage through the storm.
- We are assuring internally that we are well-equipped and stocked to handle post-storm response in an effective and orderly manner.

Storm Emergencies

- We will attempt to inspect your property as soon as we are physically able to do so. We also will be accessible to receive **emergency phone calls** from you or your authorized representatives to address the following emergency scenarios:
 - **Fallen trees blocking roadways.**
 - **Fallen trees blocking walkway access to homes.**
 - **Fallen trees on homes / structures.**
 - **Fallen trees on vehicles.**
 - **Irrigation break involving running water / flooding.**
- To report any one of the above-stated emergency scenarios, please assure that an authorized person representing your property contact:
 - Pete Lucadano: (727) 919-3915
 - David Lucadano: (727) 919-3913
 - Ben Garland: (727) 810-4253
 - John Burkett: (727) 267-2059

After The Storm

After the storm has left our area and conditions are safe for our staff to access allowable areas, we will immediately begin the process of inspecting properties and addressing service in a three-phase manner as follows:

PHASE 1 - EMERGENCIES (as listed above): Fallen trees will be cut and safely stacked close to the area of origin. Crews will then move on to address the next emergency until we are assured that all emergency scenarios on each of our client properties are addressed.

PHASE 2 - LARGE AESTHETICS: Fallen trees throughout the property that are not considered emergencies will either be re-planted / staked or removed, cut up and stored in piles located in safe locations throughout the property. This process will be performed in order of need until we are assured that all such needs on each of our client properties are addressed.

PHASE 3 - AESTHETICS: Small debris, branches and necessary blowing will be performed throughout the property. Debris will be stacked in piles located in safe locations throughout the property. This process will be performed in order of need until we are assured that all such needs on each of our client properties are addressed.

PHASE 4 - DEBRIS PICK-UP: As a last step in the storm clean-up process, debris piles will be removed from the property.

Project Component	Description
Emergency Storm Response	<ul style="list-style-type: none">• Immediate emergency response team to remove trees from blocking streets, sidewalks and doorways.• Immediate emergency response team to remove trees off of structures or vehicles.• Crew will cut and stack debris in a safe location for removal at a non-emergency time.• Crew consists of (3) skilled arbor care specialists, a large grapple loader, a chipper, an aerial device, dump trucks and all necessary chainsaws / roping systems.• A Certified Arborist will direct the crew and be onsite to document conditions for insurance claims.
Post-Storm Property Service Recovery (Arbor Care)	<ul style="list-style-type: none">• Post-emergency removal of fallen trees.• Post-emergency removal of large fallen debris.• Post-emergency stump grinding.• Includes debris removal, hauling fees and dumping fees.• Crew consists of (3) skilled arbor care specialists, a large grapple loader, a chipper, an aerial device, dump trucks and all necessary chainsaws / roping systems.• A Certified Arborist will direct the crew and assure that all damaged trees are properly assessed for hazard declarations or restorative pruning instruction.
Post-Storm Property Service Recovery	<ul style="list-style-type: none">• Post-emergency removal of fallen light to medium debris.• Blowing of all hard surface areas.• Includes debris removal, hauling fees and dumping fees.• Crew consists of (6) grounds maintenance specialists.• Note that this work can be traded for scheduled / contracted grounds maintenance services if the Client so chooses.

Pricing Schedule

Service Component	Description	Hourly Rate
Heavy Equipment	Loader / skid steer / grapple unit	\$ 300.00
Wood Chipper	12" Diameter chipper	\$ 250.00
Tree Specialist	Trained climber	\$ 200.00
Heavy Equipment Operator	Operator of heavy equipment	\$ 150.00
Chainsaw Operator	Operator of chainsaw on ground	\$ 95.00
General Labor	Labor to drag debris, rake and load	\$ 75.00
Truck Load of Debris	Loading, hauling and dumping fees per truck	\$ 900.00
Mobilization	Per day mobilization of staff and equipment	\$ 500.00

Pre-Approved Authorization Amount (Not To Exceed Without Additional Approval):

\$ _____

NOTE: Pre-approved clients receive first and priority response over any clients requesting proposals past the storm. After a storm, management time to prepare proposals is limited and it is a secondary activity to disaster relief and recovery for those clients who request and approve immediate action on their properties.

Authorized Board Representative

Title of Authorized Representative

Date of Approval

EXHIBIT "A" - SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches and Celebration Bermuda at a height of three quarter (3/4) to one and one quarter (1 1/4) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings **MUST** either be collected and removed by the CONTRACTOR **OR** be **immediately** re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Bexley has a system of walking trails. These trails are to be maintained (line-trimmed and kept weed-free and "encroaching-turf-free" at all times. Contractor shall be responsible for training all its personnel in the technical aspects of Bexley CDD's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted when necessary upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1A) POND MOWING – Per the "Community Charter and Declaration of Restrictions for Bexley Residential Properties", where lots are adjacent to CDD property or common area containing

any lake or pond, homeowners are responsible for landscape and maintenance between the lot and shoreline. These pond banks are indicated as such on the maintenance exhibit with a crosshatch. All other pond banks identified as such (green) on the overall Bexley Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water's edge or sod line (if water is not present). Line trimming at water's edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) shall be edged and/or line trimmed every week and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will

be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all CDD-maintained trees on an as-needed basis. During the dormant season, ALL Crape Myrtles shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles are not to be "hat racked" at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Bexley. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, another solution will need to be proposed and executed.

Palms: All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o'clock – nine o'clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on

architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All shrub & groundcover beds as well as all turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre- & post-emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas, including curb and gutter along roadways shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) **CLEAN UP** – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) **REPLACEMENT OF PLANT MATERIAL** – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Pasco County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF PASCO COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Bahia Sod:

March	A complete fertilizer based on soil tests + <u>PreM</u> formulated for Bahia turf for warm- season weeds
April	A second application of <u>PreM</u> formulated for Bahia turf for <u>warm-season</u> weeds
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + <u>PreM</u>
June	SRN (<u>Slow Release</u> Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
October	A complete fertilizer based on soil tests + <u>PreM</u> formulated for Bahia turf for cool-season weeds

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + <u>PreM</u>
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + <u>PreM</u>
May	SRN (<u>Slow Release</u> Nitrogen applied at 1.0 lbs. N/1000 SF)
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
August	SRN (<u>Slow Release</u> Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests + <u>PreM</u>

All Bermuda Sod:

March	A complete fertilizer based on soil tests + <u>PreM</u>
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + <u>PreM</u>
May	SRN (<u>Slow Release</u> Nitrogen applied at 1.0 lbs. N/1000 SF)

July	A complete fertilizer based on soil tests
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H ₂ O/1,000 SF)
September	SRN (<u>Slow Release</u> Nitrogen applied at 1.0 lbs. N/1000 SF (cont. >)
November	A complete fertilizer based on soil tests + <u>PreM</u> .

The contractor shall submit a fertilizer label to Landscape Specialist for approval prior to application. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). The "2" should be reduced to "0" if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

The District requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg. The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled-release form and all the Mn, Fe Zn & Cu sources be water soluble (generally these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

Element Recommended Sources:*

- N - Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde
- P - Superphosphate, triple superphosphate, coated diammonium phosphate
- K - Sulfur-coated potassium sulfate (may have additional polymer coating)
- Mg - Kieserite (magnesium sulfate monohydrate) granules
- Mn - Manganese sulfate
- Fe - Iron sulfate, FeEDTA and/or FeDTPA
- B - Granubor® (sodium borate)

*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005) Archival copy: for current recommendations see <http://edis.ifas.ufl.edu> or your local extension office.

This item will not be included in the contract amount and fertilizer shall not be billed equally on a monthly basis but invoiced the month after application. Contractor is required to provide proposals for each application and proceed once District approval has been executed.

CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms. Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all dark green areas designated as "CDD Maintained – with irrigation unless otherwise noted" on the Maintenance Exhibit. Do NOT include roadway medians in this price nor lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch, Shredded Hardwood Dark Brown Mulch or Pine Straw Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction. Match mulch to what is currently present in landscape beds or tree rings.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner. Labor for trenching shall be included in the unit cost of the mulch.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

PART 5

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately Two Thousand Five Hundred (2,500) annuals in 4.5" pots up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. Prior to replacement, selection and approval from the Board is required. An Annual Options Presentation for the entire year stipulating plant options and timing for each quarterly rotation shall be submitted to District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove & replace dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs. Timing shall be centered around a holiday rotation being planted no later than the end of November and rotate accordingly every three months. (Dec, Mar, Jun, Sep)

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and monthly slow-release nutritional requirements **at no additional cost to District**. Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation (June) **at no additional cost to District**, a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior at each changeout throughout the year. All annual beds shall be raised at least eight inches. Upon completion of annual flower installation, a 1" layer of Pine Fines shall be spread throughout the entire annual bed. **All this shall be provided at no additional cost to the District.**

This item will not be included in the contract amount. Contractor shall provide a price per 4" annual to be installed and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The CDD reserves the right to subcontract out any and all annual installation events.

[END OF SECTION]

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
IRRIGATION MAINTENANCE
QUOTE FORM**

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

Irrigation (All labor and materials) **\$ 68,400.00** yr.

Freeze Protection (description of ability) _____
Assuring all irrigation components are bled of water, shut down and protected from
any possible damage. _____

\$ 500.0 /hr. (do not include in Irrigation Total or Grand Total)

After hours emergency service hourly rate \$ 150.00 /hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

see attached

Contractor/Firm Name RedTree Landscape Systems, LLC

Firm Address 5532 Auld Lane

City/State/Zip Holaday, FL 34690

Phone Number (727) 919-3915 Fax Number (727) 922-2286

Name and Title of Representative Peter Lucadano, CEO / Owner

(Please Print)

Representative's Signature 

Date July 1, 2025

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. X 2. X 3. X 4. X 5. _____

Dated this 1st day of July, 2025

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. Currently the Contractor shall inspect and test all irrigation system components property-wide, at least one (1) time per month. ***A more complete listing of all irrigation components (irrigation as-builts) is included on the Project Manual Flash Drive.***

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. **Inspect each pump/well or other water source weekly to verify it is operating correctly; Inform District Manager of any problems immediately. Water sources are not to go an entire month without verification they are operating properly.**
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone.
2. **Clean and raise heads as necessary**
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Below ground repairs, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as required to ensure entire zone is running properly. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon approval from Management, Contractor shall proceed. In the event of an emergency or an immediate need for repair, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair to expedite the process.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from the date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

After the thirty (30) day period has expired and for the duration of the contract, assuming the BOS approves for audit repairs to be performed, Contractor shall assume responsibility for any and all new or previously unreported maintenance costs, including parts and labor, associated with the irrigation system of 2 inches or less, to include malfunctioning sprinkler heads, nozzles, drip and delivery lines and all associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of wet check inspections, run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of and not reporting any necessary repairs.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Pasco County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability, procedure and cost per man hour to provide freeze protection for any and all irrigation and pump/well components susceptible to freezing.

In addition to the above mentioned regular monthly/weekly maintenance operations, Contractor shall more specifically monitor and maintain the Hunter irrigation systems IMMS central control per specifications below.

A. IRRIGATION CONTROLLERS & IMMS CENTRAL CONTROL

1. Supply and operate IMMS software & include ALL phone charges for the ACC controllers (if present - communication module fees must be included for each year)
2. Daily review of central control operational logs, communication alerts and alarms
3. Visual inspection of irrigation controller for proper operation
4. Maintain all ET sensor systems
5. Review & program necessary timing changes based on site ET conditions
6. Update firmware in decoders and faceplates as needed
7. Review and coordinate recommendation from maintenance contractor
8. Test backup programming support devices
9. Record site rain gauge readings

B. WATER SOURCES

1. Visual inspection of ALL irrigation pump/well operations, Potable Water Sources and/or Reclaimed Water Sources
2. Clean ALL strainers and filters
3. **Inspect each water source weekly to verify it is operating correctly. Inform District Manager of any problems immediately. Water sources are not to go an entire month without verification they are operating properly.**
4. Test automatic protection devices
5. Observe water meter and flow zone operation.
6. Test pump capacity, amperages and motor ohms.

C. IRRIGATION SYSTEMS

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary, particularly as hedge rows grow.
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation filters inside of valve boxes and anywhere else they are located
5. Annual zone wire ohm reading @ controllers
6. Replacement of worn-out irrigation sprinkler heads as previously stated
7. Program irrigation controllers for quarterly annual flower installation

D. REPORT

1. Irrigation operation time.
2. Irrigation start time
3. Maintenance items performed including those on pump & wells
4. General comment & recommendations

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR PROPOSAL
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES**

EVALUATION CRITERIA

I. Personnel (20 Points Possible) (____ Points Awarded)

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1.Peter Lucadano	<u>40+</u>	<u>CEO /Owner</u>	<u>Operations & Finance</u>
2.Davied Lucadano	<u>40+</u>	<u>President / Owner</u>	<u>Operations & Management</u>
3.Kevin Smith	<u>30</u>	<u>Landscape Manager</u>	<u>Landscape Operations</u>
4.Benjamin Garland	<u>20</u>	<u>General Manager</u>	<u>Oversees Scope of Work</u>
5.John Burkett	<u>50+</u>	<u>Crew Operations Supervisor</u>	<u>GM Operations Supervision</u>

Proposed Staffing Levels

Landscape Maintenance staff will include: _____ laborers, _____ Supervisors, and _____ Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1.Juan Flores	<u>20</u>	<u>Landscape Install Supervisor</u>	<u>Landscape Crew Supervision</u>
2.Martin Flores	<u>21</u>	<u>Lead Arborcare Supervisor</u>	<u>Arborcare Supervision</u>
3.Tommy Wilson	<u>30</u>	<u>Florida Licensed Applicator</u>	<u>PC / Fert Supervision</u>
4.Matt Olson	<u>40+</u>	<u>Irrigation Manager</u>	<u>Irrigation Supervision</u>

2. Experience

(25 Points Possible) (____ Points Awarded)

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc.)

1. Project Name/Location: Westchase CDD - Tampa, FL

Contact: Dave Sylvanowicz Contact Phone: (813) 920-4268

Project Type/Description: Community Development District

Dollar Amount of Contract: \$850K

Your Company's Detailed Scope of Services for Project: _____

Grounds Maintenance, Fertilization, Pest Control, Irrigation, Landscaping, Seasonal Color and Arborcare.

Duration of Contract: START DATE: 2024 END DATE: current

2. Project Name/Location: Long Lake Ranch CDD - Lutz, FL

Contact: Patricia Thibault Contact Phone: (407) 221-9153

Project Type/Description: Community Development District

Dollar Amount of Contract: \$250K

Your Company's Detailed Scope of Services for Project: _____

Grounds Maintenance, Fertilization, Pest Control, Irrigation, Landscaping, Seasonal Color and Arborcare.

Duration of Contract: START DATE: 2021 END DATE: current

3. Project Name/Location: Preserve at Wilderness Lake CDD - Wesley Chapel, FL

Contact: Tish Dobson Contact Phone: (813) 758-4841

Project Type/Description: Community Development District

Dollar Amount of Contract: \$260K

Your Company's Detailed Scope of Services for Project: _____

Grounds Maintenance, Fertilization, Pest Control, Irrigation, Landscaping, Seasonal Color and Arborcare.

Duration of Contract: START DATE: 2017 END DATE: current

4. Project Name/Location: Deerbrook CDD - Wesley Chapel, FL

Contact: _____ Contact Phone: _____

Project Type/Description: Community Development District

Dollar Amount of Contract: \$180K

Your Company's Detailed Scope of Services for Project: _____

Grounds Maintenance, Fertilization, Pest Control, Irrigation, Landscaping, Seasonal Color and Arborcare.

Duration of Contract: START DATE: 2024 END DATE: current

5. Project Name/Location: The Verandahs CDD - Hudson, FL

Contact: Sean Craft Contact Phone: (813) 994-1001 x 7858

Project Type/Description: Community Development District

Dollar Amount of Contract: \$130K

Your Company's Detailed Scope of Services for Project: _____

Grounds Maintenance, Fertilization, Pest Control, Irrigation, Landscaping, Seasonal Color and Arborcare.

Duration of Contract: START DATE: 2024 END DATE: current

(10 Points Possible) (____ Points Awarded)

4. Price

(20 Points Possible) (____ Points Awarded)

* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20). $(210,000/265,000) \times 20 = 15.80$. Therefore, Contractor "B" will receive 15.80 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20). $(210,000/425,000) \times 20 = 9.88$. Therefore, Contractor "C" will receive 9.88 of 20 points.

(25 Points Possible) (Points Awarded)

Up to twenty-five (25) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities, etc. based on Contractor's field measurements) provided in Parts 1.2.3.4 & 5.

(100 Points Possible)

(____ Points Awarded)

**BEXLEY COMMUNITY DEVELOPMENT DISTRICT
PROPOSER QUALIFICATION STATEMENT**

1. Proposer: RedTree Landscape Systems, LLC / ☐ A Partnership
[Company Name] / ☒ A Corporation
☐ A Subsidiary Corporation
2. Parent Company Name: RedTree Landscape Systems, LLC
3. Parent Company Address:
Street Address 5532 Auld Lane
P.O. Box (if any) _____
City Holiday State FL Zip Code 34690
Telephone (727) 919-3915 Fax no. (727) 922-2298
1st Contact Name Peter Lucadano Title CEO / Owner
2nd Contact Name David Lucadano Title President / Owner
4. Proposer Company Address (if different):
Street Address same as above
P. O. Box (if any) _____
City _____ State _____ Zip Code _____
Telephone _____ Fax no. _____
1st Contact Name _____ Title _____
2nd Contact Name _____ Title _____
5. List the location of the office from which the proposer would provide services to Bexley CDD.
Street Address 5532 Auld Lane
City Holiday State Florida Zip Code 34690
Telephone (727) 919-3915 Fax No. (727) 922-2298
1st Contract Name Peter Lucadano Title CEO / Owner

6. Is the Proposer incorporated in the State of Florida? Yes (☒) No (☐)

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes (☒) No (☐)

If no, please explain _____

- Date incorporated 12/05/2017 Charter No. 82-359-1450

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. _____

- Is the company in good standing with the State? Yes (☐) No (☐)

If no, please explain _____

- Date incorporated _____ Charter No. _____

- Is the Proposer's company authorized to do business in the State of Florida?

Yes (☐) No (☐)

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes (☒) No (☐)

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client. See attached sheets on next page

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year

(22) 10.2MM, (23) 12.6MM, (24) 14.4MM.

COMMUNITY DEVELOPMENT DISTRICTS CURRENTLY UNDER CONTRACT

- **The Preserve at Wilderness Lake Community Development District**
 - **2017 - current**

- **Lakeshore Ranch Community Development District**
 - **2022 - current**

- **Westchase Community Development District**
 - **2024 - current**

- **Deerbrook Community Development District**
 - **2024 - current**

- **The Verandahs Community Development District**
 - **2024 - current**

THIS IS NOT AN EXHAUSTIVE LIST AND MORE EXAMPLES ARE AVAILABLE UPON REQUEST.

9. What are the Proposer's current insurance limits?

General Liability \$ 2MM

Automobile Liability \$ 1MM

Umbrella Coverage \$ 1MM

Workers Compensation \$ 1MM

Expiration Date 4/1/2026

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes (☐) No (☒) If so, state the name(s) of the company (ies) _____

The state(s) where barred or suspended _____

State the period(s) of debarment or suspension _____

11.

Has the Proposer ever failed to fulfill its obligations under any contract awarded to it?

Yes (☐) No (☒) If so, where and why? _____

12. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract?

Yes (☐) No (☒) If so, state name of individual, other organization and reason therefore. _____

13. List any and all litigation to which the Proposer, any personnel to work at Bexley, any officer and/or employee of the Proposer has been a party in the last five (5) years. _____

None

14. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes (☐) No (☒) If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. _____

15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service: _____

Westchase CDD / Dave Sylvanowicz / (813) 920-4268 / \$850K / 2024 - current

Long Lake Ranch CDD / Patricia Thibault / (407) 221-9153 / \$250K / 2021 - current

Preserve at Wilderness Lake CDD / Tish Dobson / (813) 758-4841 / \$260K / 2017 - current

Deerbrook CDD / Lynn Hayes / (813) 994-1001 ext 8817 / \$180K / 2024 - current

The Verandahs CDD / Sean Craft / (813) 994-1001 ext 7858 / \$130K / 2024 =- current

16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:

Crosswynde - Joe Boldiga - (727) 566-2049 - new ownership[wanted to reduce budget.

Talavera CDD - Sean Craft - (727) 260-2223 - developer turnover - District accepted lower bid.

17. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year. For information regarding financial statements, etc. please contact our Accountant, Nancy Leins, CPA (813) 760-5112.

18. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.
Licenses and Certifications are attached to this proposal.

19. Key Personnel: Describe any experience of the principal individuals (Foremen, Superintendents, etc.) who are responsible for the actual landscape & irrigation maintenance work of your organization and who will be assigned to this contract if awarded to contractor.

Benjamin Garland	Account Manager	
Name	Position	

Oversees entire scope of services	20	15
Type of Work	Yrs. Exp.	Yrs. With Firm

Martin Flores	Arborcare Supervisor	
Name	Position	

Oversees Arborcare Operations	22	22
Type of Work	Yrs. Exp.	Yrs. With Firm

Juan Flores	Landscape Installation Supervisor	
Name	Position	

Landscape Operations	20	18
Type of Work	Yrs. Exp.	Yrs. With Firm

John Burkett	Field Supervisor	
Name	Position	


GM Operations		
Type of Work	Yrs. Exp.	Yrs. With Firm

Matt Olson	Irrigation Manager	
_____ Name	_____ Position	
Irrigation Department Manager	25	5
_____ Type of Work	_____ Yrs. Exp.	_____ Yrs. With Firm

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Bexley CDD or their authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the Bexley CDD should consider the Proposer for proposing on the landscape services request for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

RedTree Landscape Systems, LLC

 Name of Proposer

By: 


 Peter Lucadano, CEO / Owner
 [Type Name and Title of Person Signing]



This 1st _____ day of July _____, 2025

(Corporate Seal)

Sworn to before me this 1st _____ day of July _____, 2025



 DACIA KRISTEEN TROMBETTA
 Notary Public - State of FLORIDA
 Commission # HH 156332
 My Commission Expires July 28, 2025
 BOWEN TRU NOTARY PUBLIC Underwriters

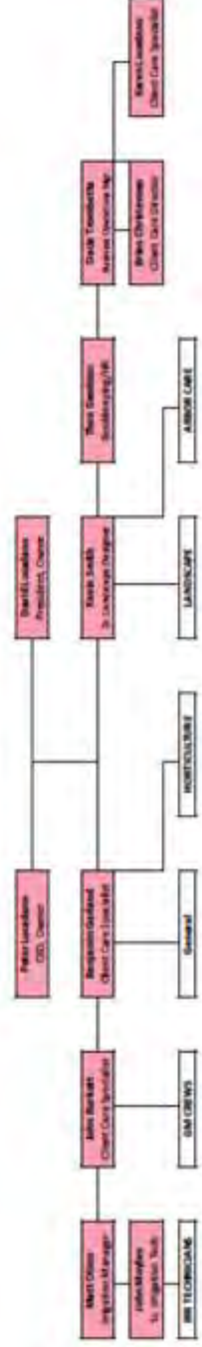
OFFICERS

PROPOSER: RedTree Landscape Systems, LLC

DATE: July 1, 2025

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Peter Lucadano	CEO / Owner	Oversees Company Operations and Finance	Holiday, FL
David Lucadano	President / Owner	Oversees Company Operations and Management	Holiday, FL
FOR PARENT COMPANY (if applicable)			



LANDSCAPE MAINTENANCE PROGRAM STAFFING PLAN

Service	Assigned Staff	Days	Per	Work Description
Mowing	28	2	Week	Mowing, edging and line trimming of all turf areas. Includes debris and trash pick up and blowing of all hard surfaces.
Detail	8	3	Week	Shrub pruning, tree canopy elevations, planter bed weeding and herbicide application in all planter beds and pavement joints. Includes debris and trash pick up, removal and dumping.
Pest Control & Fertilization	4	1	Week	Fertilization and pest control for all ornamentals, palm trees and turf areas. Includes all necessary service calls at no additional charge.
Irrigation	4	2	Week	Comprehensive irrigation management checks on all common area and individual home irrigation systems. Includes service calls received throughout the week and monthly reports generated post inspection.
Arbor Care	6	Up to 12 times	Year	Trimming and booting of all palm trees, and structural elevation of all hardwood tree canopies. Includes any special pruning and removal projects that are out of the scope of the contract.
Mulch Installation	6	8	Year	Installation of designated mulch material in all existing planter beds at a potential frequency of (2) mulching events per year.
Annuals	4	4	Year	Installation of seasonal color in all designated annual beds at a potential frequency of (4) installation rotations per year.
Account Management	2	52	Weeks	Consistent oversight of quality and field production, and interaction with District Management to assure expedited proposal submittals and efficient execution of requests.
Administrative Staff	8	52	Weeks	Live staffed Service Desk to accommodate any work order submitted by District Management and assure quick assignment of work task, communication of task being completed and supplemental necessary details back to District Management.



