

# **K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**



## **REGULAR MEETING AGENDA PACKAGE**

**DATE & TIME:**  
**WEDNESDAY, May 20, 2026**  
**6:00 PM**

**LOCATION:**  
**Amenities Center located at 10820**  
**Mistflower Lane, Tampa, Florida**  
**33647**

**HAVEN MANAGEMENT SOLUTIONS**

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT REGULAR MEETING

Wednesday, May 20, 2026 at 6:00 P.M. Amenities Center located at 10820 Mistflower Lane,  
Tampa, Florida 33647

## AGENDA

*For the full agenda packet, please contact [Patricia@havenmgt.com](mailto:Patricia@havenmgt.com)*

### I. Call to Order / Roll Call

### II. Audience Comments – Agenda Items *(limited to 5 minutes per individual)*

### III. Professional Vendor Presentations

A. Presentation of Team Deliverables

[EXHIBIT 1](#)

B. District Engineering Report – Stantec Engineering

1. RFQ for District Engineering Services

[EXHIBIT 2](#)

2. Consideration to Approve District Engineering Services Proposal- Stantec

[EXHIBIT 3](#)

3. Presentation of Approval Mitigation Letter

[EXHIBIT 4](#)

4. Consideration to Approve Easement Encroachment Request for 19238 Old Spanish

[EXHIBIT 5](#)

C. Blue Water Aquatics

1. Presentation of Aquatics Report

[EXHIBIT 6](#)

D. Pine Lake Nursery Report

1. Discussion of Arborist Report

[EXHIBIT 7](#)

E. Field Services

1. K-Bar Ranch II Community Asset Management Report

[EXHIBIT 8](#)

F. District Counsel

1. Discussion of Upgraded Agreement for Towing Services – Target Towing

[EXHIBIT 9](#)

G. Clubhouse and Amenity Manager

1. Presentation of Amenity Center Report

[EXHIBIT 10](#)

2. Consideration to Approve 4G Backup for Gate Access Control –Complete IT

[EXHIBIT 11](#)

- Estimated Project Total - \$1,650
  - Monthly Service Rental - \$400
  - 3. Consideration to Approve Complete IT Proposal - \$1,115 [EXHIBIT 12](#)
  - 4. Consideration to Approve Complete IT Proposal Gate Controller [EXHIBIT 13](#)
    - Estimated Project Cost - \$1,650
    - Monthly Service/Rental - \$50
  - 5. **Consideration to Approve Complete IT Gate Arm Proposal - \$1,900** [EXHIBIT 14](#)
  - 6. Consideration to Approve Cooper Pools Phosphate Treatment Proposal - \$542.70 [EXHIBIT 15](#)
  - 7. Consideration to Approve Commercial Pest Control Program – Anti-Pesto Bug Killers [EXHIBIT 16](#)
  - 8. Discussion on Court Reservation (SuperSaas Features, Demos, Plan Pricing) [EXHIBIT 17](#)
  - 9. **Discussion on Trip Hazard and Top Patch List** [EXHIBIT 18](#)
  - 10. **Consideration to Approve Roadway Concepts Trip Hazard and Top Patch Repairs Proposal - \$5,099.44** [EXHIBIT 19](#)
  - 11. **Consideration to Approve Roadway Concepts Detectable Warnings Proposal - \$37,500** [EXHIBIT 20](#)
- H. District Manager
- 1. Consideration to Approve K-Bar Ranch II Arbitrage Proposal - AMTEC [EXHIBIT 21](#)
  - 2. **Consideration for Adoption Resolution 2026-16 - Budget Amendment for FY2025-2026** [EXHIBIT 22](#)
  - 3. Presentation of FY 2026-2027 Proposed Budget [EXHIBIT 23](#)
  - 4. **Consideration for Adoption Resolution 2026-17 - Approving Proposed Budget(s) for FY 2027 and Setting a Public Hearing Date** [EXHIBIT 24](#)
  - 5. Presentation of District Qualified Electors for K-Bar Ranch II Community Development District – 1,015 [EXHIBIT 25](#)
  - 6. Discussion of E-Bikes
- IV. Business Items/ Presentation of Fence Proposals**
- A. **Presentation of Fence Proposal Comparison** [EXHIBIT 26](#)
  - B. Consideration to Approve Witt Fence Co Proposals