The New Standard in Landscape Maintenance

1.888.RED.TREE

EQUIPMENT LIST

TRUCKS



6	Ford F-150 Pick-Up Trucks
10	Ford F-250 Pick-Up Trucks
12	Ford F-350 Dump Trucks
18	Ford F-450 Dump Trucks
5	Ford F-550 Dump Trucks
4	Ford F-700 Dump Trucks
5	Isuzu NPR Dump Trucks
2	Isuzu NPR Pest Control Tanker Trucks
1	Mack R-Model Water Tanker Truck
1	Mack F-Model Trailer Hauling Truck
12	Ford Transit Irrigation Vans
76	TOTAL TRUCKS

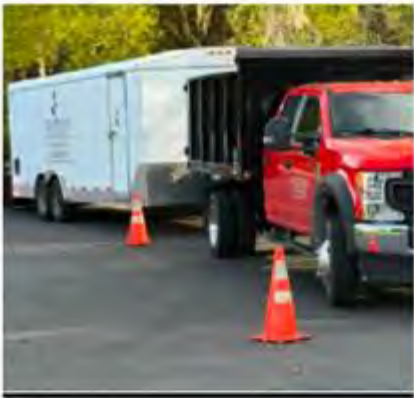




The New Standard in Landscape Maintenance

1.888.RED.TREE

TRAILERS



18	20' Green Thumb Enclosed Trailers
14	24' Green Thumb Enclosed Trailers
8	16' Green Thumb Enclosed Trailers
4	12' Green Thumb Enclosed Trailers
6	20' Green Thumb Open Trailers
6	24' Big Tex Heavy-Duty Flatbed Trailers
56	TOTAL TRAILERS





The New Standard in Landscape Maintenance
1.888.RED.TREE

HEAVY EQUIPMENT



6	John Deere Skid Steers w/attachments
4	John Deere Front End Loaders
4	Vermeer 12" Diameter Wood Chippers
3	Nifty 60' Articulating Mobile Aerial Lifts
3	Vermeer Stump Grinders
11	John Deere Gators
4	Mobile Fertilizer & Pesticide Applicators
31	HEAVY EQUIPMENT





The New Standard in Landscape Maintenance

1.888.RED.TREE

LAWN MOWERS



5	36"	John Deere Stander Mowers
15	52"	John Deere Stander Mowers
17	60"	John Deere Riding Mowers
5	72"	John Deere Riding Mowers
14	48"	Ex-Mark Walk-Behind Mowers
18	52"	Ex-Mark Walk-Behind Mowers
28	60"	Ex-Mark Walk-Behind Mowers
6	60"	Scag Riding Mowers
5	48"	Walker Leaf-Vac Mowers
2	72"	John Deere Bushhog Tractors
110	TOTAL MOWERS	





The New Standard in Landscape Maintenance

1.888.RED.TREE

HAND TOOLS



125	Stihl Line Trimmers
145	Stihl Stick Edgers
154	Stihl Back-Pack Blowers
83	Stihl Hand-Held Blower
112	Stihl Chain Saws / Power Pruners
4	Mobile Power Blowers
8	Stihl Plant Augers
515	TOTAL HAND TOOLS



FINANCIAL CAPABILITIES AND RESOURCES

RedTree Landscape Systems LLC is a well-capitalized company, privately owned by Peter and David Lucadano.

- We are not a publicly traded company, and we have no equity investors or partners.
- Our debt ratio is low which allows us to purchase materials and assets by cash, when needed.
- We maintain excellent credit and credit lines with all our suppliers and vendors.
- We have over 2 million dollars in credit lines available to us through Ford Motor Credit and John Deere Company, to allow for truck and equipment purchases when necessary.
- All our payroll and payroll taxes are paid on a weekly basis.
- Our federal and state income taxes for our business are paid on a quarterly basis.

For more information on our financial capabilities and status, please feel free to contact us or our CPA.

Nancy Leins, CPA
(813) 760-5112
nancyleinscpa@gmail.com

OCCUPATIONAL LICENSE

PASCO COUNTY BUSINESS TAX RECEIPT		2025
<small>Issued pursuant and subject to Florida Statutes and Pasco County Ordinances. Issuance does not certify compliance with zoning or other laws. This receipt must be posted conspicuously in place of business.</small>		Expires September 30th
ACCOUNT #:	105879	
SIC CODE:	0781.01	
MIKE FASANO TAX COLLECTOR PASCO COUNTY FLORIDA		TYPE OF BUSINESS LANDSCAPING SERVICE
REDTREE LANDSCAPE SYSTEMS LLC		STATE LICENSE # (if COUNTY COMP CARD #)
5532 AULD LANE HOLIDAY, FL 34680		OWNER/QUALIFYING AGENT LUCADANO PETER
		LOCATION ADDRESS: 5532 AULD LANE HOLIDAY, FL 34680
DATE	RECEIPT	AMOUNT
07/05/2024	24-0-127438	70.00

CERTIFICATE OF INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/2/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Higginbotham Insurance Agency, Inc. 91 Lake Morton Drive Lakeland FL 33801		CONTACT NAME: Crystal Ayers PHONE (A/C, No, Ext): 863-888-5495 FAX (A/C, No): 863-888-4344 E-MAIL ADDRESS: stahlcertificateslakeland@higginbotham.net	
License#: 2081754 REDTLAN-01		INSURER(S) AFFORDING COVERAGE	
INSURED RedTree Landscape Systems, LLC 5532 Auld Lane Holiday FL 34890		INSURER A: Southern-Owners Insurance Company	NAIC # 10190
		INSURER B: Auto-Owners Insurance Company	18988
		INSURER C: RetailFirst Insurance Company	10700
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 473914700 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADOL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			72265505	4/1/2025	4/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/POP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			5226550501	4/1/2025	4/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			5226550502	4/1/2025	4/1/2026	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A	52056705	10/5/2024	10/5/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Coverage Illustration

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

COMPLETED W-9 FORM

Form
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

W-9

Request for Taxpayer
Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type.
See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)
RedTree Landscape Systems, LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.
☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate
☒ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) **S**
Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.
☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any) _____
Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____
(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.
5532 Auld Lane

6 City, state, and ZIP code
Holiday, FL 34690

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.
Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
- - - - -
or
Employer identification number
8 2 - 3 5 9 1 4 5 0

Part II Certification

Under penalties of perjury, I certify that:
1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.
Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person *Peter Lucadano*


Date **March 20, 2025**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.
Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.
What's New
Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).
Purpose of Form
An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

IRRIGATION CONTRACTORS LICENSE (COUNTY OF ORIGIN)

PASCO COUNTY BUILDING CONSTRUCTION SERVICES DEPT. CONTRACTOR LICENSING		
C.C. # LSS-08912		
Name: PETER LUCADANO		
Contractor Type: PC Irrigation		
Business Name:	REDTREE LANDSCAPE SYSTEMS LLC 5532 AULD LANE, HOLIDAY, FL 34690	
UNDER SECTION 18 PASCO COUNTY CODE CHAPTER 18, ARTICLE 4, HAS MET THE PROVISIONS FOR A CERTIFICATE OF COMPETENCY EXPIRING 09/30/2026		
09/16/2024 DATE		

PESTICIDE LICENSE

Florida Department of Agriculture and Consumer Services Bureau of Licensing and Enforcement Limited Urban Commercial Fertilizer Applicator Certificate # LF203707	
LUCADANO, PETER 1746 nodding thistle drive new port rickey, FL 34655	Category LF
Issued: 05/30/2025	Expires: 04/22/2029
 Signature of Certificateholder	 WILTON SIMPSON, COMMISSIONER
The above individual is certified under the provisions of Chapter 482, F.S.	

CERTIFIED ARBORIST DESIGNATIONS



The International Society of Arboriculture

Hereby Announces That

Peter Lucadano

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Cathy Polshen
Cathy Polshen
CEO & Executive Director

14 April 2007	10 June 2025	PL-5612A
Issue Date	Expiration Date	Credential Number



The International Society of Arboriculture

Hereby Announces That

Peter Lucadano

Has Earned the Credential

ISA Tree Risk Assessment Qualification

By successfully meeting ISA Tree Risk Assessment Qualification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Cathy Polshen
Cathy Polshen
CEO & Executive Director

21 March 2015	05 April 2025
Issue Date	Expiration Date



BEST MANANGEMENT PRACTICES



FNGLA CERTIFICATIONS





LICENSE AS DEALER IN AGRICULTURAL PRODUCTS



State of Florida
Department of Agriculture and Consumer Services
Division of Consumer Services
2005 Apalachee Pkwy
Tallahassee, Florida 32399-6500

Registration No.: **AD2671**
Issue Date: October 18, 2023
Expiration Date: October 1, 2024

POST CERTIFICATE
CONSPICUOUSLY

License as Dealer in Agriculture Products

Section 604.15-604.30, Florida Statutes

REDTREE LANDSCAPE SYSTEMS LLC
5532 AULD LN
HOLIDAY, FL 34690-2203

A handwritten signature in black ink, appearing to read "Wilton Simpson".

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

landscape industry
certified

The logo for Landscape Industry Certified, featuring a stylized green leaf with a yellow outline to the left of the text "landscape industry" and "certified".



E-Verify Enrollment Verification

Company Name

RedTree Landscape Systems, LLC

Doing Business As (DBA) Name

—

Company ID

2394954

Enrollment Date

Mar 01, 2024

Employer Identification Number (EIN)

823591450

Unique Entity Identifier (UEI)

—

DUNS Number

051315696

Total Number of Employees

100 – 499

NAICS Cod

811

Sector

Other Services (Except Public Administration)

Subsector

Repair and Maintenance

My Company is configured to:

Verify Its Own Employees

Physical Address

5532 Auld Lane
Holiday, FL 34690

Mailing Address

Same as Physical Address



DIVISION of
CORPORATIONS
an official State of Florida website

Florida Limited Liability Company
REDTREE LANDSCAPE SYSTEMS LLC

Filing Information

Document Number	L17000248407
FEI/EIN Number	82-3591450
Date Filed	12/05/2017
State	FL
Status	ACTIVE

Principal Address

5532 AULD LANE
HOLIDAY, FL 34690

Changed: 02/04/2019

Mailing Address

5532 AULD LANE
HOLIDAY, FL 34690

Changed: 02/04/2019

Registered Agent Name & Address

LUCADANO, PETER
5532 AULD LANE
HOLIDAY, FL 34690

Address Changed: 02/07/2019

Authorized Person(s) Detail

Name & Address

Title CEO

LUCADANO, PETER
5532 AULD LANE
HOLIDAY, FL 34690

DUN & BRADSTREET REGISTRATION

The following is the Dun & Bradstreet D-U-N-S® Number for

REDTREE LANDSCAPE SYSTEMS LLC

5532 Auld Ln
Holiday, Florida 34690
727 919-3915

D-U-N-S number: 051315696





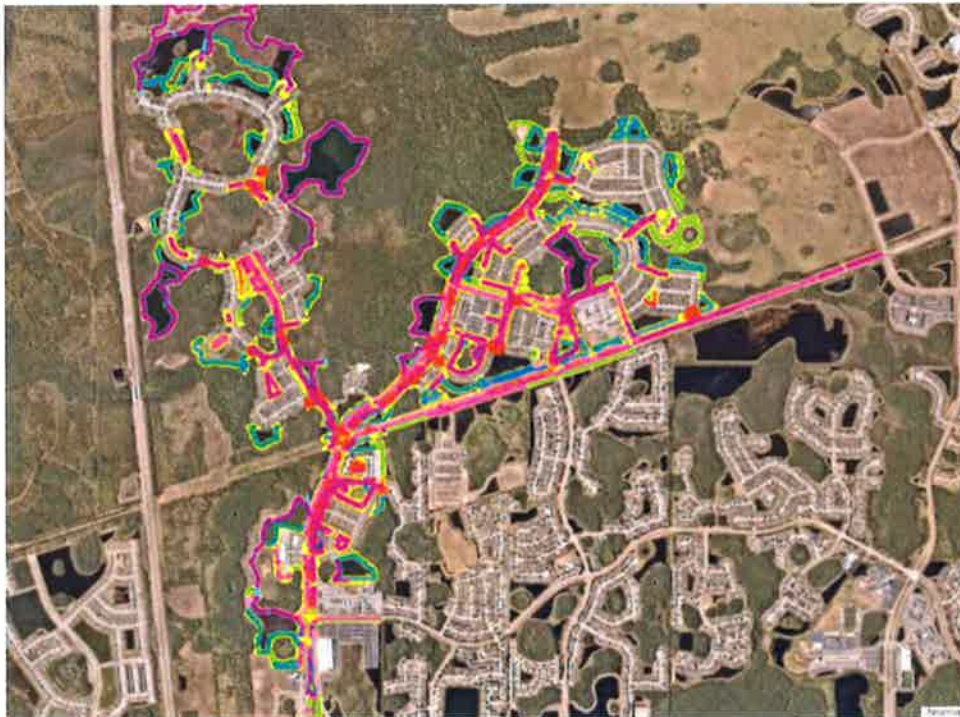
Bexley CDD Request for Proposals
General Landscape Maintenance Services



Property Boundaries and Measurements



Bexley CDD



Legend

Name	Quantity
Tree Count	1965
Pond Edge	89517.5 LF
Hard Edge	271260.89 LF
Bed Edge	39493.92 LF
Soft Edge	16653 LF
Total Area - Acre	221.25 AC
Turf	6576204 SF
Mulch Beds	520277 SF
Synthetic Turf	1022 SF
Rock Beds	118760 SF
Playground Mulch	14123 SF
Tree Rings Mulch	26093 SF
Palm Tree	192
Walking Paths Dirt Rock	267359 SF

Exported on 6/25/2025

Welcome Letter

We are delighted to present this contract for the landscape management of your property and to partner with you to provide quality services.

ASI Landscapes, a Yardnique Company, is continuously expanding our area of service and we see this as an opportunity to nurture a long-term relationship with you. As we grow, we sincerely hope you will grow with us. We have been entrusted with some of the most prestigious properties and communities. Rest assured, we are fully equipped to care for every aspect of your landscape, and you will witness a remarkable difference.

Effective communication is a cornerstone of our success, and we place significant value on our weekly visits, monthly walks, and consistent communication. These elements are crucial in delivering excellent service, as you have entrusted us to provide quality service in a timely manner while being in constant communication with you and your team. We are passionate about delivering excellent services and communication.

This unwavering dedication ensures that your property preserves its luminosity, attractiveness, and stands out for its unparalleled quality compared to others. We will provide you with opportunities to enhance and improve your landscape through proposals that drive a return on your investment and makes a significant impact for your property. We partner with you to maintain your outdoor environment and look forward to building a partnership with you.

We are excited to demonstrate the difference our services can make and look forward to the opportunity to work with you and create a thriving landscape together!

Sincerely,

Neil McFadyen
Business Developer
neil.mcfadyen@yardnique.com
7276101483

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR PROPOSAL
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES**

EVALUATION CRITERIA

1. Personnel (20 Points Possible) (____ Points Awarded)

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. Joe Chiellini	32	Vice President/FL	Oversees FL Operations
2. Joseph Amarosa	22	District Manager	Mgt. Oversight, Gulf Region
3. Dominick Portoghese	40	Director Business Develop.	Mgt. Oversight, Florida
4. Robert Tabone	20	Agronomy Mgr/CPO	Mgt. Oversight, Gulf Region
5. Johnny Rodriquez		Irrigation Mgr/Licensed	Mgt. Oversight, Gulf Regions

Proposed Staffing Levels

Landscape Maintenance staff will include; _____¹⁰ laborers, _____² Supervisors, and _____² Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. Jonathan Franco	10	Branch Mgr./BMP FNGLA	Operations Management
2. Johannes Maceira	5	Acct. Mgr./BMP FNGLA	Relations/Management
3. Alex Cotte	6	Prod. Mgr./BMP FNGLA	Operations/Production Oversight
4. Robert Tabone	20	Agronomy/CPO	Agronomy Treatment Mgmt.

2. **Experience**

(25 Points Possible) (____ Points Awarded)

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc.)

1. Project Name/Location: Fishhawk Ranch CDD
Contact: Mr. Eric Dailey Contact Phone: 813-575-1955
Project Type/Description: Full service maintenance

Dollar Amount of Contract: \$1.4M

Your Company's Detailed Scope of Services for Project: Includes monthly irrigation and agronomy services for community, sub-association entryways, perimeter grounds, roadways, parks, ponds, trails.

Duration of Contract: START DATE: 2024 END DATE: current

2. Project Name/Location: Medley at Mirada Community HOA
Contact: Danielle Enyeart Contact Phone: 813-642-1121
Project Type/Description: Full service maintenance

Dollar Amount of Contract: \$1.1M

Your Company's Detailed Scope of Services for Project: Maintenance free community of homes, parks, common area, and amenity center. Includes irrigation and agronomy services.

Experience cont.

Duration of Contract: START DATE: 2022 END DATE: current

3. Project Name/Location: Angeline Community HOA
Contact: Danielle Enyeart Contact Phone: 813-642-1121
Project Type/Description: Full service maintenance

Dollar Amount of Contract: \$750,000.00

Your Company's Detailed Scope of Services for Project: Maintenance free community for homes, parks, common area and amenity center. Includes irrigation and agronomy services.

Duration of Contract: START DATE: 2022 END DATE: current

4. Project Name/Location: Spring Lake CDD

Contact: Eric Dailey Contact Phone: 813-575-1955

Project Type/Description: Full service maintenance

Dollar Amount of Contract: \$225,000.00

Your Company's Detailed Scope of Services for Project: Includes month irrigation and agronomy services for community, sub-association entryways, perimeter grounds, roadways, parks, ponds, trails.

Duration of Contract: START DATE: 2023 END DATE: current

5. Project Name/Location: Water's Edge HOA/CDD

Contact: Rocco Lervasi Contact Phone: 813-433-2040

Project Type/Description: Full service maintenance

Dollar Amount of Contract: \$300,000.00

Your Company's Detailed Scope of Services for Project: Includes monthly irrigation and agronomy services for community, sub-association entryways, perimeter grounds, roadways, parks, ponds, trails.

Duration of Contract: START DATE: 2019 END DATE: current

3. Understanding Scope of RFP (10 Points Possible) (____ Points Awarded)

Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc.? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?

4. Price (20 Points Possible) (____ Points Awarded)

A full twenty (20) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL FIVE YEARS' PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST, SECOND, THIRD & FOURTH ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible (20) in this part of the evaluation criteria. *

* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20). $(210,000/265,000) \times 20 = 15.80$. Therefore, Contractor "B" will receive 15.80 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20). $(210,000/425,000) \times 20 = 9.88$. Therefore, Contractor "C" will receive 9.88 of 20 points.

6. Reasonableness of ALL Numbers (25 Points Possible) (____ Points Awarded)

Up to twenty-five (25) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities, etc. based on Contractor's field measurements) provided in Parts 1,2,3,4 & 5.

Proposer's Total Score (100 Points Possible) (____ Points Awarded)

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Hillsborough

Before me, the undersigned authority, appeared the affiant, NR. I McFadyen and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Developer for ASI Landscapes ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Bexley Community Development District's ("District") request for proposals for landscape maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s:

_____.

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after issuance of the Project Manual (i.e., by no later than [BID PROTEST DEADLINE] at 5:00 PM (EST)), the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this 30th day of June, 2025.

Proposer: ASI Landscapes

By: Neil McAdyen

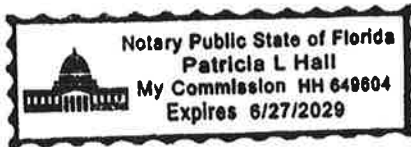
Title: Business Developer

STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day
of June, 2025, by Neil McAdyen as Business Dev. of
ASI Landscapes, a Yardnique Company, who appeared before me this day in person, and who is either
personally known to me, or produced as identification.

Patricia L Hall
NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)



Name: Patricia L Hall
(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)

BEXLEY COMMUNITY DEVELOPMENT DISTRICT PROPOSER QUALIFICATION STATEMENT

- ASI Landscapes**
1. Proposer: _____
[Company Name] ☐ A Partnership
☒ A Corporation
☐ A Subsidiary Corporation
2. Parent Company Name: Yardnique Inc.
3. Parent Company Address:
Street Address 10014 Chapel Hill Road
P.O. Box (if any) _____
City Morrisville State NC Zip Code 27560
Telephone 919-388-9879 Fax no. _____
1st Contact Name Neil McFadyen Title Business Developer
2nd Contact Name Dominick Portoghese Title Director of Business Dev
4. Proposer Company Address (if different):
Street Address 9702 Harney Road
P. O. Box (if any) _____
City Thonotosassa State FL Zip Code 33592
Telephone 813-948-3938 Fax no. _____
1st Contact Name Neil McFadyen Title Business Dev.
2nd Contact Name Dominick Portoghese Title Director of B.D.
5. List the location of the office from which the proposer would provide services to Bexley CDD.
Street Address 9702 Harney Road
City Thonotosassa State FL Zip Code 33592
Telephone 813-948-3938 Fax No. _____
1st Contract Name Jonathan Franco Title Branch Manager

Is the Proposer incorporated in the State of Florida? Yes ☒ No ☐

6.1 If yes, provide the following: Proposer's company is FL incorporated ASI Landscapes

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes ☒ No ☐

If no, please explain _____

- Date incorporated 4/19/2002 Charter No. PO20000045151

6.2 If no, provide the following: Proposer's company Ardmore Inc incorporated as follows

- The State with whom the Proposer's company is incorporated. Delaware

- Is the company in good standing with the State? Yes ☒ No ☐

If no, please explain _____

- Date incorporated 04/07/2021 Charter No. 20211784243

- Is the Proposer's company authorized to do business in the State of Florida?

Yes ☒ No ☐

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes ☒ No ☐

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year

(22) \$6,216,000.00, (23) \$7,737,000.00, (24) \$8,233,000.00.

9. What are the Proposer's current insurance limits?

General Liability	\$ 1,000,000.00
Automobile Liability	\$ 1,000,000.00
Umbrella Coverage	\$ 5,000,000.00
Workers Compensation	\$ 1,000,000.00
Expiration Date	4/30/2026

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes (○) No (●) If so, state the name(s) of the company (ies) _____

The state(s) where barred or suspended N/A
State the period(s) of debarment or suspension _____

11. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it?

Yes (○) No (●) If so, where and why? _____
N/A

12. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract?

Yes (○) No (●) If so, state name of individual, other organization and reason therefore. _____
N/A

13. List any and all litigation to which the Proposer, any personnel to work at Bexley, any officer and/or employee of the Proposer has been a party in the last five (5) years. _____

Floralawn
Collection of funds due:
The Promontory HOA
The Sanctuary
Delaware Apartments

14. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes (○) No (●) If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. _____

N/A

15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service:

Fishhawk Ranch CDD - Eric Dailey (813) 575-1955, \$1.4M, 2024 - current
Angeline Community HOA - Danielle Enyeart (813) 642-1121, \$750K, 2022 - current
Spring Lake CDD - Eric Dailey (813) 575-1955, \$225K, 2023 - current
Water's Edge CDD - Rocco Lervasi (813) 433-2040, \$300K, 2019 - current
Phoebe park HOA - Angela McCarthy (813) 955-5937, \$112K, 2024 - current

16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:

Parrish Plantation CDD - \$313, 724.00, Jayna Cooper, (813) 608-8242, Scoring Rank
Summerwood CDD - \$298,551.00, John Fowler, (813) 993-5571, Scoring Rank
Reserve at Pradera - \$196,416.00, John Fowler, (813) 993-5571, Scoring Rank

Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year. See Financial Audit report in Appendix I of this document. Most current financials can be obtained by completing an NDA in said Appendix.

Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.

Key Personnel: Describe any experience of the principal individuals (Foremen, Superintendents, etc.) who are responsible for the actual landscape & irrigation maintenance work of your organization and who will be assigned to this contract if awarded to contractor.

Jonathan Franco	Branch Manager	
Name	Position	

Management	10	4
Type of Work	Yrs. Exp.	Yrs. With Firm

Robert Tabone	Agronomy Manager	
Name	Position	

Agronomics/Horticulture Management	20	5
Type of Work	Yrs. Exp.	Yrs. With Firm

Joseph Amarosa	District Operations Manager	
Name	Position	

Management	22	10
Type of Work	Yrs. Exp.	Yrs. With Firm

Johnny Rodriguez	Irrigation Manager	
Name	Position	

Irrigation/Management Oversight	10	5
Type of Work	Yrs. Exp.	Yrs. With Firm

Johanne Maceira

Account Manager

Name

Position

Relations/Account Management

5

3

Type of Work

Yrs. Exp.

Yrs. With Firm

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Bexley CDD or their authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the Bexley CDD should consider the Proposer for proposing on the landscape services request for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

ASI Landscapes, a Yardnique Company

Name of Proposer

By:


Neil McFadyen, Business Developer

[Type Name and Title of Person Signing]

This 30th day of June, 2025.

(Corporate Seal)

Sworn to before me this 30th day of June, 2025



6/27/2029

Notary Public/Expiration Date

OFFICERS

PROPOSER: ASI Landscapes, a Yardnique Company

DATE: 06/30/2025

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			
Brian Dumont	CEO	Executive Management	Raleigh, NC
Rob Wood	CFO	Lead Financial Management	Raleigh, NC

EXHIBIT "C" - BID FORM

BEXLEY COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE MAINTENANCE REQUEST FOR PROPOSALS

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ 711,636.00 yr.

- Storm Cleanup \$ 95 /hr. (do not include in General Landscape Maintenance total or Grand Total)

- Freeze Protection (description of ability) Use of frost blankets, or burlap for sensitive plant coverage. Increase water supply prior to freeze to act as an insulator.

\$ 2600.00 /application (do not include in General Landscape Maintenance total or Grand Total)

- Hand Watering (do not include in General Landscape Maintenance total or Grand Total)

\$ 65 /hr. for employee with hand-held hose

\$ 125 /hr. for water truck/tanker

Contractor is asked to provide a price per acre for:

Verticutting \$ 950.00 / acre

Core Aeration \$ 750.00 / acre

Fertilizer Blends: one for September in Hills County all under fertilizer restriction on soils due to heavy rain, hurricane risk, and potential for nutrient runoff in October days

PART 2

113,448.00

Fertilization (All labor and materials)

\$ _____ yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Test - Complete Fert. + pre.m	1	2000	\$2,600.00
April	46-0-0 or 21-0-0 + Dithiopyr	1	2000	\$2,600.00
April	Pre-emergent, Prodia/Dithiop.	1	2000	\$2,600.00
June	No "N" - fe. sulfate or che.iron	1	2000	\$2,600.00
August	No "N" - fe. sulfate or che.iron	1	2000	\$2,600.00
October	15-0-15 or 18-0-18 + prodiam.	1	2000	\$2,600.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Test - Complete Fert. + pre.m.	1	4000	\$6,000.00
April	24-0-10 slow release + pre.m.	1	4000	\$6,000.00
May	21-0-10 slow release + insecti	1	4000	\$6,000.00
July	No "N", fe. sulfate + 0-0-29	1	4000	\$6,000.00
August	No "N" - fe. sulfate or che.iron	1	4000	\$6,000.00
October	24-0-11 slow release + micros	1	4000	\$6,000.00

CELEBRATION BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Test - Complete Fert. + pre.m	1	2500	\$3,750.00
April	28-0-10 or 30-0-10 High N	1	2500	\$3,750.00
May	21-0-0 amon. sulf or 46-0-0 U	1	2500	\$3,750.00
July	No "N" - fe. sulfate or che.iron	1	2500	\$3,750.00
August	No "N" - fe. sulfate + 0-0-29	1	2500	\$3,750.00
September	No "N" - fe. sulfate or che.iron	1	2500	\$3,750.00
November	15-0-15 or 18-0-18 + prodiam	1	2500	\$3,750.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	12-4-12 or 15-5-10 w/ micros	4	10600	\$11,034.00
June	No "N" - fe. sulfate or che.iron	4	10600	\$11,034.00
October	8-0-16 or 8-0-24 w/ micros	4	10600	\$11,034.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-2P205-12K20+4MG	1.5	200	\$624.00
May	8N-2P205-12K20+4MG	1.5	200	\$624.00
October	8N-2P205-12K20+4MG	1.5	200	\$624.00
November	8N-2P205-12K20+4MG	1.5	200	\$624.00

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, K.O. Roses, Ixora, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
N/A	N/A	N/A	N/A	N/A

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) \$ 4,800.00 yr.

(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

N/A
 \$ _____/yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
N/A	N/A	N/A	N/A	N/A

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 3,000.00 / yr.

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

2332 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 67.00 /CY
(app. October) \$ 156,244.0 /installation

And

1555 CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 67.00 /CY
(app. April) \$ 104,185. /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ \$260,429.00 /yr.
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

75 CY Shredded Hardwood Dark Brown Mulch at \$ 62.00 / CY
(app. October) \$ 4,650.00 /installation

And

75 CY Shredded Hardwood Dark Brown Mulch at \$ 62.00 / CY
(app. April) \$ 4,650.00 /installation

Installation of Shredded Hardwood Mulch (All labor and materials) \$ 9,300.00 / yr,
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

1 Bales Pine Straw Mulch per specs for the first top-dressing at \$ 11.00 /bale
(app. October) \$ 11.00 installation

And

1 Bales Pine Straw Mulch per specs for the second top-dressing at \$ 11.00 /bale
(app. April) \$ 11.00 /installation

Installation of Pine Straw Mulch (All labor and materials) \$ TBD /yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 5

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 2,500 (4.5") annuals up to four (4) times per year per specs at the direction of the District at \$ 2.75 /annual

\$ 6,875.00 /rotation

\$ 27,500.00 /yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2, & 3 - This is what contract will be written for)

\$ 829,884.00 / Initial Term

FIRST ANNUAL RENEWAL	\$ 829,884.00 /yr.
SECOND ANNUAL RENEWAL	\$ 834,066.00 /yr.
THIRD ANNUAL RENEWAL	\$ 834,066.00 /yr.
FOURTH ANNUAL RENEWAL	\$ 834,066.00 /yr.

***Unless prices are to remain the same throughout the initial contract term and each of the four possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.**

Installation of Shredded Hardwood Mulch (All labor and materials) \$ 9,300.00 / yr.
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

1 Bales Pine Straw Mulch per specs for the first top-dressing at \$ 11.00 /bale
(app. October) \$ 11.00 installation

And

1 Bales Pine Straw Mulch per specs for the second top-dressing at \$ 11.00 /bale
(app. April) \$ 11.00 /installation

Installation of Pine Straw Mulch (All labor and materials) \$ TBD /yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 5

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 2,500 (4.5") annuals up to four (4) times per year per specs at the direction of the District at \$ 2.75 /annual

\$ 6,875.00 /rotation

\$ 27,500.00 /yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2, & 3 - This is what contract will be written for)

\$ 829,884.00 / Initial Term

FIRST ANNUAL RENEWAL	\$ 829,884.00 /yr.
SECOND ANNUAL RENEWAL	\$ 871,064.00 /yr.
THIRD ANNUAL RENEWAL	\$ 871,064.00 /yr.
FOURTH ANNUAL RENEWAL	\$ 871,064.00 /yr.

***Unless prices are to remain the same throughout the initial contract term and each of the four possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.**

Contractor/Firm Name ASI Landscapes, a Yardnique Company
Firm Address 9702 Harney Road
Thonotosassa, FL 33592
City/State/Zip
Phone Number 813-948-3938 Fax Number _____
Name and Title of Representative Neil McFadyen, Business Developer
(Please Print)
Representative's Signature _____
Date 06/30/2025

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. 06/30/2025 2. 06/30/2025 3. 06/30/2025 4. 06/30/2025 5. _____

Dated this 30th day of June, 2025

BID FORM

BEXLEY COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE MAINTENANCE REQUEST FOR PROPOSALS

NOTE: *This pricing form is intended to cover pricing for the second annual renewal should Contractor's prices change.*

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ 747,228.00 yr.

- Storm Cleanup \$ 95/hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Use of frost blankets, or burlap for sensitive plant coverage. Increase water supply prior to freeze to act as an insulator.

\$ 2600.00/application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$ 65/hr. for employee with hand-held hose

\$ 125/hr. for water truck/tanker

Contractor is asked to provide a price per acre for:

Verticutting 950.00 / acre

Core Aeration 750.00 / acre

Fertilizer Blackout - June through September in Hillsborough County fall under fertilizer restriction **PART 2** months due to heavy rainfall, hurricane risk, and potential for nutrient runoff into waterways.

119,036.00

Fertilization (All labor and materials)

\$ _____ yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Test - Complete Fert. + pre.m	1	2000	\$2718.00
April	46-0-0 or 21-0-0 + Dithiopyr	1	2000	\$2718.00
April	Pre-emergent, Prodia/Dithiop.	1	2000	\$2718.00
June	No "N" - fe. sulfate or che.iron	1	2000	\$2718.00
August	No "N" - fe. sulfate or che.iron	1	2000	\$2718.00
October	15-0-15 or 18-0-18 + prodiam.	1	2000	\$2718.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Test - Complete Fert. + pre.m.	1	4000	\$6288.00
April	24-0-10 slow release + pre.m.	1	4000	\$6288.00
May	21-0-10 slow release + insecti	1	4000	\$6288.00
July	No "N", fe. sulfate + 0-0-29	1	4000	\$6288.00
August	No "N" - fe. sulfate or che.iron	1	4000	\$6288.00
October	24-0-11 slow release + micros	1	4000	\$6288.00

CELEBRATION BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Test - Complete Fert. + pre.m	1	2500	\$3956.00
April	28-0-10 or 30-0-10 High N	1	2500	\$3956.00
May	21-0-0 amon. sulf or 46-0-0 U	1	2500	\$3956.00
July	No "N" - fe. sulfate or che.iron	1	2500	\$3956.00
August	No "N" - fe. sulfate + 0-0-29	1	2500	\$3956.00
September	No "N" - fe. sulfate or che.iron	1	2500	\$3956.00
November	15-0-15 or 18-0-18 + prodiam	1	2500	\$3956.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	12-4-12 or 15-5-10 w/ micros	4	10600	\$11,556.00
June	No "N" - fe. sulfate or che.iron	4	10600	\$11,556.00
October	8-0-16 or 8-0-24 w/ micros	4	10600	\$11,556.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-2P205-12K20+4MG	1	200	\$660.00
May	8N-2P205-12K20+4MG	1	200	\$660.00
October	8N-2P205-12K20+4MG	1	200	\$660.00
November	8N-2P205-12K20+4MG	1	200	\$660.00

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crape, Loropetalum, K.O. Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
N/A	N/A	N/A	N/A	N/A

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)

4,800.00
\$ _____ yr.
(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

N/A
\$ _____ / yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
N/A	N/A	N/A	N/A	N/A

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 3,000.00 / yr.

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

2332 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 67.00 /CY
(app. October) \$ 156,244.0 /installation

And

1555 CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 67.00 /CY
(app. April) \$ ____/installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 260,429.00 / yr.
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

75 CY Shredded Hardwood Dark Brown Mulch at \$ 62.00 / CY
(app. October) \$ 4,650.00 /installation

And

75 CY Shredded Hardwood Dark Brown Mulch at \$ 62.00 / CY
(app. April) \$ 4,650.00 /installation

Installation of Shredded Hardwood Mulch (All labor and materials) \$ 9,300.00 / yr.
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

1 Bales Pine Straw Mulch per specs for the first top-dressing at \$ 11.00 /bale
(app. October) \$ 11.00 installation

And

1 Bales Pine Straw Mulch per specs for the second top-dressing at \$ 11.00 /bale
(app. April) \$ 11.00 /installation

Installation of Pine Straw Mulch (All labor and materials) \$ TBD /yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 5

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 2,500 (4.5") annuals up to four (4) times per year per specs at the direction of the District at \$ 2.75 /annual

\$ 6,875.00 /rotation

\$ 27,500.00 / yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2 & 3 - This is what contract will be written for)

\$ 871,064.00 / Second Annual Renewal

THIRD ANNUAL RENEWAL	\$ 871,064.00 /yr.
FOURTH ANNUAL RENEWAL	\$ 871,064.00 /yr.

***Unless prices are to remain the same throughout the initial contract term and each of the four possible annual renewal periods, the Proposer must supply a complete pricing form for each of the four possible annual renewal periods.**

Contractor/Firm Name ASI Landscapes, a Yardnique Compnay
Firm Address 9702 Harney Road
Thonotosassa, FL 33592
City/State/Zip
Phone Number 813-948-3938 Fax Number _____
Name and Title of Representative Neil McFadyen, Business Developer
(Please Print)
Representative's Signature Neil McFadyen
Date 06/30/2025

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces:	4652.00 \$ _____ / event
Pond bank mowing, including line-trimming to water's edge:	4652.00 \$ _____ / event
Bed detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	24,320.00 \$ _____ / event
Tree Lifting:	12,500.00 \$ _____ / event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	17,800.00 \$ _____ / event

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

A.	Mowers w/operator	\$ 45.00	Hour
B.	Bush-Hog w/operator	\$ 125.00	Hour
C.	Tractor w/operator	\$ 125.00	Hour
D.	Supervisor with Transportation	\$ 65.00	Hour
E.	Laborer with hand equipment	\$ 45.00	Hour
F.	Truck w/driver	\$ 45.00	Hour
G.	Irrigation Tech	\$ 75.00	Hour
H.	Granular Pesticide Applicator		
	Person with Drop Spreader	\$ 75.00	Hour
I.	Liquid Pesticide Applicator		
	Person with Spray Truck	\$ 75.00	Hour
J.	Granular Fertilizer Applicator		
	Person with Drop Applicator	\$ 75.00	Hour
K.	Liquid Fertilizer Applicator		
	Person with Spray Truck	\$ 75.00	Hour
L.	Granular Weed Control Applicator		
	Person with Drop Applicator	\$ 75.00	Hour
M.	Liquid Weed Control Applicator		
	Person with Spray Truck	\$ 75.00	Hour
N.	Laborer for Additional Trash Pick-Up	\$ 45.00	Hour
O.	Lump Sum Mowing (¹), entire community	\$ 7600.00	Per Mow

¹ Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

Labor - Regular Hours M-F	\$ 65.00	per Hour
Labor - Weekend or Evening	\$ 95.00	per Hour
	\$	per Hour

B. Debris removal equipment unit costs:

Heavy Equipment	\$ 125.00	per Hour
	\$	per Hour
	\$	per Hour

C. Other emergency/disaster related unit costs:

Dump Fees - per ton	\$ 75.00	per Hour
	\$	per Hour
	\$	per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

LEGAL AUTHORITY FOR SIGNATURE

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of:
ASI Landscapes, a Yardnique Co. ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through V) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 30th day of June, 2025.

Proposer:

By: Neil McFadyen

Title: Business Developer

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of June, 2025, by Neil McFadyen, as Bus Dev of , on its behalf. He/She ☒ is personally known to me or ☐ produced as identification.



Patricia L. Hall

Notary Public, State of Florida

Personally Known

OR Produced Identification

Type of Identification

**SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES**

***THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR
OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.***

1. This sworn statement is submitted to Bexley Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Developer for ASI Landscapes ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer's business address is 9702 Harney Road
Thonotosassa, FL 33592
4. Proposer's Federal Employer Identification Number (FEIN) is 86-34212476

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or,
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a “person” as defined in Section 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term “person” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

(☒)Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

(☐) The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

(☐) There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

(☐) The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

(☐) The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this 30th day of June, 2025.

Proposer: _____
By: Neil McFadyen
Title: Business Developer

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of June, 2025, by Neil McFadyen, as Bus Dev of, _____ on its behalf. He/She ☒ is personally known to me or ☐ produced _____ as identification.



Patricia L. Hall
Notary Public, State of Florida

Personally Known

OR Produced Identification

Type of Identification _____

**SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES,
REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR
SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY
SECTOR LIST**

***THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR
OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.***

1. This sworn statement is submitted to Bexley Community Development District (“District”).
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Developer for ASI Landscapes (“Proposer”), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer’s business address is 9702 Harney Road
Thonotosassa, FL 33592
4. Proposer’s Federal Employer Identification Number (FEIN) is 86-34212476

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more.
6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.
7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 30th day of June, 2025.

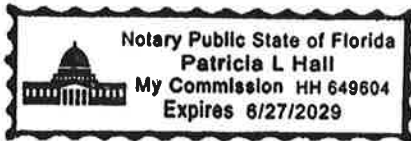
Proposer: [Signature]

By: Neil McFadyen

Title: Business Developer

STATE OF FLORIDA
COUNTY OF Pineellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of June, 2025, by Neil McFadyen, as Bus. Dev. of _____, on its behalf. He/She [☒] is personally known to me or [☐] produced _____ as identification.



[Signature]
Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification _____

Company Resume

Name of Company: Yardnique, Inc.

State of Incorporation: Delaware

Years in Business: 28 years

Affiliated Companies:

Yardnique | Landmark Landscapes | Naturescapes | Phoenix Landscapes | Creative | Unique | TEAM Management | TIGRIS Aquatics | ASI Landscapes

ASI Landscapes is our premier landscape operations management and service provider for Florida.

Approximate Number of Customers: We currently serve about 1,300 communities across the southeastern United States. Our customers consist of large-scale full-service communities of 3,000+ homes, multi-family, hospitality, retail and industrial. Our extensive customer base demonstrates our ability to cater to diverse landscaping needs across various community sizes.

Percent of Business with HOAs: Roughly 80% of our business is with Homeowners Associations (HOAs). We pride ourselves on being community landscaping specialists, focusing on enhancing the outdoor living experience for residents. Our expertise in HOA landscaping allows us to address the unique needs and preferences of these communities effectively.

Publicly or Privately Held: We are a privately held company backed by venture capital. This allows us the flexibility to adapt quickly and efficiently without the constraints of an overarching corporate structure. At the same time, it provides the financial stability and economies of scale associated with a large company, enabling us to invest in the latest technology and best practices in the landscaping industry.

Approximate Annual Revenue: This year, we were ranked 22nd by Lawn & Landscape Magazine's top 100 landscaping companies with \$160 million in revenue. This year, our goal is to reach \$200 million in annual revenue. Our significant revenue growth reflects our expanding market presence and the increasing demand for our services.

Areas Serviced: Yardnique has grown to service five states in the southeast, with plans to expand further into the south and southwest. Our regional growth strategy is focused on delivering exceptional landscaping services while maintaining our commitment to quality and customer satisfaction.

Number of Employees: We currently have over 2,500 employees specializing in various aspects of landscaping and grounds care. Our team is divided into the following service areas:

- **Landscape Management and Maintenance Service:** Ensuring the ongoing health and appearance of landscapes through regular care and upkeep.
- **Landscape Design/Build:** Creating custom landscape designs and executing projects from concept to completion.
- **Landscape Enhancement/Floriculture/Horticulture:** Enhancing existing landscapes with additional features, plants, and flowers to increase aesthetic appeal.
- **Irrigation Design/Installation/Repair/Backflow Certification:** Providing comprehensive irrigation services to ensure efficient water use and landscape health.

Leadership Team / Organizational Structure



Yardnique Founder and CEO
Brian Dumont



Chief Operating Officer
Jeff Walters



Vice President/Florida
Joe Chiellini



VP of Business Development
Alan Anders



CFO/Florida Operations
Kate West



**Director of Business Development
Florida Operations**
Dominick Portoghese



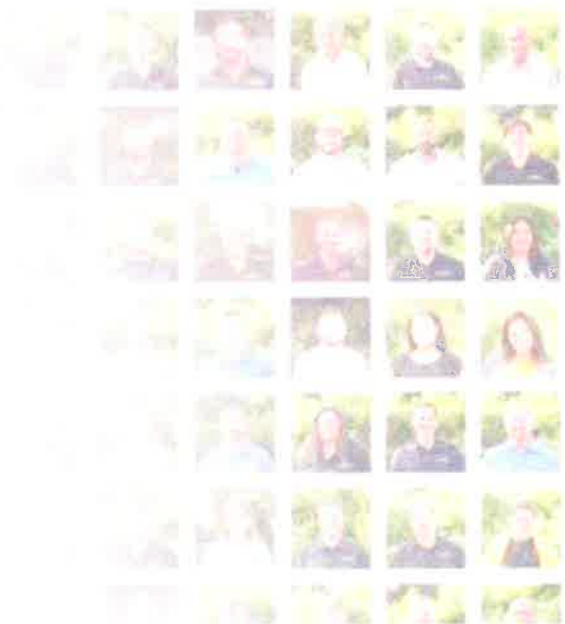
District Operations Manager
Joe Amarosa



Business Development
Neil McFadyen



Branch Management
Jonathan Maceira



Florida Executive Leadership Team – Resumes

Joe Chiellini

VP of Florida Operations

Joe Chiellini is the founder and CEO of ASI Landscape Management, originating in 1993. Coming from humble, ASI is now a multi county commercial business, employing 180 individuals with three branches covering the greater Tampa Bay and Orlando marketspace. Joe Chiellini recently retired from his career as a Captain for Hillsborough County Fire and Rescue. Joe served the people of Hillsborough County for almost 30 years all the while building and growing his landscape management company to where it is today. Joe is active in the Green Industry as well as in the local community. He spends much of his time giving back in as many ways as he can.

Within the business world, Joe does both local and national consulting with a focus on training and strategic planning. In the community, Joe has hosted events such as Wrestling for a Cause, golf tournaments, Give Back Days and various fundraisers benefiting children and families in our area who are in need. Fifteen years ago, Joe started the Krewe of the Knights of St. John, a local HCFR philanthropic Krewe to help serve the spouses and children of fallen firefighters. Joe is also an active member in his Parish of St. Patrick's Catholic Church where he lectures, works on beautification projects and serves with the men of the parish in fundraising.

Dominick Portoghese

Director of Business Development

With over 40+ years of experience in the commercial green industry, Dominick brings to ASI a stellar industry reputation having worked in all aspects of the landscape industry. In this key Business Development leadership role, Dominick will help ensure that ASI Landscape Management maintains its well-respected industry position and continues to grow the company by partnering with select key clients in a variety of market segments and leveraging current partnerships while maintaining ASI's high standard. Being part of ASI's leadership team, customers can be assured that their relationship with Dominick and the entire Business Development team will not end at the point of sale but will continue well beyond. Dominick has exhibited a strong work ethic and extreme desire to succeed all throughout his career.

As such, his never-ending quest to learn all functions and services included in landscape management has afforded him a unique and diverse career. This path started as a summer job in landscape construction and along the way has afforded him key positions in landscape construction; design, irrigation installation and design, the turf industry, the Fertilization and Pest Control industry and commercial landscape management...equally in both Business Development and Operational leadership roles locally, regionally, and nationally. Dominick's diverse industry knowledge, experience and career accomplishments have made him the valued ASI leader he is today.

Kate West

Chief Financial Officer

As Director of Finance and Administration and Chief Financial Officer, Kate is responsible for financial stewardship of ASI Landscape Management, including capital and operating budgets, financial affairs and reporting, procurement, and debt and treasury management. Prior to joining ASI Landscape Management in 2022

Joseph Amarosa

District Operations Manager

Joseph has 22 years of landscape industry experience. Prior to joining the ASI family Joe earned a bachelor's degree from the University of South Florida. He has gained additional certifications and licenses that include Green Industries Best Management Practices and State of Florida's Green Industries Best Management Practices. Joe has a wealth of knowledge utilizing Integrated Pest Management as he is a licensed Pest Control Operator. As well as a Pest Control Operator he holds a license in LTD Fertilizer Application and in addition he is Pinellas County BMP certified. Joe has been trained and well versed in Landscape Visual Renderings and Landscape Design. Joseph's primary focuses are customer service, job quality and continual education of his team on the ever-changing landscape industry.

Key Services Team - Resumes

Alex Cotte

Production Manager

Alex has worked in the landscaping industry for over 6 years. He started as a labor worker and has worked his way up to Crew Leader and Operations / Production Manager. He has been through thorough industry and ASI Landscapes training for all facets of his position and is BMP certified. Alex has shown that he is more than qualified for each job we give him and is ready to take on more. Alex excels at maintaining great relationships with his field-level personnel promoting motivation and teamwork and achieving exceptional service results.

Johannes Maceira

Account Manager

Johannes has been in the landscaping industry for 5 years. He started in the industry at crew level and worked his way up to field management and project management roles. He is proficient in all aspects of the landscape industry with a strong ability at effective and constant client communication. Johannes excels at maintaining great relationships with his clients and management teams, promoting motivation and teamwork. He is currently in charge of some of our most prestigious accounts and has shown that he is more than qualified for each job we give him. He is ready for the challenge of helping manage new large high profile projects.

Jonathan Franco

Branch Manager

Jonathan has been in the landscaping industry for over 10 years. He started in the industry as a laborer and worked his way up from Account Manager to Branch Management roles. He is proficient in all aspects of the landscape industry. Jonathan excels at maintaining great relationships with his team and excels as a client liaison and conflict resolution. He has been in key industry management positions for many years and is a perfect fit for ASI Landscapes in the Tampa area.

Robert Tabone

Agronomy Manager

Bob is a seasoned landscape professional with over 20 years in Agronomy services. He's worked with landscape operations as well as his long history in Agronomy. He possesses the required licenses and certifications and continues participating in BMP and Agronomy seminars.

Johnny Rodriquez

Irrigation Manager

Johnny currently serves as our Irrigation Manager and oversees all Techs throughout our client portfolio. He has worked in the landscaping industry for over 15 years. He started as an irrigation laborer, then assistant and has worked his way up through the ranks to a manager position. He is proficient in serving all brands of irrigation systems, is active in his continuing education in his field, and holds multiple industry certifications.

Florida Offices

Yardnique has a large presence in the state of Florida with significant resources for landscape maintenance, lawn care, horticulture, pest control and turf health. We are in the unique position to be able to immediately serve most of Florida with a rapidly expanding team of over 1000 landscape professionals working in Florida.

ASI Landscapes

9702 Harney Road
Thonotosassa, FL 33592

YN Orlando

574 Fairvilla Rd
Orlando, FL 32808

YN Ft. Myers

19431 Palm Beach Blvd
Alva, FL 33920

YN Jacksonville

5856 Mining Ter
Jacksonville, FL 32257

Precision Palm Beach

9450 Old Dixie Highway
North Palm Beach, FL 33403

Creative Vero Beach

7080 57th St
Vero Beach, FL 32967

YN Ft. Lauderdale

515 SW 21st Ter
Ft. Lauderdale, FL 33312

YN Lakewood Ranch

5505 Lorraine Rd.
Bradenton, FL 34211

TEAM Management

6830 Cecelia Drive
New Port Richey, FL 34653

Reference Contact Community List

Fishhawk Ranch CDD (CDD)

(Recent Award) **Service Dates:** 2024 – Ongoing

Service Provided: Full-service landscape maintenance including monthly irrigation and horticultural services provided community-wide for community and sub-association entryways, perimeter grounds, roadways, parks, and ponds, trails.. (Value: \$1.4M plus). Located in **Lithia, FL**.

Contact: Mr. Eric Dailey
District Manager
Halifax Solutions, Inc
edailey@halifax-solutions.com

Medley at Mirada Community HOA (Homeowners Association)

Service Dates: 2022 – Ongoing

Service Provided: Full-service landscape maintenance for a maintenance free community of homes, villas, parks, common areas and Amenity Center, including monthly irrigation and horticultural services.. (Value: \$350K plus – 1/3 of buildout completed. \$1.1M when completed). Located in San Antonio, FL.

Contact: Mrs. Danielle Enyeart
LCAM
ICON Management
(813) 642-1121
denyeart@theiconteam.com

Angeline Community HOA (Homeowners Association)

Service Dates: 2022 – Ongoing

Service Provided: Full-service landscape maintenance for a maintenance free community of homes, villas, parks, common areas and Amenity Center, including monthly irrigation and horticultural services (Value: \$200K plus – 1/3 of buildout completed. \$750k when completed). Located in Land-O-Lakes, FL.

Contact: Mrs. Danielle Enyeart
LCAM
ICON Management
(813) 642-1121
denyeart@theiconteam.com

Reference Contact Community List

Spring Lake CDD (CDD)

Service Dates: 2023 – Ongoing

Service Provided: Full-service landscape maintenance including monthly irrigation and horticultural services provided community-wide for community and sub-association entryways, perimeter grounds, roadways, parks, and ponds. (Value: \$225K plus). Located in **Riverview, FL**.

Contact: Mr. Eric Dailey

District Manager
Halifax Solutions, Inc
edailey@halifax-solutions.com

Water's Edge HOA/CDD (Homeowners Association/CDD) **Service Dates:** 2019 – Ongoing

Service Provided: Full-service landscape maintenance including monthly irrigation and horticultural services provided community-wide. (Value: \$300K plus). Located in Port Richey, FL.

Contact: Mr. Rocco Iervasi

Community Association Manager
Management & Assoc.
riervasi@mgmt-assoc.com

Hunter's Creek Community Association (Community Association) **Service Dates:** 2020 – Ongoing

Service Provided: Full-service landscape maintenance services to community common area roads, parks, sub associations. (Value: \$1.4M plus) Located in Orlando, FL

Contact: Mrs. Michelle Ouimet

Community Association - General Manager
HCCA
(407) 240-6000
mouimet@hunterscreek.net

Gulf Region Client Contracts and Values

Total Contract Value by Industry

Industry Name	Total Value (USD)	% of Total Value
Multi-Family	\$9,248,385	61.30%
Commercial	\$2,265,138	15.00%
Homeowners Association	\$1,951,201	12.90%
Residential	\$624,838	4.10%
Medical Facility	\$273,012	1.80%
Government	\$1,232,588	8.20%
Hospitality	\$7,312	0.05%
Municipal	\$222,864	1.50%
Education	\$204,114	1.40%
Retail	\$337,325	2.20%

Top 10 Companies by Total Contract

Value Company Name	Total Value (USD)	% of Total Contracts
MAA	\$1,704,210	5.8%
Cortland Partners	\$867,119	3.5%
Willow Bridge Property Company	\$747,707	2.8%
High Mark Residential	\$827,262	2.7%
Prologis Property Management	\$470,212	2.6%
Camden Living Apartments	\$410,400	2.3%
Cushman & Wakefield	\$498,049	2.1%
BH Management	\$359,808	1.9%
Northsight Management	\$305,925	1.8%
Richman Property Services	\$286,668	1.7%

Licenses and Certifications

The following is the list of licenses/certifications/subcontractors currently held by ASI Landscapes Landscape Management's professional staff as well as professional associations and organizations of which we are an active member.

LANDSCAPE MANAGEMENT LICENSES AND REGISTRATIONS

- **ASI Landscapes is a Florida "Corporation" – Division of Corporations No. PO20000045151**
- Occupational License – Florida, Hillsborough County No. 96169
- Business Tax / License – Florida, Orange County No. 1177765
- Pest Control License – Florida, No. JB135024
- Pest Control Operator – Florida, No. JF184897
- License as a Dealer in Agricultural Products – Florida, No. 116260-1
- Nursery Stock Dealer Certificate of Registration – Florida, No. 47237971
- Certified Arborist License – Florida, No. FL0710A
- FDOT Intermediate Maintenance of Traffic Certification – Qualified 6/4/13
- Pinellas County BMP Certification – No. 013
- State of Florida Irrigation – License No. I-CFCO24523

PROFESSIONAL ASSOCIATIONS

NALP – National Association of Landscape Professionals

- Florida Turfgrass Association
- FNGLA - Florida Nursery, Growers and Landscape Association
- FIS – Florida Irrigation Society
- BAAA – Bay Area Apartment Association
- FAA – Florida Apartment Association
- NAA - National Apartment Association
- BOMA – Building Owners and Managers Association
- CAI – Community Associations Institute
- Greater Tampa Bay Chamber of Commerce
- CFHLA – Central Florida Hotel & Lodging Association
- AAGO – Apartment Association of Greater Orlando

Equipment List

The following is a list of equipment owned by ASI that may be used in accordance with the proposed scope of services.

Type of Equipment	Quantity Available
Light duty trucks	55
Super Duty trucks	40
F-450 or larger trucks	12
Maintenance trailers (open and enclosed)	45
Heavy duty trailer	13
Tow behind turbine blower	6
Irrigation trucks	20
Spray trucks	12
Spray Cart	9
Additional utility carts	18
Ride-on spreader	11
4x4 tree lift	4
Stump grinder	3
Batwing mower	4
72" mower	12
60" riding mower	35
Walk behind mower	40
Ditch Witch trencher	6
Skid steers	6
Field Equipment	
Edgers	750 +/- pieces total
Line Trimmers	
Blowers	
Gas shears	
Back pack sprayers	

Operational Plan



GENERAL MAINTENANCE SERVICES

Growing Season - (April – mid-October) approximately **(10-12)** crew personnel per service visit, **(9-10 hrs)** per day, **(5 days)** per week, **every** week.

Non-Growing Season - (November – March) approximately **(10-12)** crew personnel per service visit, **(7-8 hrs)** per day, **(5 days)** per week, **2x** per month.

**Please note the staffing disclaimer at the end of this section.*

Suggested Crew Staffing Breakdown

- (1) Project Acct. Manager**
- (1) Crew Forman** (working with crew)
- (9) Mow/Detail Crew personnel**
 - (1) Agronomy/Horticulture Technicians – as needed – (Fertilization & Pest Control)
 - (1) Irrigation Technician – as needed – (Irrigation Inspections and Repairs via additional invoice)

Note: Crew Foreman are working, English speaking crew members.

Our philosophy of “less is more”. This employs the process of providing a smaller crew size on site more often and on successive days of the week rather than an army of workers for one day. We prefer this service approach as presented as it allows us to be on-site for more consecutive days. Our crews work Monday through Thursday (10 hr days), as needed with Fridays being utilized as a “catch up day” for any rainout occurrence during the week or for any requested additional work to be done.

Key Staffing Responsibilities

Employees

Maintenance crews will always consist of one crew leader among the crew members with all staff onsite and in uniform, with "our company logos" clearly indicated and in highway safety colors. All employees and subcontractors shall maintain a neat appearance and perform work in a professional manner, keeping noise to a minimum at all times possible. ASI Landscapes personnel will clearly identify themselves during any interaction with community residents. All crew are properly trained and certified to meet services provided.

All breaks in work will only be in areas specified by the property with all trash disposed of properly.

All services under the Contract shall be performed by ASI Landscapes employees or subcontractors registered with the property. Registration includes the following:

- Insurance Documentation
- Licensing Information
- Clean Background Screen
- Clean Drug Screen
- Clean E-Verification
- Contract Information

Agronomic - Hort Technician / Integrated Pest Management: This proactive approach to pest control is centered around proper plant selection and continuous monitoring of plant pest populations. Corrective pesticide applications will be made by only knowledgeable applicators under the direction of our Site Manager, and the numerous Certified Pest Control Applicators within our Branch office, and certified by the State of Florida, Department of Agriculture. This position provides and manages all turf and shrub fertilization applications as well. Applicators will maintain an application logbook and continually update MSDS and label references.

Irrigation Maintenance Technician: Knowledgeable and experienced irrigation technicians will regularly check and monitor the operation of all irrigation throughout your community per the provided SOW. Operations will include regular zone maintenance along with prompt notification of any necessary repairs or system failures.

Detail and Turf Maintenance Personnel: The staffing of experienced and reliable service personnel will provide the maintenance operations with the successful and timely completion of their specific tasks. ASI Landscapes is exceptional at crew awareness and appreciation for a job well-done. This helps ensure low turnover with our staff creating service consistency, pride of ownership and accountability. All resulting in an above average product!

Crew Foreman: The staffing of an experienced and knowledgeable crew supervisor will provide a well-managed and consistent service program. This working position will ensure continuous and effective crew services for all mowing and detail related tasks. As a direct connection between general crew members and the Project Managers, crew foreman will address all field related issues immediately and all crew issues when necessary. These personnel will lead the performance of their crew's specific tasks/functions and help coordinate property operations in the absence of the project manager.

Subcontractors: Subcontractors providing services under ASI Landscapes will meet the same requirements and level of experience as ALL employees. Any third-party contractor or suppliers will be disclosed to the community and must be approved prior to commencing any work, including any new or substituted third party vendors. If the case of any emergency services that are required that involve any third parties, ASI Landscapes will obtain written approval from the Community Manager.

Start-Up Operational Plan & Implementation Timeline

ASI Landscapes understands the importance of providing the highest quality of landscape maintenance services possible. In conjunction with the client provided Scope of Work, and our provided "Understanding Project Scope", through the implementation of our start-up operational plan, your property will receive these specific horticultural, agronomic, and "curb appeal" services and improvements within the following time periods:

- **Upon Notice of Award:** Once notice of award is given, just prior to project commencement, equipment and staffing considerations will be reviewed, finalized and implemented.

A property service map with detailed color-coded sectional service plans and crew assignments will be adjusted as needed based on pre-start meetings and discussions with client representatives. Our partnership starts with client input, suggestions and approval of all operational plans to ensure the best possible communication and expectations. Final operational plans will be presented to the client prior to start-up. Each week, site crew will provide all mowing and detailing needs as described and detailed in the proposed operational attachments and service maps.

Within a week prior to start-date, our company recommends and requests a property landscape walkthrough evaluations with client representatives to help determine initial key maintenance issues, deficiencies or areas to address in order of priority. In addition, look at all routine property enhancement needs that may have been previously neglected and may need immediate attention in order of priority (mulch, annuals, palm/tree pruning, ornamental grasses, Roses, etc.)

Finally, commencing upon start-up and completed **within the first 30-days** of the contract start, ASI Landscapes will facilitate an in-depth irrigation audit for all Controllers, Zones and water delivery components. A full report will be provided detailing all non-functional items, breaks, non-functioning heads, old/worn out heads, risers in need of lifting, and deficiencies of any kind with associated proposals to repair or replace all stated items. In addition, our company will separately recommend and propose any necessary system modifications due to inadequate coverage.

30 Days: Routine mowing and detail services commence on day 1 and will follow final and client-approved production plans and color-coded service maps. Any deviations will be communicated to the client prior to service start. Extreme micro-managing by Account/Production Manager, with assistance from branch, Division and corporate support, will be required for the first 30-days to ensure the proper servicing of all areas be their respective crews per the appropriate service maps.

If adjustments are needed regarding, crew leadership, crew personnel, crew set-up, service areas per crew, path-of-motion plans, or any other service-related functions, those adjustments will be documented and presented to client representative for authorization to adjust. Once all services and crews are running smoothly and fully aware of the SOW and their service area of responsibility, Management can back off to a more normal and routine project management and begin addressing any initial enhancements or extra work items requested by client.

Start-Up Operational Plan & Implementation Timeline

A preseason start for this project would be a perfect scenario. It will afford our Team the opportunity to determine and establish certain Agronomic conditions. Via soil samples if needed, Turf custom blend fertilization and weed control will be a priority initially. Our Team will be afforded to start at a perfect time of year to initiate our Agronomy program. After in-depth evaluation of all Bermuda and St. Augustine turf, prior to the arrival of the hot weather, a robust and aggressive turf weed control program will be provided. Areas in poor condition where turf renovation may be required will be documented and communicated. Those areas will be identified and proposed accordingly. Proper preseason turf fertilization will promote better turf health and a stronger turf quality as we enter the spring/summer transition setting up the turf to react and accept fertilization more effectively to the start of the growing season. In addition, a healthier turf helps protect against potential decline and wear from heavy pedestrian traffic as a result of an aggressive spring turf weed control program.

With some project start-ups, often, routine enhancements may have been neglected previously. These needs may be a priority and may include complete property mulching, a fresh rotation of annual bedding plants, palm/tree pruning and/or corrective detailing of shrub bed areas. The aforementioned in-depth property evaluation will have been completed and authorized prior to project start with any/all program adjustments or corrective actions specifically documented, and a plan put into action upon project start from day 1. Critical initial enhancements will be addressed immediately and simultaneously with routine base maintenance services by Management, if needed, upon a project start with any and all necessary support from Branch and Corporate resources.

With any non-contractual extra work items that are identified, proposed and authorized, Our Team will communicate with client regarding the scheduling and completion timeframe. Our Team anticipates that within the first 30 days, an irrigation system initial inspection/evaluation will be performed with concerns noted and repairs additionally proposed. These repairs and modifications ensuring adequate watering will need to be accomplished prior to any new plantings, flower rotations, turf repair, or chemical applications requiring water as provided by Our Team. **NOTE: All site and branch operations will make it a priority to work closely and effectively with our Irrigation department, as well as client, communicating regularly to coordinate all Agronomy and Enhancement services regarding property watering requirements.**

Seasonal Color Features: (If applicable) During holiday seasons, through proper communication with client representatives, We will ensure a plan is in place to provide Poinsettias or similar holiday color features requested or recommended by the client. Select material will be preordered to ensure timely completion per client's direction.

Start-Up Operational Plan & Implementation Timeline

- **90 Days:** During this initial 3-month period, any start-up staffing, or production processes issues have been addressed with personnel adjustments being completed after this initial mobilization period. Base maintenance services should be through the initial trial period with production now dialed in and running smoothly. A meeting with client Rep will be held to debrief and discuss services, onsite Project Mgr., and personnel thus far. Adjustments will be discussed and put into action.

The continuation of “detail” enhancements such as shrub bed detailing and tree and palm pruning as needed will be a focus as needed. In addition to the aforementioned services, a focus will continue to be turf color and turf and shrub bed weed eradication through our Agronomic Techs. The spring / early summer season remains an effective time of year to continue to address these issues before the hot summer month arrives. After now having time to assess turf conditions, soil samples can be taken (if necessary and authorized via additional costs) with results applied to tailor an agronomic program specific to those results and actual site conditions.

- **6 Months:** Basic maintenance operations are running smoothly and in full gear as the end of summer season nears. The arrival of the fall season comes with the traditional burdens and difficulties and our Team will be prepared in advance to address these inherent. Our Team’s internal Talent Acquisition Team is exceptional at keeping our various service teams staffed with well qualified personnel for crew labor and Tech positions throughout the off-season. We will apply this effort on this project if the need arises in order to keep our service programs staffed with no noticeable service drop-off if/as personnel issues arise.

Arborcare Services:

ASI Landscapes recommends the Arborcare Program be discussed in addition to and outside of the proposed contracted items. We have worked with current clients to develop short and long-term ArborCare programs that includes a ArborCare crew adhering to color-coded, sectional service maps addressing tree lifting, building and streetlight clearing and natural area perimeter cut-backs, Palm pruning, etc.

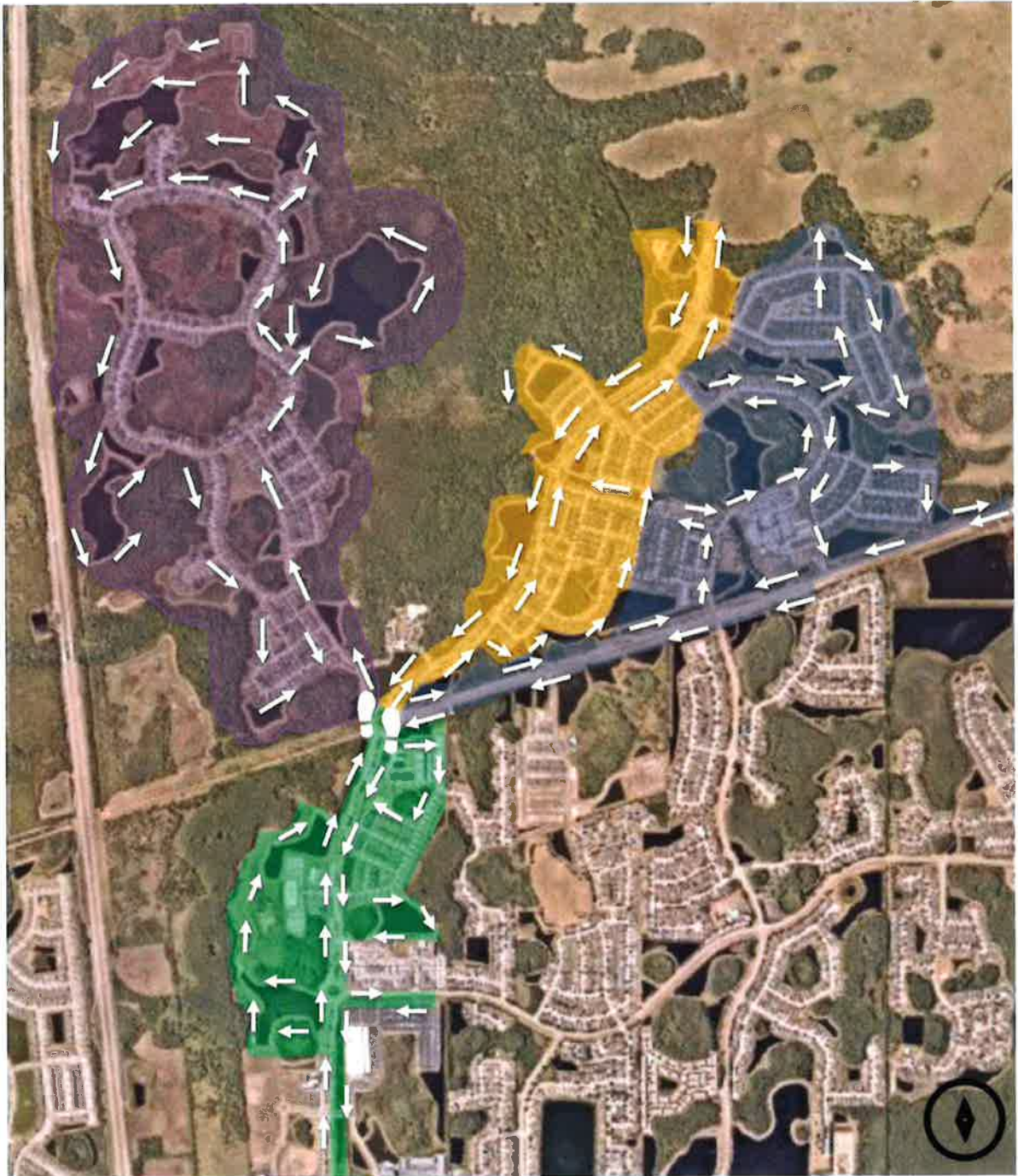
Property Mapping and Crew Designation

Upon award, but prior to job start, and with client’s input and participation, our Team will provide final and complete color-coded map depicting each service crew and their designated area of responsibility for their respective service type. This equates to also providing project specific “Path-of- Motion” mapping per crew, per day and per week. Once approved, these maps will be broken down to capture the path of motion on individual days of service. Together these maps will provide an accurate representation of their movement throughout the campus on each individual day of service.

Please see proposed map on the following page to be discussed and finalized with the client/field manager prior to project start. Map and procedures will also be reviewed at each of the implementation timelines mentioned above.

Bexley CDD

Landscaping Maintenance Zone Designations and Flow Paths



- Zone 1 (Purple): Counterclockwise to the north along Broad Porch Run.
- Zone 2 (Orange): Northeast along Bexley Village Dr.
- Zone 3 (Blue): East along Bud Bexley Pkwy and north along Ballantrae Blvd.
- Zone 4 (Green): Including the roundabout, exit south along Bexley Village Drive to Hwy 54.

Bexley CDD

Landscaping Maintenance Zone Designations and Flow Paths

Crew Assignment Zone Rotation

General Maintenance Crew

(Includes: Mowers, Trimmer, Edger, Blower)

- **Frequency:** Assigned daily to a designated zone (Zone 1 to Zone 4)
- **Cycle:** Each zone is serviced weekly
- **Tasks:** Routine turf mowing, edging, blowing, trimming of pond banks, paths, and curbs
- **Flow:** Crews move in a strict daily rotation from Monday through Friday
- **Coverage:** All visible and functional landscape surfaces (turf, paths, ponds)

Detail Crew – Distinct Rotation Schedule

Key Difference: The Detail Crew rotates weekly through each zone, completing full-property detail over 4–5 weeks, rather than daily like the routine team.

- **Frequency:** Detail Crew services 1 zone per week
- **Cycle:** Each property zone is deep-cleaned once every 4–5 weeks
- **Tasks:**
 - Bed redefinition
 - Mulch fluffing/replenishment
 - Shrub shaping
 - Weed removal at fine detail level
 - Hardscape edging & plant health checks
- **Flow:** Follows same zone rotation pattern as routine team (Zone 1 → Zone 2 → etc.)
- **Coverage:** More precise and comprehensive work in beds, behind shrubs, around signage/fixtures
- **Purpose:** Elevates appearance beyond routine standards and ensures thorough visual polish

Summary of Key Differences:

Element	Routine Crew	Detail Crew
Frequency	Daily per zone	Weekly per zone
Cycle	1-week full property	4–5 weeks full property
Task Depth	Standard maintenance	High-detail cleaning and aesthetics
Rotation Style	Strict day-to-day	Follows zone flow, 1 per week

Bexley CDD

Landscaping Maintenance Zone Designations and Flow Paths

☑ Zone 1 – Monday/Tuesday Landscape Maintenance Route

Crew: 3 Mowers, 4 Detail, 1 Trimmer, 1 Edger, 1 Blower

Route Direction: Counter-clockwise

Starting Point: Bud Bexley Parkway (North Roundabout Exit)

Ending Point: Bud Bexley Parkway (North Roundabout Exit)

Note: Approximately 22 ponds of various sizes are being serviced along this route. Pond beds and walking paths are maintained in conjunction with the rotational path, with a focus on detail and edge cleanliness in all common areas.

🗺 Route Breakdown

1. Bud Bexley Parkway roundabout

Focus: Entry beds, signage, palm trees, turf islands

Tasks:

- Mow turf islands & curbside areas
- Detail flower beds
- Edge walkways & curbs
- Blow clean all hardscape surfaces

2. Northbound on Broad Porch Run

Focus: Turf strips, pond edges, tree rings

Tasks:

- Mow turf on both sides of Broad Porch
- Trim along fencing and bed edges
- Inspect and trim mulch beds around trees
- Maintain rock and soft edge boundaries
- Begin walking path and pond bed maintenance where applicable

3. Tour Trace (counter-clockwise loop)

Focus: Common area turf zones, soft edges, pond-side turf

Tasks:

- Mow interior and outer turf bands in common areas
- Edge sidewalks and curb lines
- Detail beds and mulch islands
- Trim around signage and along pond lines

Bexley CDD

Landscaping Maintenance Zone Designations and Flow Paths

- Maintain adjacent walking paths and service designated ponds

4. Epic Cove

Focus: Main drive, acoustic cove circle, turf transitions

Tasks:

- Mow common turf strips
- Detail landscape beds at corner and central nodes
- Maintain clear turf-to-bed transition lines
- Continue with pond-side maintenance

5. Blue Lantana Lane

Focus: Final stretch of turf, pond beds, and common area at intersection with Grand Lakeview

Tasks:

- Mow up to cul-de-sacs and storm drain inlets
- Trim pond banks and dirt/rock walking trails
- Refresh/rake mulch at common areas such as playground or entry zones if bare spots exist
- Complete rotational maintenance of pond beds and walking paths

6. Return to Bud Bexley Parkway roundabout

Focus: Final polish, QC, and debris collection

Tasks:

- Final blower sweep along walkways and paths
- QC walk by crew lead
- Collect debris and prep for Tuesday's zone

Crew Assignment Tips

Task Type	Crew Member(s)
Mowing	3 Mowers (common areas, pond banks, walking trails)
Detailing	4 Detail Crew – 1 per subzone
Trimming	1 Trimmer (ponds, fence lines, soft edges)
Edging	1 Edger (curbs, sidewalks, walking trails)
Blowing	1 Blower (paths, hardscapes, final cleanup)

Bexley CDD

Landscaping Maintenance Zone Designations and Flow Paths

Zone 2 – Tuesday/Wednesday Landscape Maintenance Route

Crew: 3 Mowers, 4 Detail, 1 Trimmer, 1 Edger, 1 Blower

Route Direction: Northeast progression

Starting Point: Bud Bexley Parkway Roundabout (Southside of Bexley Village Dr.)

Ending Point: Bud Bexley Parkway Roundabout (Northside of Bexley Village Dr.)

Note: This route services approximately 13 ponds of various sizes. Pond beds and walking paths are maintained in conjunction with the rotational flow, focusing strictly on common area maintenance.

Route Breakdown

1. Bexley Village Drive (southside including commons)

Focus: Turf strips, buffer beds, and pond edges parallel to Balcony Breeze

Tasks:

- Mow turf bands along the drive and pond perimeters
- Trim around fencing, bed lines, and trees
- Detail ornamental beds and mulch rings
- Service multiple ponds along this corridor
- Edge walkways and maintain stone or mulch path transitions

2. Interior Greenspaces along Balcony Breeze and Brighton Lake

Focus: Open turf nodes, connector trails, pond lines

Tasks:

- Mow and trim common turf areas between homes and trails
- Maintain walking paths and pond bed transitions
- Refresh/rake mulch community trees if bare spots exist
- Detail beds near benches or community markers

3. Crayford Court Park Center

Focus: Courts , central community lawn, walking trail loops

Tasks:

- Mow large lawn sections and trail shoulders
- Trim around play structures, fencing, and furniture
- Refresh/rake mulch in high-use areas if bare spots exist
- Edge curbs and trail edges

Bexley CDD

Landscaping Maintenance Zone Designations and Flow Paths

- Clean and blow paved paths and seating areas

4. North to Everlong Drive intersection

Focus: Final stretch of turf, walking trails, and pond clusters

Tasks:

- Mow and trim around final pond edges
- Maintain softscape buffers and bed lines
- Edge final sidewalk and trail sections
- Conduct cleanup blow pass
- Final check and debris collection before returning

5. Bexley Village Drive (northside moving south)

Focus: Turf strips, buffer beds, and pond edges parallel to Bexley Village and Cruiser

Tasks:

- Mow turf bands along the drive and pond perimeters
- Trim around fencing, bed lines, and trees
- Detail ornamental beds and mulch rings
- Service multiple ponds along this corridor
- Edge walkways and maintain stone or mulch path transitions
-

6. Bud Bexley Parkway Roundabout (northside)

Focus: Common entry turf, signage, and island beds

Tasks:

- Mow turf islands and curbside approaches
- Detail flower beds around signage and palms
- Edge sidewalks and medians
- Blow clean all paved surfaces

Crew Assignment Tips

Task Type	Crew Member(s)
Mowing	3 Mowers (common areas, pond banks, walking trails)
Detailing	4 Detail Crew – 1 per subzone
Trimming	1 Trimmer (ponds, fencing, trail edges)
Edging	1 Edger (curbs, sidewalks, trails)

Bexley CDD

Landscaping Maintenance Zone Designations and Flow Paths

Blowing 1 Blower (paths, paved zones, final cleanup)

☒ Zone 3 – Wednesday/Thursday Landscape Maintenance Route

Crew: 3 Mowers, 4 Detail, 1 Trimmer, 1 Edger, 1 Blower

Route Direction: East and North

Starting Point: Bud Bexley Parkway Roundabout (East Exit, Northside)

Ending Point: Bud Bexley Parkway Roundabout (East Exit, Southside)

Note: This zone includes approximately 25 ponds of various sizes, located throughout the route. All pond beds, buffer zones, and walking paths are to be maintained in conjunction with the rotational path, with a strict focus on common areas only.

☒ Route Breakdown

1. Bud Bexley Parkway (East from Roundabout, Northside)

Focus: Median islands, curbside turf, entry beds

Tasks:

- Mow medians and turf islands along both sides
- Edge sidewalks and curbs
- Detail landscape beds around signage and palm clusters
- Blow clean all hardscape areas

2. Northbound on Ballantrae Boulevard

Focus: Linear common areas, pond edges, perimeter strips and parks at Terrazzo Way Intersection

Tasks:

- Mow turf along road shoulders and common frontages
- Trim around trees, utility features, and signage
- Service ponds along both sides of the boulevard
- Maintain walking paths and soft edge transitions
- Edge along sidewalks, trails, and road interfaces

3. Vicinity to Jersey Pass

Focus: Open turf, connector beds, and small pond clusters

Tasks:

Bexley CDD

Landscaping Maintenance Zone Designations and Flow Paths

- Mow and detail turf patches and bed islands
- Maintain rock/soft boundaries around pond edges
- Trim fencing lines and bed perimeters
- Refresh/rake mulch at key trail access points if bare spots exist

4. Northward to Sunday Rain Lane and return along Rambleon Way

Focus: Linear common areas, pond edges, perimeter strips and parks at along Frame Bend

Tasks:

- Mow turf along road shoulders and common frontages
- Trim around trees, utility features, and signage
- Service ponds along both sides of the boulevard
- Maintain walking paths and soft edge transitions
- Edge along sidewalks, trails, and road interfaces

5. Return via Ballantrae Boulevard, Aero Ave., and Frame Bend to Bud Bexley Blvd.

Focus: Northernmost ponds, trail loops, buffer zones

Tasks:

- Mow turf along trail corridors and adjacent to ponds
- Trim and edge northern perimeter walking paths
- Detail beds and refresh/rake mulch where applicable if bare spots exist
- Service final set of ponds along the top of the route
- Ensure proper transitions between trail, turf, and pond edges

6. Bud Bexley Parkway (Southside to East Roundabout Exit)

Focus: Median islands, curbside turf, entry beds, final check and cleanup sweep

Tasks:

- Mow medians and turf islands along both sides
- Edge sidewalks and curbs
- Detail landscape beds around signage and palm clusters
- Blow clean all hardscape areas
- Final blower sweep along main walks and trail entries
- QC check by crew lead at key transition points
- Debris removal and equipment check-in for Thursday prep

Crew Assignment Tips

Bexley CDD

Landscaping Maintenance Zone Designations and Flow Paths

Task Type	Crew Member(s)
Mowing	3 Mowers (common areas, pond banks, walking trails)
Detailing	4 Detail Crew – 1 per segment
Trimming	1 Trimmer (ponds, fencing, buffer edges)
Edging	1 Edger (curbs, sidewalks, trail paths)
Blowing	1 Blower (paths, paved surfaces, final polish)

☒ Zone 4 – Friday Landscape Maintenance Route

Crew: 3 Mowers, 4 Detail, 1 Trimmer, 1 Edger, 1 Blower

Route Direction: Southbound progression

Starting Point: Bud Bexley Parkway Roundabout

Ending Point: South of Mentmore Boulevard near Hwy 54

Note: This route includes full common area landscape maintenance from Bud Bexley Parkway to the Mentmore Boulevard roundabout. South of Mentmore, the focus shifts to retention pond maintenance only. The Marquee at Hwy 54 is excluded from general rotation and serviced exclusively by the Detail crew. Approximately 18 retention ponds of varying size are serviced in this zone.

☒ Route Breakdown

1. Bud Bexley Parkway Roundabout

Focus: Central landscape features, signage beds, palm groupings

Tasks:

- Mow curbside turf and medians
- Edge sidewalks and common walkways
- Detail signage and monument beds
- Blow clean all paved surfaces

2. Southbound on Bexley Village Drive eastside including medians

Focus: Turf bands, medians, tree beds, and pond edges, park at Pine Ribbon

Tasks:

- Mow linear turf and road shoulders
- Trim around utility features, signage, and fencing
- Edge all walkways and trailheads
- Inspect and detail bed islands, mulch rings, and pond boundaries

Bexley CDD

Landscaping Maintenance Zone Designations and Flow Paths

3. Mentmore Boulevard roundabout

Focus: Large center median, community interface areas

Tasks:

- Mow the full roundabout turf circle
- Detail central plantings and perimeter beds
- Trim around light posts, benches, and signage
- Edge all curb lines
- Final blower pass of paved areas

4. South of Mentmore Boulevard – Retention Pond Focus

Focus: Retention basins, turf banks, soft edges

Tasks:

- Mow retention slopes and flat areas where accessible
- Trim pond banks, fence lines, and utility points
- Edge trail connections and stone transitions
- Maintain vegetation control and pond perimeter cleanliness
- No general turf/bed maintenance unless adjacent to ponds

5. Northbound on Bexley Village Drive westside including medians in necessary

Focus: Turf bands, medians, tree beds, and pond edges, walking trails

Tasks:

- Mow linear turf and road shoulders
- Trim around utility features, signage, and fencing
- Edge all walkways and trailheads
- Inspect and detail bed islands, mulch rings, and pond boundaries
- Maintain connected walking paths
-

5. Marquee at Hwy 54 (EXCLUDED from general rotation)

Focus: Serviced by Detail Crew only

Tasks (Detail Crew Only):

- Scheduled separately for detailed bed maintenance, trimming, and light turf upkeep
- Do not assign mowing, edging, or general team to this location

Bexley CDD

Landscaping Maintenance Zone Designations and Flow Paths

6. Final QC & Debris Collection

Tasks:

- Blower sweep through high-traffic areas
- QC walkthrough by crew lead along route path
- Remove all debris and prepare equipment for weekend shutdown

Crew Assignment Tips

Task Type	Crew Member(s)
Mowing	3 Mowers (common areas, pond banks, walking trails)
Detailing	4 Detail Crew (includes Marquee & key beds)
Trimming	1 Trimmer (ponds, fencing, signage)
Edging	1 Edger (curbs, sidewalks, trails)
Blowing	1 Blower (paths, medians, final sweep)

Landscape Maintenance Specifications

A. Mowing

During the growing season, we will ensure that turf is maintained at proper heights based on the turf type and per industry standards without scalping. Weekly mowing schedules are indicated below and will only vary due to weather, growth rates when grass is wet or under severe stress. All mowing patterns will ensure a neat and uniform lawn appearance exclusively completed by mulching mowers. During dormant season, mowing will be performed no less than once every 14 days and as needed to ensure the grass maintains a neat appearance.

All mow services, however, may be adjusted based on actual needs as a result of rainfall and other environmental conditions that may allow for less mows for a more horticulturally sound and appropriate service plan with all communicated and agreed upon by client rep. Other designated areas will be serviced per request at client's direction per the RFP SOW.

St. Augustine turfgrass will utilize a seasonally appropriate mowing height of approximately 3 ½ - 4 ½ inches. Bermuda turfgrass will utilize a seasonally appropriate mowing height of approximately 1 – 1 ½ inches. If applicable, Bahia turfgrass will utilize a mowing height of approximately 3 – 3 ½ inches. Field grass mow heights will be based on scheduled mow frequency.

ST. AUGUSTINE TURF AND IRRIGATED BAHIA TURF

All turf areas shall be mowed once every seven (7) days during the months of April 1st to October 31st.

All turf areas shall be mowed once every fourteen (14) days from November 1st to March 31st.

NON-IRRIGATED BAHIA TURF

April thru October Mow (weekly)

November thru April Mow (once a month)

ZOYSIA TURF

March thru November Mow (weekly)

December thru February Mow (bi-weekly)

BERMUDA TURF

Season Requirement – twice weekly or as the recreational activity requires.

Off –Season Mow – (bi-weekly)

*Approximately – 69 frequencies as the RFP SOW requires

*The above-mentioned schedules are intended to be the maximum # of mows and are used as representation needed to ensure all turfs are maintained and in healthy conditions. Excessive rains or other conditions may require additional services to be completed.

B. Edging

Defined as the outlining and/or removing of turf by use of a mechanical edger. Chemical or string edging will not be allowed in any instance without prior approval from the property.

Our Team shall neatly edge and trim around all plant beds, walkways, streets, trees, and plantings by use of mechanical edger only. The shape and configurations of plant beds shall be maintained "as is" or as instructed by the property.

Edging (hard edging) of all driveways, sidewalks, curbs, pathways, and other paved areas will be completed no less than once every seven (7) days during the months of April 1st to October 30th and no less than once every fourteen (14) days from November 1st to March 31st. Edging/Line trimming/Blowing will be done and completed at the same time as the scheduled mowing service. When hard edging; the edger blade must be held in a complete vertical position. Beveled edging is not acceptable. Our Team will be responsible for any repairs due to improper edging. Turf requiring line trimming shall be trimmed at the same height and at same time as the turf is being mowed.

The edging of all planting beds (soft edging) will be performed every mowing. Our Team shall implement "ghost edging" to all beds where needed. This will help define a bed line, prevent it from getting bigger, and allow grass runners to bring the grass line to the bed line. All bed lines must have a crisp and well-defined bed edge with no grass runners. Care shall be taken not to injure tree trunks or plant material during edging operations.

All valve boxes and grounds vaults shall be trimmed and or edged during each mowing operation. the property shall not be responsible for cost of locating these items.

C. Detailing Planted Areas

This service is defined as trimming, weeding (by manual or chemical means), pruning, and shaping of all shrubbery, ornamentals, and groundcover, removal of tree suckers as well as defining bed lines, tree saucers, and removal of unwanted vegetation. Weeding includes weed removal from all beds (including cut turf runners), walkways, decks, curbs, and concrete joints. This service does not include residents who are on the "no trim" list. Chemical controls may only be used if adjacent desirable plants are protected from injury.

Contractor shall maintain a valid Florida Pesticide Applicator's License and use pesticides in strict accordance with Federal, State & County directives on environmental control. Chemicals, requiring EPA approval must have EPA registration and labels made available to the property per request. American National Standards Institute (ANSI) regulations are to be observed.

- Pruning services at Common Areas shall be performed at minimum one (1) time every (4 - 5) weeks year around.
- All shrubs, groundcovers and vines shall be pruned with hand or power shears providing appropriate shape, fullness, and flowering. Flowering shrubs, in their flowering cycle, shall not be pruned until blooming is complete, except in the case of ingress/egress/aesthetic or line of sight issues or as directed by the property. Shrubs, groundcovers, and vines shall be trimmed on a schedule providing a neat and attractive appearance. All signs, sightlines and site lighting shall be kept clear of vegetation at all times. Renewal pruning shall be performed annually, between February 1st and March 30st. Removal of up to one half (1/2) of the shrub may be required. Our Team will remove all pruning litter.
- Where natural wooded areas adjoin the finished turf area or landscape beds, a buffer zone of at least three feet will be maintained by mechanical means to prevent the encroachment of the natural areas into the finished landscape. Where wood line cutbacks take place, the area will be maintained at no additional cost as a condition of this agreement.
- Weeding services shall be performed at minimum of every other week, year-round. At no time are weed groupings allowed in excess of one square foot of ground cover in one location or for an isolated weed to exceed 2" in height. Weeds (material that is not of the same species within same group) inside or near plant root balls must be pulled or treated with granular or liquid herbicide that is not harmful to the "wanted" species. Weeds in beds or mulched areas shall be removed by manual or chemical methods.
- Beds and mulched areas are to be maintained essentially weed free. "Essentially weed free" means that the only acceptable amount and size of weeds permitted would be those that could germinate and grow within a two-week time frame.

D. Trees

Our Team will schedule annual pruning of oak trees/crape myrtles/maples and all other woody trees during mid to late winter, or January through March.

Trees in pedestrian walkway areas and common areas will have a clearance maintained at fifteen (15') feet in height throughout the year unless detrimental to the health of the tree. Trees along golf cart paths, roadways, entrances, and driveways will have a minimum clearance maintained at fifteen (15') feet in height unless tree health mandates otherwise and agreed upon between ASI Landscapes and the property. To maintain this required height for safety reasons, this will be part of our Team's routine pruning cycle. Our Team will make cuts slightly outside the branch collar, when removing oak tree limbs.

Ornamental Palm trees, 12' feet or less in height will be trimmed on our Team's routine pruning schedule based on University of Florida's recommendations of 100% browning and never beyond a 3 to 9 o'clock cut pattern. All palm boots that are loose and remain on the tree shall be removed during the routine pruning/detail schedule. Fronds removed before such time throughout the common/club areas will be only at the request of the property, with the property taking ownership for the health and any long-term horticultural decline that may occur. Careful trimming procedures shall be followed to prevent damage to any portion of the tree, unpruned fronds, especially the crown, shaft & bud areas.

Sucker growth and water sprouts shall be removed from all hardwood and ornamental trees that meet the aforementioned height specifications during our Team's routine pruning/detail schedule according to "trimming" specifications. Sucker growth is defined as the shoots that sprout out around the base and clear trunk area of a tree or crepe myrtle trunk.

Crepe Myrtles will be pruned one (1) time per year between the months of January and March UNLESS otherwise specified by the property. Most crepe myrtles will be allowed to grow into trees. Crepe myrtle pruning specifications:

- Meet the aforementioned height specifications
- Remove suckers from the bottom of the plant.
- Remove crossed, damaged, or diseased branches. For crossed branches, remove the weaker of the two limbs that are crossing or rubbing.
- Prune the tips of the branches to remove old flowers. If old blooms are removed, a second blooming may occur.
- Remove old flower buds, which will encourage new growth activity.
- Remove small twiggy growth and remove Spanish/Ball moss to allow air to better circulate in the canopy.
- The tree shall be maintained in its natural vase-shaped habit.

Spanish/Ball Moss shall be removed from all trees, including hardwoods, up to a height of fifteen (15') feet during the pruning cycle. Any Spanish/Ball Moss found in/on bedding plants, hedge rows, shrubbery, etc., will also be removed during the weeding cycles.

E. Blowing

Our Team blowing of mowed and edged yards (if applicable) shall be conducted twice daily; once before taking lunch breaks and once at the end of the day before leaving. Sidewalks, curbs, and other paved surfaces adjacent to turf and/or other landscaped elements shall be kept clean of unwanted debris generated by our Team by the use of forced air machinery.

All parking, entrances, and all hard surfaces shall be kept clean of unwanted debris by forced air machinery. All community entrances and hard amenity areas shall be kept clean of unwanted debris by forced air machinery. Each residential driveway and sidewalk leading to the front door & entrance to screen room shall be maintained free of unwanted debris by forced air machinery blown away from all doors and patio areas, keeping debris (grass clippings) off residential homes & garage doors. Any blowing of clippings or other landscape debris shall not be blowing from the rain gutters into the storm drain.

F. Monitoring

All turf, shrubs, ornamentals, and groundcovers are to be monitored for pest, disease and nutrient problems with positive findings being reported, in writing to the property. If the problem is a covered item under the provisions of the Contract, immediate steps will be taken to rectify the problem. If our Team fails to notify the property and/or identify and treat issues, ASI Landscapes is responsible for replacing affected plant material.

All entrances/exits to the community, parks, pavilions, mailbox kiosks and all amenity complexes are to be visited by the Contractor once weekly to inspect for and remove any debris or landscape trash.

G. Trash Removal

Our Team will police the entire site prior to mowing to remove litter. Our Team will remove all debris and/or litter from areas maintained under the Contract during every visit.

H. Debris Removal

Our Team is responsible for removal of any maintenance-related debris from the property before scheduled lunchbreaks and no later than leaving the area where the debris was generated. Accumulated road silt within gutter systems shall also be removed on a monthly basis.

I. Dead Wood/Matter

Dead or otherwise hazardous (broken) tree branches shall be removed promptly if they are within fifteen (15') feet from a hard surface (roadway, sidewalk, cart path). Other dead or otherwise hazardous tree branches or dead trees (palm or hardwood) outside the Contract specifications shall be brought to the attention of the property for pre-approval by submitting a proposal and subsequent immediate removal.

All extraneous leaves, weeds, trash, limbs, and debris shall be removed from the property during each routine pruning/detail schedule.

J. Neglect and Vandalism

If applicable, any and all damage to homeowners' property, including but not limited to wiring, screening, downspouts, and A/C units is to be reported to the homeowners and the property prior to the end of business on the day the damage took place. The Contractor shall make this repair within seven (7) calendar days or the property shall hire an independent vendor who is licensed, insured and approved by the property. The amount of this repair through a third party vendor shall be deducted from ASI Landscapes invoice.

Turf, shrubs, trees, or plants damaged or killed due to ASI Landscapes operations, negligence or chemicals shall be replaced immediately at no cost to the property. If plant damage or death is caused by conditions beyond the ASI Landscapes's control, replacement shall be at the property's expense.

Sprinklers or structures damaged due to ASI Landscapes's operations shall be replaced by our Team immediately at our expense within 24 hours. Damage caused by others shall be promptly reported to the property.

All water damage resulting from our Team's negligence shall be corrected at our expense.

Damage to or theft of landscaping and irrigation components outside ASI Landscapes's responsibility shall be corrected by our Team at the property's expense, upon obtaining authorization to proceed.

K. Quality

Landscaping materials installed must meet or exceed state and/or local codes and/or ordinances of the State of Florida (Florida #1 or Florida Fancy Plants and Trees) Plants shall be healthy, well branched, and densely foliated, with well-developed root systems, free of pests. the property reserves the right to reject any plant material(s) deemed not to meet expectations.

Fertilization and Pest Control Specifications

1. ASI Landscapes under F.S. 482.2267 shall provide appropriate notification to persons registered with the state registry before making a pesticide application to the property of a state registered person. A licensee or limited certificate holder must notify said person at least 24 hours before applying the pesticide. Notification may be made by telephone, by mail, in person, or by hand delivery. Notification shall include the location to which the pesticide is to be applied and must also include information on the type of pesticide to be used.
2. Application reports providing location of application date, type of chemical applied, application rates, name of technician and company shall be submitted to the property.
3. Copies of product labels and Material Safety Data Sheets must be provided to the property.
4. All materials will be used for intended purpose as approved by regulatory standards.
5. All materials shall be applied per the label's specifications and guidelines.
6. Lawn and pesticide signs shall be posted at the location the day before the application of chemicals for safety and compliance, then removed within 5 days following application.
7. CAM and representatives of the property reserve the right to be present when chemicals are being mixed and applied.
8. Specifications are performance based and control of all pests, to the complete satisfaction of the property, is the responsibility of ASI Landscapes.

A. Turf Care Specifications: *St. Augustine Turf*

ASI Landscapes shall follow UF/IFAS Extension to provide fertilization & insect, disease & broadleaf (primarily but not exclusively) weed control to all areas of St. Augustine turf. ASI Landscapes shall submit yearly schedules for fertilizer and pest control to be posted on the community website.

All fertilizers utilized must contain a nutrient package specifically blended for the property's unique landscapes and will have a minimum of 50% slow-release nitrogen source to ensure extended performance. A complete minor element package shall be included with each application to ensure that all the requirements of a Florida landscape are provided. The method of application will be dependent upon the landscape layout.

Fertilizers shall not be applied near water, storm drains or drainage ditches. Do not apply if heavy rain is expected.

ASI Landscapes shall provide a copy of all fertilizer and pesticide labels to the property upon request.

ASI Landscapes shall employ methodology consistent with "Florida Green Industries Best Management Practices."

Counties with an adopted fertilizer ordinance shall prevail during the months of June – September and serve as a guide to nutrient selection and timing.

NOTE: Bahia areas and excessive weed areas will be excluded from any fertilization and agronomy programs unless otherwise negotiated. Pond banks are excluded from fertilization and agronomy programs for environmental considerations.

Optional Organic Agro Program

At the discretion of the community, ASI Landscapes will implement the following Organic Agro Program:

- Early Spring Apply 5-3-0 Organic at 5 lbs. per 1000 sqft
- Late Spring Apply 12-4-6 Sentry and Micronutrients at 4 lbs. per 1000 sqft
- Summer 5-2-4 Sustane at 10 lbs. per 1000 sqft
- 12-4-8 Sentry at 5 lbs. per 1000 sqft
- Late fall 10-10-16 Sentry at 5 lbs. per 1000 sqft

Other products to consider:

- Zeitgeist – beneficial fungi
- BioKelp Humic – seaweed extract and humic

A. Turf Care Specifications: *excludes Bahia*

Treatment- Application Dates - Type - Description (unit of measure) – Material

1- February - Granular- Fertilization 24-0-10 75% slow release + Premergent

2 -April - Granular- Fertilization with Chinch bug - 21-0-10 75% slow release+ Insecticide

3 -June - Liquid -Liquid Fertilization with Chinch bug control - High MN (fl Oz) + Insecticide (as needed)

4 -September - Granular- Fertilization 10-0-20 50% slow release + Micros

5 -October - Liquid Chinch bug Service - Arena 50 WP (as needed)

6 -November - Granular - Fertilization - 24-0-11 50% slow release + Micros

*All granular applications are applied at 1lb.N/1000 square feet.

IPM and Misc Applications

As needed - Liquid Winter weed control of broadleaf's Amine 400

As needed - Liquid with Amine 400 or for sedge control Certainty

As needed - Liquid Summer Weed control of broadleaf weeds Mansion/MSM (oz)

As needed - Liquid Broadleaf weed control all seasons Celsius & Octane

*All newly turned over lawns will be immediately fertilized with 24-0-11 50% slow release + micros at 1lb.N/1000 square feet.

Enhanced BERMUDA CARE PROGRAM (Optional)

- Core Aerification/Verticutting: should be performed a minimum of one (1) time annually in the Spring utilizing equipment specifically designed for each purpose. Tine aerification and/or disk verti-cutting will ensure turf vigor and minimize thatch accumulation. Dragging plugs/clipping will breakdown debris and help re-fill holes and cut marks while leaving most debris back into the environment.
- Topdressing: Topdressing with certified sand specifically designed for this application will more quickly fill holes left by aerification allowing for quicker root growth.
- Rye Over-seeding: Bermuda turf can be over-seeded in the Fall season (mid-October) utilizing "Double Eagle" premium blend perennial ryegrass seed at an application rate of (8–10) lbs per 1000 sf.

B. Turf Weed Control

The control of broadleaf weeds shall be included in the Contractor's program. Herbicides should be applied only when temperatures are below 90 degrees and wind drift is at a minimum to avoid turf damage.

The lawn herbicide treatments will consist of a minimum of one mandatory blanket application and quarterly IPM visits by a qualified technician or as specified in the Contract. Premium product will be used to prevent surge growth, but still allow for an attractive, healthy, vigorous lawn.

- Due to the unavailability or restricted use of effective control products, the prevention or control of crabgrass, Bermuda grass, and sedges are not part of this proposal. At the expense of the property, specific areas of crabgrass, Bermuda & sedges may be replaced by ASI Landscapes, if approved by the property.
- Weed control in St. Augustine turf is to be maintained at no more than 10% area infested in any given parcel.

C. Turf Insect Control

Appropriate insecticides will be used for lawn damaging insects. All turf will be inspected monthly by a qualified technician or personnel for follow up as necessary. Inspection reports shall be submitted to the property, documenting inspections. Chinch bug and other insect damage are the responsibility of ASI Landscapes to repair.

- Treatment of active ant mounds shall be included in this agreement.
- Preventative grub control is expected and shall be applied, as needed, following the monthly inspections as noted on the map. Curative spot control is also expected where and when it exists.

D. Turf Care Specifications

Appropriate insecticides will be used for lawn damaging insects. All turf will be inspected monthly by a qualified technician or personnel for follow up as necessary. Inspection reports shall be submitted to the property, documenting inspections. Chinch bug and other insect damage are the responsibility of ASI Landscapes to repair.

- Treatment of active ant mounds shall be included in this agreement.
- Preventative grub control is expected and shall be applied, as needed. Curative spot control is also expected where and when it exists.

E. IPM Defined

At ASI Landscapes, we are proud to align our landscape management strategies with the science-based principles set forth by the University of Florida IFAS Integrated Pest Management (IPM) program. We believe that responsible stewardship of the environment begins with informed action.

By following UF/IFAS IPM guidelines, we:

- Prioritize prevention and monitoring to reduce the need for reactive chemical treatments
- Emphasize environmentally responsible pest control through cultural, mechanical, biological, and — when necessary — targeted chemical methods.
- Train our teams regularly on UF/IFAS best practices to ensure that our approach is safe, sustainable, and effective
- Support healthy ecosystems and pollinator-friendly landscapes across the properties we serve.

This commitment reflects our core mission: to deliver high-quality, sustainable landscape solutions that protect both the beauty of our communities and the health of the environment.

Key IPM Processes Used in Landscaping:

1. Monitoring & Scouting

What it is: Regular inspection of landscapes to detect pests early, identify beneficial insects, and assess overall plant health.

Why it matters: Early detection allows for targeted and minimal intervention, reducing the need for broad-spectrum pesticides.

Example: Weekly walk-throughs to check for signs of chinch bugs in St. Augustine grass or aphids on ornamentals.

2. Correct Pest Identification

What it is: Identifying pests accurately before deciding on a treatment method.

Why it matters: Misidentification can lead to ineffective treatments and unnecessary chemical use.

Example: Differentiating between lawn damage caused by grubs vs. fungal disease.

3. Cultural Controls

What it is: Landscape practices that discourage pest problems by promoting healthy plants and soil.

Methods include - Proper mowing height, Irrigation management (avoiding overwatering) Fertilization according to soil tests;

Example: Using mulch to suppress weeds and retain soil moisture while preventing fungal disease from splashing onto plant leaves.

4. Mechanical & Physical Controls

What it is: Use of tools or barriers to prevent or remove pests.

Examples: Hand-pulling weeds, Installing root barriers to deter invasive plants, Pruning infected limbs to stop disease spread.

E. IPM Defined

5. Biological Controls

What it is: Encouraging or introducing natural predators or beneficial organisms.

Examples: Releasing lady beetles to control aphids, Preserving parasitic wasps that target whiteflies

Note: Avoiding insecticides that harm beneficials is key.

6. Chemical Controls (Last Resort)

What it is: Targeted use of pesticides when other methods are not effective or feasible.

UF/IFAS recommends: Using selective, low-impact products, Spot-treating rather than blanket applications, Rotating chemical classes to prevent resistance

Example: Applying a targeted insect growth regulator (IGR) for whitefly control only after population thresholds are met.

7. Threshold-Based Decision Making

What it is: Only taking action when pest populations exceed a level where damage becomes economically or aesthetically unacceptable.

Example: Tolerating minor chinch bug presence until they reach levels that threaten turf health.

8. Documentation & Evaluation

What it is: Keeping records of pest observations, treatments, and outcomes to refine future actions.

Why it matters: Builds a data-driven strategy over time.

Example: Logging each treatment site visit and outcome in a landscape management software.

Summary: These processes help ASI Landscapes deliver services that are:

- Proactive, not reactive
- Environmentally responsible
- Tailored to each property's unique needs

F. Turf Warranty

All turf under the care of ASI Landscapes that dies due to damage from biotic agents such as pests or from abiotic factors such as fuel spills, weed control or fertilizer burn, will be replaced by the ASI Landscapes at no expense to the property.

All turf damaged from acts outside of ASI Landscapes discretion or "Acts of God" shall not be the responsibility of ASI Landscapes. These include but are not limited to heat restrictions, excessive rainfall, and severe weather.

G. Small Tree/Shrub Care (<10') Program

1. Fertilization: Tree and shrub fertilization shall be performance based, minimum quarterly applications of 8N-2P2O5-12K2O +4Mg or other similar recommended fertilizer blend with all necessary minor elements. The blend should be 100% slow release or an equivalent.
 - Trees less than six (6) inches trunk diameter will be included in standard fertilizer program; trees over this diameter will be fertilized with the lawn application.
 - Counties with an adopted fertilizer ordinance shall prevail and serve as a guide for nutrient selection and timing.
2. Integrated Pest Management: Pesticides will be used on an as-needed basis and in general areas having the problem. A curative approach shall be implemented for insect and disease management in turf and landscape areas when damaging thresholds have been identified as negatively impacting either health or aesthetics. In areas where problems persist, a preventative approach should be implemented.

ASI Landscapes personnel should be diligent in scouting for damaging pests. Horticultural pest control and/or appropriate recommendations will be provided to minimize injury to ornamental plants, achieved by monitoring the property during services.
3. Ant Control: All ant mounds shall be treated during routine maintenance activities or within 48 hours of being reported. Community parks and other common property shall be considered an emergency and shall be treated within 24 hours of being reported. Ant control does not include a blanket treatment of the property.

Treatment - Application Dates - Type - Description (unit of measure) - Material

1 - March - Granular - Fertilization of Ornamental Beds - 13-0-13 50% slow release Micros*

2 - April-June - Liquid - Ornamental Bed weed control Pre M AquaCap/Sure Guard

3 - October/November -Liquid -Pre-emergence bed weed control - Pre M AquaCap/Sure Guard

4 - Oct 15/Nov - Granular - Fertilization of Ornamental Beds - 13-0-13 50% slow release + Micros*

*High value palms substitute for 13-0-13 with 8-2-12 Southern Palm special IPM and Misc Applications

As needed - Liquid Insect and Scale Control - Crosscheck Plus

As needed - Liquid Spider mite control - Avid/Forbid

As needed - Liquid General Disease Control - T Storm (lb)

April/May & September - Liquid Plant growth reduction – TrimTect

As needed - Liquid Broad leaf weed control in beds – Round-Up Pro

Note: Additional necessary fertilizations or soil amendments for turf, shrubs and trees to address deficiencies due to environmental conditions, poor soil conditions, etc., fall outside of this contractual program but can be provided via separate written authorization and invoice as needed as needs are discovered and identified.

Plant Material Program

All plant, shrub or tree material shall be inspected and approved by the property before being planted. If a plant, shrub, or tree dies from insect or disease damage while under this tree/ shrub/palm care program within one (1) year, it will be replaced, at no cost to the property, with one of equal value and that is reasonably available and approved by the property.

Palm Tree Program

Fertilization:

Palm tree fertilization shall be quarterly and is performance based, not treatment based. Yarrdnique shall use the complete fertilizer blend with all necessary minor elements listed below. The blend should be 100% slow-release N.

The 8N-2P2O5-12K2O +4Mg with micronutrients fertilizer blend (100% Slow Release) shall be applied at a rate providing 1.5 lbs of the 8N-2P2O5-12K2O+4Mg with micronutrients fertilizer (not N) per 100 sq. ft. of palm canopy area, bed area, or landscape area. The suggested rate shall be used to determine the actual amount applied to each tree, which shall be applied to a narrow circumference of the base of the tree.

Therapeutic applications of minor elements are to be included to ornamental palms indicating need.

Counties with a Fertilizer Ordinance shall prevail and serve as a guide.

Palm Integrated Pest Management:

Pesticides will only be used on an as-needed basis and only in areas having the problem except for bud drenching as mentioned below. A curative approach shall be implemented for insect and disease management when damaging thresholds have been identified as negatively impacting either health or aesthetics.

Preventative vs. Therapeutic

For optimal palm health, preventative maintenance is far superior to therapeutic maintenance, as it proactively safeguards against diseases and insect infestations. Regular inspections, appropriate fertilization, proper watering, and timely pruning can fortify palms, making them less susceptible to issues. Preventative measures address potential problems before they arise, ensuring robust growth and longevity.

In contrast, therapeutic maintenance often involves addressing symptoms and root causes after significant damage has occurred, leading to delayed recovery and increased maintenance costs. By prioritizing preventative care, you can maintain healthier, more resilient palms and reduce the need for extensive treatments later on.

Irrigation Maintenance Specifications

FREQUENCY: ASI Landscapes shall perform a complete irrigation maintenance inspection as indicated in the contract. The irrigation inspection shall include the following: adjusting rotor or spray heads, confirming that rain sensors are active and functioning properly, confirming that all zones are operating, confirming that all types of irrigation heads are clear and free of any debris, confirming that all irrigation valve box lids are in place and visible and inside the valve boxes the valves are clear of any soil or grass debris and confirming all valve boxes have no damage.

If the system uses reclaimed water provided by county utilities, ASI Landscapes will maintain communication with the County on behalf of the property. This communication is intrinsic to the operation of the system and this, coupled with the inspection reports, will substantiate the status of the supply, pressure, and any potential restrictions.

Our Team is responsible for adjustments to watering schedules as needed for weather, new sod, plants, trees or other improvements. When necessary, our Team will provide backup reports, run times and run dates to the property.

Our Team will respond to generated work orders within 24 business hours. Work orders must be completed to the satisfaction of the property or resident, or the repair or replacement scheduled within 72 business hours. This schedule may change during the dry season.

All emergency irrigation repairs must be controlled within two (2) hours of notification. An emergency is deemed to be a stuck valve, broken mainline, or heads spraying into soffits, fasciae or into the interior of a unit.

Major irrigation repairs require pre-approval and will be completed on a separate work order upon approval by the property. Major repairs include but are not limited to, main lines 2" and larger, satellite controllers/ESP Controllers/Common Boards/Zone Boards, pumps, backflows, and rain sensors.

ASI Landscapes will be responsible for any damage to the turf or plants due to either under watering or over watering by the irrigation system. Our Team will be responsible for adjusting irrigation run times, gallons per minute and or water coverage due to seasonal changes as needed. ASI Landscapes will not be held responsible for failure of main irrigation water supply, water pressure or water restrictions imposed by a statutory or similar authority.

Our Team shall document each inspection in writing and provide to the property within 72 hours of completion.

Special Services

Floral Detail - Through our many years of floricultural experience with our property portfolio, ASI Landscapes will provide unparalleled experience in managing your floral displays. We will provide the assurance of consistently colorful displays through the proper plant selection and continuous detailing and "dead heading" of the floral displays throughout the property

Annual plants (client optional) are to be replaced four (4) times per year as directed and approved by the property. No period between installations shall exceed three and one half (3.5) months. Price per plant installed is to be noted.

- Annual flowers are a separate line item.
- Major renovation of annual beds shall be performed twice per year, at the beginning of each Contract year. The annual flower beds should be eight inches high at their highest point and angled for the best appearance. A potting mix specifically blended for annuals will be used. The potting mix will be "topped off" as needed during change outs, as part of this agreement. Four inch-potted annuals will be planted on eight-to-ten-inch centers, depending on the variety. Any annual(s) that declines in health or dies, will be replaced at no cost to the property with like variety, maintaining the annual display in its best display appearance. Contractor will be responsible to purchase, install, and dispose of all debris.

INSTALLATION SPECIFICATIONS:

1. All plants are to be installed utilizing a triangular spacing of 8-10" between plants.
2. All beds will be cleaned and hand/machine cultivated prior to installation of new plants.
3. Granular time released fertilizer; pre-emergent and a granular systemic fungicide will be added to the bedding soil at the time of installation.
4. Follow-up applications of fertilizer, fungicide, and insecticide will be provided as needed or as requested by the property.
5. All landscaping materials installed must meet or exceed all state and/or local codes and/or ordinances of the State of Florida (Florida #1 or Florida Fancy Plants and Trees). All plants shall be healthy, well branched, and densely foliated, with well-developed root systems, free of disease and insect pests.
6. Included in the unit pricing is the addition of planting soil and amendments a minimum of one time per year.

WARRANTY: Plant material installed by Contractor shall be warranted for one full calendar year. Plant material under Contractor's warranty which dies due to unaddressed issues, insect damage, or diseases referenced in this RFP shall be replaced under the stated warranty within (15) fifteen business days.

Special Services

Mulching - The purpose of this policy is to outline the standards and practices for the use of mulch in landscaping projects to ensure optimal plant health, soil conservation, and aesthetic appeal while promoting environmental sustainability.

Mulch application should be performed during the months of January through March, and August through October.

Types of Mulch:

Preferred Mulches:

Organic mulches: Pine bark, cypress mulch, hardwood mulch, straw, leaves, and compost.

Recycled or repurposed materials: Melaleuca mulch, recycled wood chips.

Nonrecommended Mulches:

Non-biodegradable mulches: Rubber, plastic, dyed wood chips that may contain chemicals harmful to plants.

1. Mulch Application:

Depth: Apply mulch at a depth of 1-2 inches for optimal moisture retention and weed suppression. Do not exceed 3 inches to avoid smothering plant roots.

Placement: Keep mulch away from the base of trees, shrubs and structures (leave a 2-3 inch gap) to prevent rot and pest infestation.

Replenishment: Replenish mulch annually or as needed to maintain the desired depth and appearance.

2. Site Preparation:

Weed Control: Remove weeds and grass from the mulching area before application. Consider using landscape fabric under mulch for additional weed control.

Soil Preparation: Ensure proper soil preparation, including aeration and amendment, before applying mulch to support plant health.

Trenching – Bedline edges shall be trenched and beveled at a depth of 3" along hard surfaces or annual beds, 1" is required along turf bedlines.

3. Environmental Considerations:

Sourcing: Source mulch from sustainable and local suppliers whenever possible to reduce environmental impact.

Conservation: Use mulch to conserve soil moisture, reduce erosion, and improve soil health.

Recycling: Encourage the use of recycled organic materials as mulch to promote environmental sustainability.

4. Quality Control:

Inspection: Regularly inspect mulched areas for signs of excessive moisture, pests, or disease and take corrective actions as needed.

5. Customer Education:

Information: Educate customers about the benefits of mulch, proper maintenance, and the importance of sustainable practices.

Recommendations: Provide recommendations for mulch types and application based on specific landscape needs and conditions.

6. Records:

Records: Maintain records of mulch types, sources, and application dates for all projects.

Special Services

Storm Preparedness - In the event of a forecasted weather event, such as but not limited to hurricanes and tropical storms, the property may deem it necessary to suspend all operation of irrigation equipment, pump stations, and to secure controllers to avoid power surges and any catastrophic events such as an uprooted tree that breaks a mainline.

1. Storm remediation shall begin immediately following the storm's passage, once it's safe for crews to assess and address the damage.
2. Depending on the severity of the storm, remediation efforts might commence within 24 to 48 hours to prevent further damage or hazards.
3. Storm remediation may be delayed until after local authorities have conducted safety inspections and given clearance for cleanup activities to begin.
4. If the storm has caused widespread damage, an emergency meeting will be called with 48 hours to coordinate extended plan and mobilization efforts
5. Insurance assessments or obtaining permits may delay storm remediation efforts in certain cases.

Remediation Plan and Pricing:

Initial site visit to assess the damage caused by the storm.

Remediation plan to include:

- Debris Removal
- Tree Pruning or Removal
- Soil Erosion Control
- Replanting
- Administrative: Permit fees, dump fees, transportation costs, misc. expenses

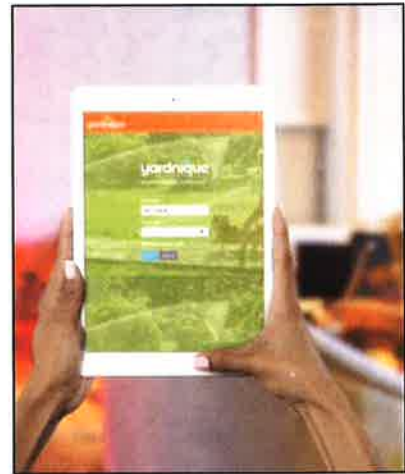
ASI Landscapes is not be responsible for any severe weather-related cleanup (hurricane, tornado, etc.) outside the normal contracted scope of services. Upon mutual agreement, normal contracted services may be exchanged for severe weather cleanup services. Upon mutual agreement, missed mowing services or any other missed contractual service may be credited to the property with a specific dollar value to be applied to future services.

Special Services



ASI Landscapes is proud to introduce our customer portal, that automates weekly reports and service updates, Syncscape. This provides our customers with complete access to all invoices, service alerts and service requests with the ability to extend access to board members and/or residents as desired and managed by the property manager.

- Service reports after every visit
- Online service request submission and tracking
- Track quarterly landscape plan progress
- All invoices, proposals, and contracts in one place
- Manage board and community member access
- Measure landscape quality sentiment
- Automated email and text notifications
- Message team members any time of day



Aquatics Management

The premier provider of lake, pond, wetland and stormwater management services in the United States, our family partner, TIGRIS backs its services with relentless dexterity and a passion for environmental responsibility.

From initial inspection and consultation through routine maintenance, professional installation, repair and compliance, we have you covered at every stage. We work in close collaboration with your lake group, regulators and experts to execute scientifically rigorous programs to restore ecological balance and enhance water quality.

Design Services

ASI Landscapes is uniquely qualified to assist with landscape enhancements and design services that will elevate the presence of the community. We are always cognizant of budget and balance beauty, color, and other elements with environmental impact and long-term maintenance costs. We provide design services from the ground up and can property zone specific plans.

- Comprehensive site analysis and micro-climate assessments
- Color, texture, and shading studies
- Entrance, common area, and walkway planning
- Irrigation, drainage, and water management
- Lighting design for safety and energy efficiency
- Planning for trees, shrubs, flowers, and plants



Truxors
Mechanical Pond Cleaning



Aeration Full-Service
Install/Repair/Maintenance



Fisheries Full-Service
Stocking/Electro/Survey/Lime



Stormwater Compliance
Inspection, Consulting, BMP



Marsh Master
Wetlands



Appendix I

Financial Statements



Tel: 757-640-7190
Fax: 757-640-7297
www.bdo.com

300 East Main St., Suite 1300
Norfolk, VA 23510

Independent Auditor's Report

The Stockholder and Board of Directors
YN Holdings, LLC and Subsidiaries
Morrisville, North Carolina

Opinion

We have audited the consolidated financial statements of YN Holdings, LLC and Subsidiaries, which comprise the consolidated balance sheets as of December 31, 2023, and the related statements of operations, changes in members' equity and cash flows for the year then ended, and the related notes to the consolidated financial statements.

In our opinion, the accompanying 2023 consolidated financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2023, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Company and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Other Matter

The 2022 consolidated financial statements of the Company were audited by other auditors, whose report dated April 27, 2023 expressed an unmodified opinion on those statements.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

BDO USA, P.C.

April 30, 2024

Consolidated Financial Statements

YN HOLDINGS, LLC AND SUBSIDIARIES

Consolidated Balance Sheets

December 31,	2023	2022
Assets		
Current Assets		
Cash	\$ 2,149,700	\$ 3,280,809
Accounts receivable, net	11,355,885	8,851,759
Contract assets	28,299	-
Prepaid expenses and other assets	1,161,109	855,239
Due from sellers	-	282,011
Inventories, net	236,989	164,450
Total Current Assets	14,931,982	13,434,268
Property and equipment, net	24,502,599	17,978,431
Right of use asset	2,961,243	2,998,488
Noncurrent Assets		
Goodwill, net	49,030,497	49,680,238
Intangible assets, net	11,392,297	13,293,137
Total Noncurrent Assets	60,422,794	62,973,375
Total Assets	\$ 102,818,618	\$ 97,384,562
Liabilities and Members' Equity		
Current Liabilities		
Current portion of equipment notes payable	\$ 2,416,525	\$ 780,776
Current portion of RGA note payable	593,738	528,738
Line of credit	461,273	1,618,576
Accounts payable	4,438,865	3,255,771
Current portion of contingent earn-out seller subordinated notes payable	986,111	1,763,889
Current portion of lease liabilities	953,717	835,080
Contract liabilities	-	84,035
Deferred revenue	32,428	146,844
Accrued payroll, interest, and other expenses	2,960,203	1,976,973
Redemption payable	4,000,000	-
Holdback payable	1,794,034	-
Earn-out payable	450,000	800,000
Total Current Liabilities	19,086,894	11,790,682
Long-term Liabilities		
Equipment notes payable and loans, net of current portion	6,782,320	2,771,051
RGA note payable, net of current portion and deferred financing costs	56,370,061	49,969,383
Contingent earn-out seller subordinated notes payable, net of current portion	-	2,736,111
Lease liabilities, net of current portion, other long term liabilities	2,056,509	2,183,208
Total Long-Term Liabilities	65,208,890	57,659,753
Total Liabilities	84,295,784	69,450,435
Members' Equity	18,522,834	27,934,127
Total Liabilities and Members' Equity	\$ 102,818,618	\$ 97,384,562

See accompanying notes to consolidated financial statements.

YN HOLDINGS, LLC AND SUBSIDIARIES

Consolidated Statements of Operations

<i>Year Ended December 31,</i>	2023	2022
Sales	\$ 121,548,071	\$ 86,760,033
Cost of Sales	89,287,172	64,216,208
Gross Profit	32,260,899	22,543,825
Operating Expenses		
Selling, general, and administrative	17,021,728	12,589,763
Depreciation and amortization	14,145,126	9,959,918
Total Operating Expenses	31,166,854	22,549,681
Income from operations	1,094,045	(5,856)
Other Expense (Income)		
Interest expense	7,154,244	4,778,582
Other income	(3,119,215)	-
Other expense	2,959,474	2,100,283
Total Other Expense	6,994,503	6,878,865
Net Loss Before Taxes	(5,900,458)	(6,884,721)
Income Tax Expense (Benefit)	1,500	-
Net Loss	\$ (5,901,958)	\$ (6,884,721)

See accompanying notes to consolidated financial statements.

Nondisclosure Agreement

This Nondisclosure Agreement (this “**Agreement**”), dated as of _____] (“**Effective Date**”), is by and between Yard-Nique, Inc., a Delaware corporation (“**Disclosing Party**”), and _____ a _____ (“**Recipient**”).

1. In connection with [a potential business transaction between the parties hereto] (the “**Purpose**”), Disclosing Party may disclose to Recipient, or Recipient may otherwise receive access to, Confidential Information (as defined below). Recipient shall use the Confidential Information solely for the Purpose and, subject to Section 3, shall not disclose or permit access to Confidential Information other than to its employees and officers (collectively, “**Representatives**”) who (a) need to know such Confidential Information for the Purpose; (b) know of the existence and terms of this Agreement; and (c) are bound by confidentiality obligations no less protective of the Confidential Information than the terms contained herein. Recipient shall safeguard the Confidential Information from unauthorized use, access, or disclosure using at least the degree of care it uses to protect its most sensitive information and no less than a reasonable degree of care. Recipient shall promptly notify Disclosing Party of any unauthorized use or disclosure of Confidential Information and use its best efforts to prevent further use or disclosure. Recipient will be responsible for any breach of this Agreement caused by its Representatives.

2. “**Confidential Information**” means all non-public, proprietary, or confidential information of or relating to the Disclosing Party, in oral, visual, written, electronic, or other tangible or intangible form, whether or not marked or designated as “confidential,” and all notes, analyses, summaries, and other materials prepared by or on behalf of Recipient or any of its Representatives that contain, are based on, or otherwise reflect, to any degree, any of the foregoing (“**Notes**”); provided, however, that Confidential Information does not include any information that (a) is or becomes generally available to the public other than as a result of Recipient’s or its Representatives’ act or omission; (b) is obtained by Recipient or its Representatives on a non-confidential basis from a third party that was not legally or contractually restricted from disclosing such information; (c) was in Recipient’s or its Representatives’ possession, as established by contemporaneous documentary evidence, before Disclosing Party’s disclosure hereunder; or (d) was or is independently developed by Recipient or its Representatives, as established by contemporaneous documentary evidence, without using any Confidential Information. Confidential Information also includes (x) the fact that the parties are in discussions regarding the Purpose and that Confidential Information has been disclosed and (y) any terms, conditions or arrangements discussed.

3. If Recipient or any of its Representatives is required by applicable law or a valid legal order to disclose any Confidential Information, Recipient shall, before such disclosure, notify Disclosing Party of such requirements so that Disclosing Party may seek a protective order or other remedy, and Recipient shall reasonably assist Disclosing Party therewith. If Recipient remains legally compelled to make such disclosure, it shall (a) only disclose that portion of the Confidential Information that, in the written opinion of its outside legal counsel, Recipient is required to disclose and (b) use reasonable efforts to ensure that such Confidential Information is afforded confidential treatment.

4. On the expiration of this Agreement or otherwise at Disclosing Party’s request, Recipient shall promptly, and in no event more than ten (10) days following such expiration or the receipt of such request, return to Disclosing Party or destroy (and certify as to such destruction) all Confidential Information in its and its Representatives’ possession other than Notes, and destroy all Notes, and certify in writing to Disclosing Party the destruction of such Confidential Information.

5. Disclosing Party has no obligation under this Agreement to (a) disclose any Confidential Information or (b) negotiate for, enter into, or otherwise pursue the Purpose. Disclosing Party provides all Confidential Information without any representation or warranty, expressed or implied, as to the accuracy or

completeness thereof, and Disclosing Party will have no liability to Recipient or any other person relating to Recipient's use of any of the Confidential Information or any errors therein or omissions therefrom.

6. Disclosing Party retains its entire right, title, and interest in and to all Confidential Information, and no disclosure of Confidential Information hereunder will be construed as a license, assignment, or other transfer of any such right, title, and interest to Recipient or any other person.

7. The rights and obligations of the parties under this Agreement expire [three (3)] year[s] after the Effective Date; provided that with respect to Confidential Information that is a trade secret under the laws of any jurisdiction, such rights and obligations will survive such expiration until, if ever, such Confidential Information loses its trade secret protection other than due to an act or omission of Recipient or its Representatives.

8. Recipient acknowledges and agrees that any breach of this Agreement will cause injury to Disclosing Party for which money damages would be an inadequate remedy and that, in addition to remedies at law, Disclosing Party is entitled to equitable relief as a remedy for any such breach without any obligation to post bond or other security.

9. This Agreement and all matters arising out of or relating hereto are governed by, and shall be construed in accordance with, the laws of the State of North Carolina, including its statutes of limitations, without regard to the conflict of laws provisions of such State. Any legal suit, action, or proceeding relating to this Agreement must be instituted in the federal or state courts located in Wake County, North Carolina. Each Party irrevocably submits, and waives any objection, to the exclusive jurisdiction of such courts in any such suit, action, or proceeding.

10. All notices must be in writing and addressed to the relevant party at its address set forth below (or to such other address such party specifies in accordance with this Section 10). All notices must be personally delivered or sent by email to the relevant address set forth below or prepaid by nationally recognized courier or certified or registered mail, return receipt requested, and are effective on actual receipt.

Disclosing Party:

Yard-Nique, Inc.
10014 Chapel Hill Road
Morrisville, NC 27560
Attn: Rob Wood
Email: rob.wood@yardnique.com

Recipient

[]

[]

11. This Agreement is the entire agreement of the parties hereto regarding its subject matter, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, whether written or oral, regarding such subject matter. This Agreement may only be amended, modified, waived, or supplemented by an agreement in writing signed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

[RECIPIENT NAME]

YARD-NIQUE, INC.

By _____

Name:

Title:



By _____

Name: Robert Wood

Title: CFO

Appendix II

General Certificate of Insurance



YARDNIQ-02

SLLEONAR1

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/28/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Towne Insurance Agency, LLC 7100 Falls of Neuse Road Raleigh, NC 27615	CONTACT NAME: Sarah L. Leonard		
	PHONE (A/C, No, Ext): (919) 882-5175	FAX (A/C, No): (919) 872-2033	
	E-MAIL ADDRESS: sleonard@towneinsurance.com		
INSURED Yard Nique, Inc. YN Intermediate Holdings, Inc., YN Holdings, LLC. 10014 Chapel Hill Rd Morrisville, NC 27560	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Selective Insurance Company of the Southeast		39926
	INSURER B: Builders Mutual Insurance Company		10844
	INSURER C: Selective Insurance Company of America		12572
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY							
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	S2537295	4/30/2025	4/30/2026	EACH OCCURRENCE \$ 1,000,000	
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000	
							MED EXP (Any one person) \$ 15,000	
							PERSONAL & ADV INJURY \$ 1,000,000	
							GENERAL AGGREGATE \$ 3,000,000	
							PRODUCTS - COMP/OP AGG \$ 3,000,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:							
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC							
	OTHER:							
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY							
	<input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	S2537295	4/30/2025	4/30/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000	
	<input checked="" type="checkbox"/> HIRED AUTOS ONLY	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				BODILY INJURY (Per person) \$	
							BODILY INJURY (Per accident) \$	
							PROPERTY DAMAGE (Per accident) \$	
A	<input checked="" type="checkbox"/> UMBRELLA LIAB	<input checked="" type="checkbox"/>						
	<input checked="" type="checkbox"/> EXCESS LIAB	<input type="checkbox"/>		S2537295	4/30/2025	4/30/2026	EACH OCCURRENCE \$ 5,000,000	
							AGGREGATE \$ 5,000,000	
	DED <input checked="" type="checkbox"/> RETENTION \$			0				
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY							
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A	X	WCP1102120	1/7/2025	1/7/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER
	If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. EACH ACCIDENT \$ 1,000,000
								E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
								E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Leased/Rented Equip			S2537295	4/30/2025	4/30/2026	Deductible: \$2,500	150,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Workers Compensation for Florida covered under the following policy:

Carrier: Insurer B (Builders Mutual Insurance Company); Effective Date: 01/07/2025; Expiration Date: 01/07/2026; Policy #: WCP1094817; Limits: \$1,000,000/Each Employee, \$1,000,000/Each Accident, \$1,000,000/Policy Limit

Visconti at Westshore is listed as additional insured for general liability and automobile liability, on a Primary and Non-Contributory basis, per attached forms CG7300/CG7921/CA7809, as required by written contract. Waiver of Subrogation applies in favor of Additional Insured for General Liability, Automobile Liability, and Workers Compensation, per attached forms: CG7300/CA7809/WC000313. Umbrella Liability is form following.

CERTIFICATE HOLDER

CANCELLATION

Visconti at Westshore Tonti Properties 2021 N Lemans Blvd Tampa, FL 33607	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Sarah Leonard</i>

The best landscapes on earth



HOA on a grand scale



Lighting the way



Mulch and Straw Installation



Common areas that make a difference



An impressive entrance



Lush community areas enhance value



Pristine community areas



Perfectly manicured and ready for enjoyment

Tab 6

PROJECT MANUAL
FOR
IRRIGATION MAINTENANCE SERVICES

BEXLEY
COMMUNITY DEVELOPMENT DISTRICT

Prepared by:

Rizzetta & Company, Inc.

June 2025

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. Currently the Contractor shall inspect and test all irrigation system components property-wide, at least one (1) time per month. *A more complete listing of all irrigation components (irrigation as-builts) is included on the Project Manual Flash Drive.*

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. **Inspect each pump/well or other water source weekly to verify it is operating correctly; Inform District Manager of any problems immediately. Water sources are not to go an entire month without verification they are operating properly.**
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone.
2. **Clean and raise heads as necessary**
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Below ground repairs, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as required to ensure entire zone is running properly. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon approval from Management, Contractor shall proceed. In the event of an emergency or an immediate need for repair, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair to expedite the process.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from the date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

After the thirty (30) day period has expired and for the duration of the contract, assuming the BOS approves for audit repairs to be performed, Contractor shall assume responsibility for any and all new or previously unreported maintenance costs, including parts and labor, associated with the irrigation system of 2 inches or less, to include malfunctioning sprinkler heads, nozzles, drip and delivery lines and all associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of wet check inspections, run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of and not reporting any necessary repairs.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Pasco County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability, procedure and cost per man hour to provide freeze protection for any and all irrigation and pump/well components susceptible to freezing.

In addition to the above mentioned regular monthly/weekly maintenance operations, Contractor shall more specifically monitor and maintain the Hunter irrigation systems IMMS central control per specifications below.

A. IRRIGATION CONTROLLERS & IMMS CENTRAL CONTROL

1. Supply and operate IMMS software & include ALL phone charges for the ACC controllers (if present - communication module fees must be included for each year)
2. Daily review of central control operational logs, communication alerts and alarms
3. Visual inspection of irrigation controller for proper operation
4. Maintain all ET sensor systems
5. Review & program necessary timing changes based on site ET conditions
6. Update firmware in decoders and faceplates as needed
7. Review and coordinate recommendation from maintenance contractor
8. Test backup programming support devices
9. Record site rain gauge readings

B. WATER SOURCES

1. Visual inspection of ALL irrigation pump/well operations, Potable Water Sources and/or Reclaimed Water Sources
2. Clean ALL strainers and filters
3. **Inspect each water source weekly to verify it is operating correctly. Inform District Manager of any problems immediately. Water sources are not to go an entire month without verification they are operating properly.**
4. Test automatic protection devices
5. Observe water meter and flow zone operation.
6. Test pump capacity, amperages and motor ohms.

C. IRRIGATION SYSTEMS

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary, particularly as hedge rows grow.
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation filters inside of valve boxes and anywhere else they are located
5. Annual zone wire ohm reading @ controllers
6. Replacement of worn-out irrigation sprinkler heads as previously stated
7. Program irrigation controllers for quarterly annual flower installation

D. REPORT

1. Irrigation operation time.
2. Irrigation start time
3. Maintenance items performed including those on pump & wells
4. General comment & recommendations

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
IRRIGATION MAINTENANCE
QUOTE FORM**

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

Irrigation (All labor and materials) \$ 74,160.00 yr.

Freeze Protection (description of ability) If freeze warnings are issued, all clocks will be turned off and any above ground filter system will be drained. After the freeze warning is off we will return to re-pressurize the system and turn the clocks back on.
There is no charge for this service

\$ N/A /hr. **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 120.00 /hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Contractor/Firm Name Juniper Landscaping of Florida, LLC

Firm Address 4415 Metro Parkway, Suite 300

City/State/Zip Fort Myers Florida, 33916

Phone Number 239-561-5980 Fax Number _____

Name and Title of Representative M. Brandon Duke, CEO

(Please Print)

Representative's Signature 

Date 6/26/2025

ADDENDA – Bidder acknowledges the receipt of Addendum No.’s

1. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this _____ day of _____, 2025

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
IRRIGATION MAINTENANCE
QUOTE FORM**

NOTE: This pricing form is intended to cover pricing for the first annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

Irrigation (All labor and materials) \$ _____ Yr

Freeze Protection (description of ability) _____

\$ _____/hr. **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ _____/hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Contractor/Firm Name _____

Firm Address _____

City/State/Zip _____

Phone Number _____ Fax Number _____

Name and Title of Representative _____

(Please Print)

Representative's Signature _____

Date _____

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
IRRIGATION MAINTENANCE
QUOTE FORM**

NOTE: This pricing form is intended to cover pricing for the second annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

Irrigation (All labor and materials) \$ _____ yr.

Freeze Protection (description of ability) _____

\$ _____/hr. **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ _____/hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Contractor/Firm Name _____

Firm Address _____

City/State/Zip _____

Phone Number _____ Fax Number _____

Name and Title of Representative _____

(Please Print)

Representative's Signature _____

Date _____

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
IRRIGATION MAINTENANCE
QUOTE FORM**

NOTE: This pricing form is intended to cover pricing for the third annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

Irrigation (All labor and materials) \$ _____ yr.

Freeze Protection (description of ability) _____

\$ _____/hr. **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ _____/hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Contractor/Firm Name _____

Firm Address _____

City/State/Zip _____

Phone Number _____ Fax Number _____

Name and Title of Representative _____

(Please Print)

Representative's Signature _____

Date _____

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
IRRIGATION MAINTENANCE
QUOTE FORM**

NOTE: This pricing form is intended to cover pricing for the fourth annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

Irrigation (All labor and materials) \$ _____ yr.

Freeze Protection (description of ability) _____

\$ _____/hr. **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ _____/hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Contractor/Firm Name _____

Firm Address _____

City/State/Zip _____

Phone Number _____ Fax Number _____

Name and Title of Representative _____

(Please Print)

Representative's Signature _____

Date _____

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
IRRIGATION MAINTENANCE
QUOTE FORM**

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

Irrigation (All labor and materials) **\$ 68,400.00** yr.

Freeze Protection (description of ability) _____
Assuring all irrigation components are bled of water, shut down and protected from
any possible damage. _____

\$ 500.0 /hr. **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ **150.00** /hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

see attached

Contractor/Firm Name RedTree Landscape Systems, LLC

Firm Address 5532 Auld Lane

City/State/Zip Holaday, FL 34690

Phone Number (727) 919-3915 Fax Number (727) 922-2286

Name and Title of Representative Peter Lucadano, CEO / Owner

(Please Print)

Representative's Signature 

Date July 1, 2025

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. X 2. X 3. X 4. X 5. _____

Dated this 1st day of July, 2025

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. Currently the Contractor shall inspect and test all irrigation system components property-wide, at least one (1) time per month. ***A more complete listing of all irrigation components (irrigation as-builts) is included on the Project Manual Flash Drive.***

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. **Inspect each pump/well or other water source weekly to verify it is operating correctly; Inform District Manager of any problems immediately. Water sources are not to go an entire month without verification they are operating properly.**
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone.
2. **Clean and raise heads as necessary**
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Below ground repairs, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as required to ensure entire zone is running properly. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon approval from Management, Contractor shall proceed. In the event of an emergency or an immediate need for repair, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair to expedite the process.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from the date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

After the thirty (30) day period has expired and for the duration of the contract, assuming the BOS approves for audit repairs to be performed, Contractor shall assume responsibility for any and all new or previously unreported maintenance costs, including parts and labor, associated with the irrigation system of 2 inches or less, to include malfunctioning sprinkler heads, nozzles, drip and delivery lines and all associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of wet check inspections, run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of and not reporting any necessary repairs.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Pasco County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability, procedure and cost per man hour to provide freeze protection for any and all irrigation and pump/well components susceptible to freezing.

In addition to the above mentioned regular monthly/weekly maintenance operations, Contractor shall more specifically monitor and maintain the Hunter irrigation systems IMMS central control per specifications below.

A. IRRIGATION CONTROLLERS & IMMS CENTRAL CONTROL

1. Supply and operate IMMS software & include ALL phone charges for the ACC controllers (if present - communication module fees must be included for each year)
2. Daily review of central control operational logs, communication alerts and alarms
3. Visual inspection of irrigation controller for proper operation
4. Maintain all ET sensor systems
5. Review & program necessary timing changes based on site ET conditions
6. Update firmware in decoders and faceplates as needed
7. Review and coordinate recommendation from maintenance contractor
8. Test backup programming support devices
9. Record site rain gauge readings

B. WATER SOURCES

1. Visual inspection of ALL irrigation pump/well operations, Potable Water Sources and/or Reclaimed Water Sources
2. Clean ALL strainers and filters
3. **Inspect each water source weekly to verify it is operating correctly. Inform District Manager of any problems immediately. Water sources are not to go an entire month without verification they are operating properly.**
4. Test automatic protection devices
5. Observe water meter and flow zone operation.
6. Test pump capacity, amperages and motor ohms.

C. IRRIGATION SYSTEMS

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary, particularly as hedge rows grow.
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation filters inside of valve boxes and anywhere else they are located
5. Annual zone wire ohm reading @ controllers
6. Replacement of worn-out irrigation sprinkler heads as previously stated
7. Program irrigation controllers for quarterly annual flower installation

D. REPORT

1. Irrigation operation time.
2. Irrigation start time
3. Maintenance items performed including those on pump & wells
4. General comment & recommendations

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR PROPOSAL
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES**

EVALUATION CRITERIA

I. Personnel (20 Points Possible) (____ Points Awarded)

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1.Peter Lucadano	<u>40+</u>	<u>CEO /Owner</u>	<u>Operations & Finance</u>
2.Davied Lucadano	<u>40+</u>	<u>President / Owner</u>	<u>Operations & Management</u>
3.Kevin Smith	<u>30</u>	<u>Landscape Manager</u>	<u>Landscape Operations</u>
4.Benjamin Garland	<u>20</u>	<u>General Manager</u>	<u>Oversees Scope of Work</u>
5.John Burkett	<u>50+</u>	<u>Crew Operations Supervisor</u>	<u>GM Operations Supervision</u>

Proposed Staffing Levels

Landscape Maintenance staff will include: _____ laborers, _____ Supervisors, and _____ Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1.Juan Flores	<u>20</u>	<u>Landscape Install Supervisor</u>	<u>Landscape Crew Supervision</u>
2.Martin Flores	<u>21</u>	<u>Lead Arborcare Supervisor</u>	<u>Arborcare Supervision</u>
3.Tommy Wilson	<u>30</u>	<u>Florida Licensed Applicator</u>	<u>PC / Fert Supervision</u>
4.Matt Olson	<u>40+</u>	<u>Irrigation Manager</u>	<u>Irrigation Supervision</u>

2. Experience**(25 Points Possible) (____ Points Awarded)**

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc.)

1. Project Name/Location: Westchase CDD - Tampa, FL

Contact: Dave Sylvanowicz Contact Phone: (813) 920-4268

Project Type/Description: Community Development District

Dollar Amount of Contract: \$850K

Your Company's Detailed Scope of Services for Project: _____

Grounds Maintenance, Fertilization, Pest Control, Irrigation, Landscaping, Seasonal Color and Arborcare.

Duration of Contract: START DATE: 2024 END DATE: current

2. Project Name/Location: Long Lake Ranch CDD - Lutz, FL

Contact: Patricia Thibault Contact Phone: (407) 221-9153

Project Type/Description: Community Development District

Dollar Amount of Contract: \$250K

Your Company's Detailed Scope of Services for Project: _____

Grounds Maintenance, Fertilization, Pest Control, Irrigation, Landscaping, Seasonal Color and Arborcare.

Duration of Contract: START DATE: 2021 END DATE: current

3. Project Name/Location: Preserve at Wilderness Lake CDD - Wesley Chapel, FL

Contact: Tish Dobson Contact Phone: (813) 758-4841

Project Type/Description: Community Development District

Dollar Amount of Contract: \$260K

Your Company's Detailed Scope of Services for Project: _____

Grounds Maintenance, Fertilization, Pest Control, Irrigation, Landscaping, Seasonal Color and Arborcare.

Duration of Contract: START DATE: 2017 END DATE: current

4. Project Name/Location: Deerbrook CDD - Wesley Chapel, FL

Contact: _____ Contact Phone: _____

Project Type/Description: Community Development District

Dollar Amount of Contract: \$180K

Your Company's Detailed Scope of Services for Project: _____

Grounds Maintenance, Fertilization, Pest Control, Irrigation, Landscaping, Seasonal Color and Arborcare.

Duration of Contract: START DATE: 2024 END DATE: current

5. Project Name/Location: The Verandahs CDD - Hudson, FL

Contact: Sean Craft Contact Phone: (813) 994-1001 x 7858

Project Type/Description: Community Development District

Dollar Amount of Contract: \$130K

Your Company's Detailed Scope of Services for Project: _____

Grounds Maintenance, Fertilization, Pest Control, Irrigation, Landscaping, Seasonal Color and Arborcare.

Duration of Contract: START DATE: 2024 END DATE: current

3. Understanding Scope of RFP (10 Points Possible) (____ Points Awarded)

Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc.? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?

4. Price (20 Points Possible) (____ Points Awarded)

A full twenty (20) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL FIVE YEARS' PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST, SECOND, THIRD & FOURTH ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible (20) in this part of the evaluation criteria. *

* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20). $(210,000/265,000) \times 20 = 15.80$. Therefore, Contractor "B" will receive 15.80 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20). $(210,000/425,000) \times 20 = 9.88$. Therefore, Contractor "C" will receive 9.88 of 20 points.

6. Reasonableness of ALL Numbers (25 Points Possible) (____ Points Awarded)

Up to twenty-five (25) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities, etc. based on Contractor's field measurements) provided in Parts 1,2,3,4 & 5.

Proposer's Total Score (100 Points Possible) (____ Points Awarded)



Bexley CDD Request for Proposals
Irrigation Maintenance Services

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
IRRIGATION MAINTENANCE
QUOTE FORM**

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

Irrigation (All labor and materials)

\$ _____ yr.

Freeze Protection (description of ability) _____

\$ _____/hr. **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ _____/hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Contractor/Firm Name _____

Firm Address _____

City/State/Zip _____

Phone Number _____ Fax Number _____

Name and Title of Representative _____

(Please Print)

Representative's Signature Neil McFadyen

Date _____

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. 6/30/2025 2. 6/30/2025 3. 6/30/2025 4. 6/30/2025 5. _____

Dated this _____ day of _____, 2025

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
IRRIGATION MAINTENANCE
QUOTE FORM**

NOTE: This pricing form is intended to cover pricing for the second annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

Irrigation (All labor and materials) \$ _____ yr.

Freeze Protection (description of ability) _____

\$ _____/hr. **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ _____/hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Contractor/Firm Name _____

Firm Address _____

City/State/Zip _____

Phone Number _____ Fax Number _____

Name and Title of Representative _____

(Please Print)

Representative's Signature Neil McFadyen

Date _____



Irrigation Management Agreement

Bexley CDD

Prepared by
Brian Brown



ENHANCING PROPERTY VALUES

Ballenger Landcare is Florida's commercial landcare specialist providing responsible landcare and water management consulting, design, and maintenance services. We're committed to complementing Florida communities while collaborating with developers who champion the importance of water conservation.

CONSULTING | DESIGN | MAINTENANCE

Who We Serve



Master Planned Community Developers



HOA/Condo Associations



Commercial Landscape Architects



Government and Municipalities



Property Management Firms

Over the past four decades, our elevated industry IQ and team of experts offers clients a trusted partner to lean on. We believe that a holistic approach is essential to a successful commercial landcare journey. You can use our installation and maintenance services ad hoc, but end-to-end solutions are where we shine.

Our team of designers and landcare tech specialists are incredibly knowledgeable in the field and understand the importance of every aspect of the natural environment. With a deep commitment to earn the trust of our clients, we are dedicated to serve your property through constant communication, professionalism and integrity.

PARTNERSHIPS

Brookfield
Properties



Rizzetta & Company



NEWLAND



FirstService
RESIDENTIAL

LENNAR

PROPERTIES

BEXLEY
BY
NEWLAND

Connerton



CROSSWIND
RANCH



FishHawk
RANCH



Starkey
RANCH

WATERSET

For more than 40 years, our family of landcare companies has kept the world a little greener.

3840 68th Avenue N., Pinellas Park, FL 33781 | 727-520-1082 | Maintenance@BallengerLandcare.com

Ballenger Landcare inspects and tests the irrigation system components at the above property one (1) time per month for each controller. Control monitoring shall be performed, and irrigation schedule shall be set utilizing site data and current climate conditions. The following scope of work will be utilized for 16 controllers and 438 zones:

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Inspect each pump/well or other water source weekly to verify it is operating correctly; Inform District Manager of any problems immediately. Water sources are not to go an entire month without verification they are operating properly.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone.
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

In addition to the above the following shall also be performed accordingly:

A. IRRIGATION CONTROLLERS & CENTRALUS CENTRAL CONTROL

1. Supply and operate Centralus software & include ALL phone charges for the ACC controllers (if present - communication module fees must be included for each year)
2. Daily review of central control operational logs, communication alerts and alarms
3. Visual inspection of irrigation controller for proper operation
4. Maintain all ET sensor systems
5. Review & program necessary timing changes based on site ET conditions
6. Update firmware in decoders and faceplates as needed
7. Review and coordinate recommendation from maintenance contractor
8. Test backup programming support devices
9. Record site rain gauge readings

B. WATER SOURCES

1. Visual inspection of ALL irrigation pump/well operations, Potable Water Sources and/or Reclaimed Water Sources
2. Clean ALL strainers and filters
3. Inspect each water source weekly to verify it is operating correctly. Inform District Manager of any problems immediately. Water sources are not to go an entire month without verification they are operating properly.
4. Test automatic protection devices
5. Observe water meter and flow zone operation.
6. Test pump capacity, amperages and motor ohms.

C. IRRIGATION SYSTEMS

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary, particularly as hedge rows grow.
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation filters inside of valve boxes and anywhere else they are located
5. Annual zone wire ohm reading @ controllers
6. Replacement of worn-out irrigation sprinkler heads as previously stated
7. Program irrigation controllers for quarterly annual flower installation

D. REPORT

1. Irrigation operation time.
2. Irrigation start time
3. Maintenance items performed including those on pump & wells
4. General comment & recommendations

In addition to the above scope please refer to the service page below.



Proposal #378

Date: 6/30/2025

Customer:

Wesley Elias
Rizzetta & Company
2700 S. Falkenburg Rd
Suite 2745
Riverview, FL 33578

Property:

Bexley CDD
16950 Vibrant Way
Land O Lakes, FL 34638

Irrigation Maintenance Agreement

Fixed Payment Services

Description of Services	Frequency	Cost per Occ.	Annual Cost
Irrigation Monthly Maintenance			
Irrigation Monthly Maintenance with Minor Repairs	12	\$6,195.15	\$74,341.80
Annual Maintenance Price			\$74,341.80

Payment Schedule

Schedule	Price	Sales Tax	Total Price
August	\$6,195.15	\$0.00	\$6,195.15
September	\$6,195.15	\$0.00	\$6,195.15
October	\$6,195.15	\$0.00	\$6,195.15
November	\$6,195.15	\$0.00	\$6,195.15
December	\$6,195.15	\$0.00	\$6,195.15
January	\$6,195.15	\$0.00	\$6,195.15
February	\$6,195.15	\$0.00	\$6,195.15
March	\$6,195.15	\$0.00	\$6,195.15
April	\$6,195.15	\$0.00	\$6,195.15
May	\$6,195.15	\$0.00	\$6,195.15
June	\$6,195.15	\$0.00	\$6,195.15
July	\$6,195.15	\$0.00	\$6,195.15
	\$74,341.80	\$0.00	\$74,341.80

Irrigation Monthly Maintenance with Minor Repairs

Objective: Provide proactive monthly maintenance and minor repair services for commercial irrigation systems to ensure efficient, reliable operation and water conservation.

Responsibilities

Monthly System Inspection:

- Perform a full walk-through and zone-by-zone inspection of the irrigation system.
- Identify and report damaged, misaligned, clogged, or non-functioning components.
- Inspect sprinkler heads, drip lines, valves, controllers, and sensors.

Operational Testing:

- Run each irrigation zone to verify proper pressure, coverage, and timing.
- Check for signs of leaks, dry spots, overspray, or runoff.
- Adjust heads and nozzles for optimal coverage and uniformity.

Controller and Timer Checks:

- Inspect and test irrigation controllers for correct programming.
- Adjust seasonal watering schedules based on plant needs and local weather.
- Verify proper operation of rain sensors, flow sensors, and master valves.

Minor Repairs (Included in Service):

- Replace or repair standard spray or rotor heads based on normal wear and tear. Damaged heads will be replaced at an additional charge.
- Clean or replace clogged nozzles.
- Replace driplines, emitters or micro-sprays based on normal wear and tear. Damaged emitters and driplines will be replaced at an additional charge.
- Reset or reprogram irrigation timers as needed.
- Tighten loose fittings, adjust risers, or repair small PVC/Poly pipe leaks (under 2 inch in diameter and within reach).

Parts and Materials:

- Include standard parts (spray heads, nozzles, drip emitters, PVC fittings, etc.) replaced due to normal wear and tear.
- Provide a quote for approval for repairs exceeding minor scope or cost threshold.

Documentation and Reporting:

- Submit a monthly maintenance report detailing:
 - Services performed
 - Repairs made
 - Parts used

- Recommendations for major repairs or upgrades
- Notify client of urgent issues immediately.

Exclusions (Billed Separately or Quoted):

- Major valve replacements
- Mainline breaks or pipe repairs over 1 1/2 inch
- Electrical troubleshooting beyond controllers
- Installation of new zones or expansion work
- Replacement of smart/weather-based controllers

Compliance and Standards:

- Adhere to local codes and SWFWMD best practices for efficient irrigation.
- Follow manufacturer specifications and site-specific requirements.

Terms & Conditions

Contract time. The contract work described herein will be performed for a twelve (12) month period. The owner shall have the option to renew for successive twelve (12) month time periods at the sole discretion and exercising of option shall be determined thirty (30) days prior to the contract end.

Either party may without cause and prejudice, cancel this agreement with a Thirty (30) day written notice of cancellation. In such case, Contractor shall be paid (without duplication) for completed and acceptable executed work performed.

No assignment by this contractor of this contract or any part thereof, or any monies due, or to become due there under, shall be made without prior written approval of the Owner.

New and additional areas to scope shall be priced as an addition to the base contract.

NOTE: Prices good for 30 days.

By _____

Brian Brown

Date 6/30/2025

Ballenger Landcare Inc

By _____

Date _____

Bexley CDD

PROJECT MANUAL
FOR
IRRIGATION MAINTENANCE SERVICES

BEXLEY
COMMUNITY DEVELOPMENT DISTRICT

Prepared by:

Rizzetta & Company, Inc.

June 2025

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. Currently the Contractor shall inspect and test all irrigation system components property-wide, at least one (1) time per month. *A more complete listing of all irrigation components (irrigation as-builts) is included on the Project Manual Flash Drive.*

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. **Inspect each pump/well or other water source weekly to verify it is operating correctly; Inform District Manager of any problems immediately. Water sources are not to go an entire month without verification they are operating properly.**
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone.
2. **Clean and raise heads as necessary**
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Below ground repairs, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as required to ensure entire zone is running properly. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon approval from Management, Contractor shall proceed. In the event of an emergency or an immediate need for repair, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair to expedite the process.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from the date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

After the thirty (30) day period has expired and for the duration of the contract, assuming the BOS approves for audit repairs to be performed, Contractor shall assume responsibility for any and all new or previously unreported maintenance costs, including parts and labor, associated with the irrigation system of 2 inches or less, to include malfunctioning sprinkler heads, nozzles, drip and delivery lines and all associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of wet check inspections, run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of and not reporting any necessary repairs.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Pasco County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability, procedure and cost per man hour to provide freeze protection for any and all irrigation and pump/well components susceptible to freezing.

In addition to the above mentioned regular monthly/weekly maintenance operations, Contractor shall more specifically monitor and maintain the Hunter irrigation systems IMMS central control per specifications below.

A. IRRIGATION CONTROLLERS & IMMS CENTRAL CONTROL

1. Supply and operate IMMS software & include ALL phone charges for the ACC controllers (if present - communication module fees must be included for each year)
2. Daily review of central control operational logs, communication alerts and alarms
3. Visual inspection of irrigation controller for proper operation
4. Maintain all ET sensor systems
5. Review & program necessary timing changes based on site ET conditions
6. Update firmware in decoders and faceplates as needed
7. Review and coordinate recommendation from maintenance contractor
8. Test backup programming support devices
9. Record site rain gauge readings

B. WATER SOURCES

1. Visual inspection of ALL irrigation pump/well operations, Potable Water Sources and/or Reclaimed Water Sources
2. Clean ALL strainers and filters
3. **Inspect each water source weekly to verify it is operating correctly. Inform District Manager of any problems immediately. Water sources are not to go an entire month without verification they are operating properly.**
4. Test automatic protection devices
5. Observe water meter and flow zone operation.
6. Test pump capacity, amperages and motor ohms.

C. IRRIGATION SYSTEMS

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary, particularly as hedge rows grow.
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation filters inside of valve boxes and anywhere else they are located
5. Annual zone wire ohm reading @ controllers
6. Replacement of worn-out irrigation sprinkler heads as previously stated
7. Program irrigation controllers for quarterly annual flower installation

D. REPORT

1. Irrigation operation time.
2. Irrigation start time
3. Maintenance items performed including those on pump & wells
4. General comment & recommendations

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
IRRIGATION MAINTENANCE
QUOTE FORM**

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

Irrigation (All labor and materials)

\$ _____ yr.

Freeze Protection (description of ability) _____

\$ _____/hr. **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ _____ /hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Contractor/Firm Name _____

Firm Address _____

City/State/Zip _____

Phone Number _____ Fax Number _____

Name and Title of Representative _____

(Please Print)

Representative's Signature Jeffrey L. Hewett

Date _____

ADDENDA – Bidder acknowledges the receipt of Addendum No.’s

1. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this _____ day of _____, 2025

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
IRRIGATION MAINTENANCE
QUOTE FORM**

NOTE: This pricing form is intended to cover pricing for the first annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

Irrigation (All labor and materials) \$ _____ Yr

Freeze Protection (description of ability) _____

\$ _____/hr. **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ _____/hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Contractor/Firm Name _____

Firm Address _____

City/State/Zip _____

Phone Number _____ Fax Number _____

Name and Title of Representative _____

(Please Print)

Representative's Signature Jeffrey L. Hewett

Date _____

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
IRRIGATION MAINTENANCE
QUOTE FORM**

NOTE: This pricing form is intended to cover pricing for the second annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

Irrigation (All labor and materials) \$ _____ yr.

Freeze Protection (description of ability) _____

\$ _____/hr. **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ _____/hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Contractor/Firm Name _____

Firm Address _____

City/State/Zip _____

Phone Number _____ Fax Number _____

Name and Title of Representative _____

(Please Print)

Representative's Signature Jeffrey L. Hewett

Date _____

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
IRRIGATION MAINTENANCE
QUOTE FORM**

NOTE: This pricing form is intended to cover pricing for the third annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

Irrigation (All labor and materials) \$ _____ yr.

Freeze Protection (description of ability) _____

\$ _____/hr. **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ _____/hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Contractor/Firm Name _____

Firm Address _____

City/State/Zip _____

Phone Number _____ Fax Number _____

Name and Title of Representative _____

(Please Print)

Representative's Signature Jeffrey L Hewett

Date _____

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
IRRIGATION MAINTENANCE
QUOTE FORM**

NOTE: This pricing form is intended to cover pricing for the fourth annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

Irrigation (All labor and materials) \$ _____ yr.

Freeze Protection (description of ability) _____

\$ _____/hr. **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ _____/hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Contractor/Firm Name _____

Firm Address _____

City/State/Zip _____

Phone Number _____ Fax Number _____

Name and Title of Representative _____

(Please Print)

Representative's Signature Jeffrey L Hewett

Date _____

Tab 7

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BEXLEY COMMUNITY DEVELOPMENT DISTRICT REGARDING THE AWARD OF THE REQUEST FOR PROPOSALS FOR LANDSCAPE MAINTENANCE SERVICES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Bexley Community Development District (the “District”), a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and located in Pasco County, Florida, has competitively solicited proposals from contractors interested in providing services for the District regarding its Landscape Maintenance Services (the “Services”); and

WHEREAS, the District’s Board of Supervisors (the “Board”) previously elected in the best interests of the District to competitively solicit a request for proposals (the “RFP”) for the Services in accordance with the District’s Rules of Procedure to allow the District to make an award of bid to the most responsive and responsible contractor based upon the evaluation criteria contained in the project manual for the RFP, as the same may be amended and supplemented via addendums (the “Project Manual”); and

WHEREAS, the District has received and evaluated proposals from three (3) contractors interested in providing the Services; and

WHEREAS, after review and consideration of the proposals received by the District, the Board hereby determines to award _____ points to Juniper Landscaping of Florida, LLC, _____ points to RedTree Landscape Systems, LLC, and _____ points to Yard-Nique Inc., based upon the evaluation criteria found in the RFP; and

WHEREAS, the Board hereby determines its intent to award the bid to, and subsequently enter into a contract for Services with _____ as the most responsive, responsible proposer in accordance with the terms of the RFP.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BEXLEY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. The response of _____ is the proposal which is the most responsive and responsible and which best serves the interests of the District.

SECTION 3. It is the intent of the District's Board to award the bid to _____ and enter into a contract for the Services in accordance with the terms and conditions of the RFP and the Project Manual.

SECTION 4. Notice of this award of bid shall be given to all proposers in accordance with the District's Rules of Procedure, RFP and the Project Manual. The District's Chairman and Vice Chairman, members of the Board and staff of the District are hereby authorized to take such further actions as are necessary to ensure the expeditious execution of a contract for the Services.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 8th day of August 2025.

ATTEST:

**BEXLEY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Tab 8

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BEXLEY COMMUNITY DEVELOPMENT DISTRICT REGARDING THE AWARD OF THE INVITATION TO QUOTE FOR IRRIGATION MAINTENANCE SERVICES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Bexley Community Development District (the “District”), a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and located in Pasco County, Florida, has requested submittals from contractors interested in providing services for the District regarding its Irrigation Maintenance Services (the “Services”); and

WHEREAS, the District’s Board of Supervisors (the “Board”) previously elected in the best interests of the District to solicit submittals for the Services in accordance with the District’s Rules of Procedure which for maintenance contracts below certain statutory thresholds allow the District to make an award of Services to the Contractor found to be in the best interest of the; and

WHEREAS, the District has received and evaluated proposals from five (5) contractors interested in providing the Services; and

WHEREAS, the Board hereby determines its intent to award the contract to, and subsequently enter into a contract for Services with _____ as being in the best interest of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BEXLEY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. The response of _____ is the proposal which which best serves the interests of the District.

SECTION 3. It is the intent of the District’s Board to award the work to _____ and enter into a contract for the Services in accordance with the terms and conditions of the ITQ and the Project Manual.

SECTION 4. Notice of this award of work shall be given to all proposers in accordance with the District’s Rules of Procedure and Florida law. The District’s Chairman and Vice Chairman,

members of the Board and staff of the District are hereby authorized to take such further actions as are necessary to ensure the expeditious execution of a contract for the Services.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 8th day of August, 2025.

ATTEST:

**BEXLEY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Tab 9

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Bexley CDD

Pine Ribbon Drive - Park Drainage

7/22/25 Revision

Install new drainage system to alleviate ponding of water in community park.

Scope includes:

- remove standing water as needed
- remove and stockpile existing mulch as needed
- remove and salvage existing fabric as needed
- install two 100' runs of 4" perforated ADS pipe
- install 2' wide x 12" deep filter bed of granite gravel
- place Mirafi filter fabric wrap around gravel filter bed
- install 4" solid ADS pipe from playground to existing curb inlet
- sidewalk panel removal and replacement as needed
- sod restoration as needed
- replace salvaged fabric and stockpiled mulch

TOTAL \$22,940

NOTES:

- excess soil from trench excavation to be removed from site
- irrigation restoration is not included
- watering of new sod is not included
- new/additional fabric/mulch is not included

Tab 10



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

June 12, 2025

Bexley Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Bexley Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$23,955,000 Bexley Community Development District (Pasco County, Florida) Special Assessment Revenue Bonds, Series 2016

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that

the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three annual bond years beginning April 22, 2025, through the period ending April 21, 2028, is \$1,500, which is \$500 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Bexley Community Development District

By: Linda L. Scott
Linda L. Scott, CPA

By: _____
Print Name _____
Title _____
Date: _____

Tab 11

**UNITED STATES DEPARTMENT OF AGRICULTURE
ANIMAL AND PLANT HEALTH INSPECTION SERVICE
WILDLIFE SERVICES**

**ADDENDUM TO A
WORK INITIATION DOCUMENT**

INSTRUCTIONS

1. In Items 1-3, enter the number of the Work Initiation Document for which this addendum is completed, as well as the agreement name and county located.
2. In Items 4-6, enter the Cooperator's name and telephone number, and the date the addendum is prepared.
3. In Items 7 and 8, enter the additional species that will be addressed and additional components to be used.
4. In Items 9 and 10, enter the Cooperator's and WS Employee's signatures and dates signed.
5. Attach to and distribute with the WS Form 12A or 12B work initiation document.

1. WORK INITIATION DOCUMENT NO.	2. AGREEMENT NAME	3. COUNTY
4. COOPERATOR NAME	5. TELEPHONE NUMBER	6. DATE (MM DD YYYY)

7. ADDITIONAL TARGETED SPECIES

K.	S.	AA.
L.	T.	BB.
M.	U.	CC.
N.	V.	DD.
O.	W.	EE.
P.	X.	FF.
Q.	Y.	GG.
R.	Z.	HH.

8. ADDITIONAL COMPONENTS TO BE USED

G.	O.	W.
H.	P.	X.
I.	Q.	Y.
J.	R.	Z.
K.	S.	AA.
L.	T.	BB.
M.	U.	CC.
N.	V.	DD.

9A. LANDOWNER, LESSEE, OR ADMINISTRATOR SIGNATURE	9B. DATE
10A. APHIS WS REPRESENTATIVE SIGNATURE	10B. DATE

Tab 12

Examples of Traffic Calming



Pair of speed Cushions



Speed Table

Pasco County Traffic Operations Division
Public Works Utilities Building
7536 State Street, Rm 124
New Port Richey, FL 34654



TRAFFIC CALMING

What is it and how can I have it installed in my neighborhood?



Pasco County Traffic Operations Division
Public Works Utilities Building
7536 State Street
Room 124
New Port Richey, FL 34654
Phone: 727-847-8139
Fax: 727-815-7014

Pasco County Traffic Calming Program

Objectives of Traffic Calming

- ✓ To cause motorists to drive slower.
- ✓ Increase driver attentiveness in residential areas.
- ✓ Induce drivers to stay on the collector system and not cut through residential streets.
- ✓ Increase pedestrian safety.
- ✓ Return the residential streets to the residences for multi-modal use, (bike, pedestrian, vehicle).

Types of Traffic Calming Devices

- ✓ Speed Table 18-22' foot design
- ✓ Roundabouts
- ✓ Street narrowing
- ✓ Chicanes
- ✓ One Way Traffic
- ✓ Diverters

The type of device installed is dependent upon the existing road design and right-of-way. Speed tables will be used in the majority of installations.

Warrants for Traffic Calming

- Local residential streets only, installation on collector roads will not be permitted.
- Posted speed of 30MPH or less.
- 85th percentile speed 5MPH or greater over posted speed.
- Pavement width 24 feet or less.
- Average daily traffic volume of 3000 or less.

ADVANTAGES

- ❖ Reduces speeds in the area of the cushion or table.
- ❖ Self enforcing.
- ❖ May reduce cut through traffic.
- ❖ Reduces need for traffic enforcement.
- ❖ Streets become safer for other activities.

DISADVANTAGES

- ❖ Increases EMS & FIRE response times.
- ❖ May increase speeds between humps.
- ❖ May create noise.
- ❖ Requires additional signs and markings.
- ❖ Increased maintenance costs.

How is this funded?

Installation is funded by an assessment of all effected property owners for the cost of the devices.

What is the cost?

The cost for traffic calming devices is contingent upon the type of device and quantity required. As an example, the cost to install a set of speed cushions with signs and markings is approximately \$12,000 for each pair. This does not include overhead and administrative costs for a project.

How to request Traffic Calming

To request traffic calming contact Pasco County Customer Service at:

1-727-847-2411 (New Port Richey)
1-352-523-2411 (Dade City)
1-813-996-2411 (Land O' Lakes)
1-727-847-8949 (TTY)
1-800-368-2411 (Long Distance)

Also on line at: pascocountyfl.net click on Customer Service Center and follow prompts.

Procedure to install Traffic Calming

Requests for traffic calming from five (5) homes on a street are required. Once five requests are received, a warrant study will be scheduled. If minimum warrants are not met, a petition will not be processed.

Calming Petition requirements:

Upon completion of the warrant study and minimum warrants are met, a petition can proceed.

The petition is circulated by the designated petition leader. In order for the devices to be installed, seventy five (75%) of all property owners on a street (s) where traffic calming devices will be installed must respond to the petition. Sixty (60%) of the votes received in response to the petition shall be in the affirmative.

Upon approval by 60% of 75% of the effected property owners, and the approval by the Board Of County Commissioners at a public hearing, the project can proceed to final design and construction.

If the petition fails to attain approval by 60% of 75% of the effected property owners , then the project can not proceed.

Removal of traffic calming:

No petition for removal shall be considered until devices have been in place a minimum of three (3) years. The procedure for petitioning for removal is the same as that for installation.

Re-installation following removal:

Once devices have been removed, no petition for reinstallation shall be permitted for five (5) calendar years following removal.

A new warrant study would be required for re-installation.

Tab 13

From: Michael Gonzalez <MGonzalez@rizzetta.com>

Sent: Wednesday, June 4, 2025 5:41 PM

To: Wesley Elias <WElias@rizzetta.com>

Cc: Jessica Rosa-Melendez <JRosaMelendez@rizzetta.com>

Subject: Resident Request – Pet Waste Station and Benches Near Lake at 17296 Balance Cove

Hi Wesley,

Hope you're doing well. I wanted to pass along a homeowner request we received regarding the open area by the lake in front of **17296 Balance Cove**, which falls under CDD responsibility.

The homeowner, Bassem, shared that this area is a common gathering spot for dog owners and families. He mentioned there's often pet waste left behind and no nearby waste station for disposal. He kindly requested the addition of a **pet waste station** in that space to encourage responsible clean-up.

He also suggested placing **a few benches** to give residents a place to sit and enjoy the view and sunsets.

We advised him that this area is CDD-managed and forwarded your contact info in case he wishes to follow up directly. Just wanted to make sure this was on your radar as well. Please let us know if any follow-up or coordination is needed on our end.

Michael Gonzalez, LCAM

Assistant Community Association Manager

Rizzetta & Company



MGonzalez@rizzetta.com



2950



Wesley Chapel - Onsite Bexley

Tab 14

MINUTES OF MEETING

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

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Bexley Community Development District to be held on Wednesday, June 25, 2025, at 1:00 p.m. at the Bexley Clubhouse, 16950 Vibrant Way, Land O Lakes, FL 34638.

Present were:

Stephen Babon	Board Supervisor, Vice Chairman
Deneen Klenke	Board Supervisor, Assistant Secretary
Adam Saunders	Board Supervisor, Assistant Secretary
Joe Albert	Board Supervisor, Assistant Secretary

Also present were:

Wesley Elias	District Manager, Rizzetta & Co.,
Alyssa Wilson	District Counsel, Kutak Rock (<i>via phone</i>)
Jorge Ledesma	Juniper Landscape
John Toborg	Landscape Inspection Services, Rizzetta & Co.,
Jessica Rosa-Mendez	Clubhouse General Manager
Doug Agnew	Representative, Advanced Aquatics

Audience	Not Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Elias called the meeting to order at 1:02 p.m. and confirmed that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present at this meeting.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics Report

Mr. Agnew presented his reports and updated the Board on the Pond 81 Erosion repair. The Board would like Mr. Agnew to investigate and address Pond 78.

B. Landscape Inspection Report

The Board reviewed the landscape inspection report and Juniper's response to the May Landscape Inspection Report. Mr. Toborg updated the Board with RFP candidates that submitted interest. Mr. Ledesma updated the Board on the Sod Installation on BBVD and throughout the community.

C. District Engineer

No Report.

D. District Counsel

Ms. Wilson provided updates of the ongoing assistance with the Rangeland Expansion.

E. General Manager,

Ms. Rosa-Melendez introduced Matt Browning, the new Maintenance Staff member, to the Board.

F. District Manager

Mr. Elias reminded the Board that the next meeting is scheduled for July 23, 2025, at 6:00 p.m. at the clubhouse. Mr. Elias informed the Board that the mitigation for tree planting is tentatively scheduled for August 8th. He also informed the Board that he received a complaint about a group of kids playing on Board Porch Run unsupervised.

Mr. Elias presented the USA-Shade proposal in the amount of \$5,850.00. The Board held a brief discussion and asked Mr. Elias to inquire about removing the shipping and handling cost. This was approved with the understanding that the shipping and handling costs will be removed.

On a motion from Mr. Albert, seconded by Mr. Babon, the Board unanimously approved the USA-Shade proposal in the amount of \$5,850.00, for the Bexley Community Development District.

FOURTH ORDER OF BUSINESS**Review of 2024-2025 Goals and Objectives**

The Board reviewed the District Goals and Objectives for FY 2024-2025 and confirmed they chose the first item in each subgroup; Financial Transparency, Productive Meetings, Website Maintenance and Promote Efficient Communication during a meeting.

FIFTH ORDER OF BUSINESS

Discussion of Role and Responsibilities of Board Members

This item was tabled until the July 23, 2025 meeting.

SIXTH ORDER OF BUSINESS

Discussion of Off Duty Officers

The Board approved hiring an off-duty officer for two months, not to exceed \$2,000 with 4-hour shifts. They will report speeding, motor vehicles on CDD property and illicit dumping. The Board advised Mr. Elias that they would also patrol along Board Porch Run, Ballantrae and Bud Bexley Drive.

On a motion from Mr. Albert, seconded by Mr. Babon, the Board unanimously approved hiring an off-duty officer for two months, not to exceed \$2,000 with 4-hour shifts, for the Bexley Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion of Easement Access

This item was tabled to the August Board meeting.

EIGHTH ORDER OF BUSINESS

Discussion of Rangeland Road Expansion

Ms. Pettit provided updated on meeting schedules and the meeting with the Commissioners. The meeting dates are as follows: August 4th at 9:00 a.m., August 4th at 11:00 a.m., July 16th (no time provided) and July 22nd at 3:00 p.m.

After a brief discussion, the Board made a motion to have Ms. Graham attend the meetings which will be outside of her original contract. They approved an NTE of \$4,900.

On a motion from Mr. Saunders, seconded by Mr. Albert, the Board unanimously approved to have Ms. Graham attend the meetings which will be outside of her original contract. They approved an NTE of \$4,900, for the Bexley Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Special Meeting Held on May 21, 2025

The Board pointed out that Line #65 is spelled incorrectly, it should be Klenke not Klenkee.

On a motion from Mr. Babon, seconded by Mr. Albert, the Board unanimously approved the minutes of the Board of Supervisors special meeting held on May 21, 2025, as amended, for the Bexley Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Budget Workshop
Meeting Held on May 21, 2025**

On a motion from Ms. Klenke, seconded by Mr. Albert, the Board unanimously approved the minutes of the Board of Supervisors Budget Workshop meeting held on May 21, 2025, as presented, for the Bexley Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Regular Meeting Held
on May 28, 2025**

The Board pointed out that Ms. Pettit was present and that her last name was spelled incorrectly on line #147.

On a motion from Mr. Albert, seconded by Mr. Babon, the Board unanimously approved the minutes of the Board of Supervisors special meeting held on May 21, 2025, as amended, for the Bexley Community Development District.

TWELFTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenses for May 2025**

On a motion from Mr. Albert, seconded by Mr. Babon, the Board unanimously ratified the operation and maintenance expenditures for May 2025 (\$188,752.96), for the Bexley Community Development District.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests at this time.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Babon, seconded by Mr. Albert, the Board adjourned the meeting at 3:09 p.m., for the Bexley Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

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BEXLEY COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 994-1001

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

www.bexleycdd.org

Operations and Maintenance Expenditures June 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$175,648.56**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Adam Saunders	300107	AS052825	Board of Supervisors Meeting 05/28/25	\$ 200.00
Advanced Aquatic Services, Inc.	300113	10559131	Monthly Pond & Wetland Maintenance 06/25	\$ 16,647.00
DCSI, Inc.	300114	33673	Service Call 05/25	\$ 220.00
DCSI, Inc.	300114	33682	Service Call 05/25	\$ 684.00
Duke Energy	20250623-2	9100 8584 0580 05/25 ACH	000 Bexley Village Dr 05/25	\$ 826.16
Duke Energy	20250605-1	9100 8588 5369 04/25 ACH	3844 Bexley Village Drive Irrigation 04/25	\$ 30.80
Duke Energy	20250623-2	9100 8588 5369 05/25 ACH	3844 Bexley Village Drive Irrigation 05/25	\$ 30.80
Duke Energy	20250623-2	Monthly Summary A 05/25 ACH 547	Energy Summary A 05/25	\$ 1,127.70
Duke Energy	20250623-1	Monthly Summary B 05/25 ACH 547	Energy Summary B 05/25	\$ 5,850.55
Jane Graham, PA	300115	20258A	Legal Services 05/25	\$ 4,871.67
Joseph Albert	300108	JA052825	Board of Supervisors Meeting 05/28/25	\$ 200.00
Juniper Landscaping of Florida, LLC	300111	333854	Annual Spring Flower Rotation 05/25	\$ 7,987.75

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida, LLC	300111	334279	Irrigation Repair 05/25	\$ 844.52
Juniper Landscaping of Florida, LLC	300116	336816	Dead Tree Replacement 05/25	\$ 1,180.30
Juniper Landscaping of Florida, LLC	300116	337325	Fertilizer 05/25	\$ 23,530.00
Juniper Landscaping of Florida, LLC	300116	337526	Monthly Grounds Maintenance 06/25	\$ 65,862.00
Juniper Landscaping of Florida, LLC	300116	338784	Irrigation Repair 06/25	\$ 490.55
Kutak Rock, LLP	300117	3569862	Legal Services 04/25	\$ 6,026.00
Nancy M Pettit	300109	NP052825	Board of Supervisors Meeting 05/28/25	\$ 200.00
Pasco County Tax Collector	300119	061625 Postage 24/25	2024 Postage Assessment	\$ 618.24
Pasco County Utilities	20250623-3	Monthly Summary A 05/25 ACH 547	Water Summary 05/25	\$ 3,548.44
Rizzetta & Company, Inc.	300106	INV0000099688	District Management Fees 06/25	\$ 6,381.41
Spectrum	20250612-1	1410986052425 ACH	Wifi @ Dog Park 06/25	\$ 124.98
Stephen Babon	300110	SB052825	Board of Supervisors Meeting 05/28/25	\$ 200.00

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
The Observer Group, Inc.	300112	25-00947P	Legal Advertising 05/25	\$ 56.88
The Observer Group, Inc.	300120	25-01199P	Legal Advertising 06/25	\$ 52.50
U.S. Bank	300118	7760899	Trustee Fees S2016 05/01/25-04/30/26	\$ 4,256.13
Valley National Bank	20250626-1	CC053125-547	Credit Card Expenses 05/25	\$ 700.18
Vortex Services, LLC	300121	316629	Road Repair 03/25	<u>\$ 22,900.00</u>
Report Total				<u>\$ 175,648.56</u>