- Mailbox /Common Area Fence Proposal - \$4,889 [EXHIBIT 27](#)
- Sundrift Drive Fence Proposal - \$2,740 [EXHIBIT 28](#)
- Lift Station Fence Proposal - \$9,800 [EXHIBIT 29](#)
- Mossy Pine Drive Fence Proposal - \$4,800 [EXHIBIT 30](#)
- Gilded Woods Fence Proposal - \$1,370 [EXHIBIT 31](#)
- Old Spanish Road Next to Entry/Exit Fence Proposal - \$1,920 [EXHIBIT 32](#)

C. Consideration to Approve Ever Fence Proposals

- Old Spanish Entry Extension Fence Proposal - \$1,508 [EXHIBIT 33](#)
- Old Spanish Pump Station Fence Proposal - \$5,416 [EXHIBIT 34](#)

D. Consideration to Approve Fence Proposal - All State Fence and Deck - \$10,995 [EXHIBIT 35](#)

E. Consideration to Approve Fence Proposals – Fence Outlet -(Mossy Pine, Old Spanish, Sundrift Area, Sundrift Area 2, & Gilded Woods) - \$6,937 [EXHIBIT 36](#)

F. Consideration to Approve Fence Installation Proposal – Tampa Fence – Sundrift #1 \$6,252 and Sundrift #2 \$2,452 [EXHIBIT 37](#)

G. Consideration to Approve Fence Installation Proposal – Elite Fence – Aluminum Fencing - \$10,884 Vinyl Fence - \$9,746 Chain Link - \$1,300 Total: \$21,930 [EXHIBIT 38](#)

H. Consideration to Approve Fence Installation Proposal – Smith Fence - \$47,554 [EXHIBIT 39](#)

**V. Business Items / Court Lighting and Access**

A. Consideration to Approve Tennis Court Lighting Proposal –Toolman - \$57,975 [EXHIBIT 40](#)

B. Consideration to Approve Tweener Light Proposal – Fast Dry Court [EXHIBIT 41](#)

C. Consideration to Approve Tennis Court Light Proposal – Don Harris Enterprises - \$3,475 [EXHIBIT 42](#)

D. Consideration to Approve Camera Proposal (Court Access Control) - Complete IT [EXHIBIT 43](#)

- Estimated Project Total - \$9,860
- Monthly Licensing/ Services - \$18.50

E. Discussion on Additional Entries at Amenities

- Closest Court Path [EXHIBIT 44](#)
- Court Center Path [EXHIBIT 45](#)
- Court Furthest Path [EXHIBIT 46](#)
- Tennis Court Paths [EXHIBIT 47](#)

F. Consideration to Approve Witt Fence Co Tennis Court Fence Proposal - \$2,995 [EXHIBIT 48](#)

G. Consideration to Approve Ever Fence Tennis Court Fence Proposal -\$1,750 [EXHIBIT 49](#)

H. Consideration to Approve Tennis Court Fence Proposal – Jon's Custom Fence-CDD Fence \$11,088 / Tennis Court Fence \$650 [EXHIBIT 50](#)

I. Consideration to Approve Fence Outlet Tennis Court Fence Proposal – \$1,944 [EXHIBIT 51](#)

**VI. Administrative Matters**

**A. Consent Agenda**

1. Consideration for Acceptance: April, 2026 Unaudited Financial Statements [EXHIBIT 52](#)
2. Consideration for Approval – The Minutes of the K-Bar Ranch II Regular Meeting of the Board of Supervisors Held on April 15, 2026 [EXHIBIT 53](#)
3. Consideration for Ratification:
  - Complete IT Windshield Transmitter Proposal– \$1,000 [EXHIBIT 54](#)
  - Pine Lake Clubhouse Well Repair Proposal - \$9,856.99 [EXHIBIT 55](#)
  - Pine Lake K-Bar Ranch II 3 Well Repair Proposal - \$659.34 [EXHIBIT 56](#)
  - Executed Agreement for Amenity Management Services [EXHIBIT 57](#)
  - 2 Pickle Ball Net Proposal – Dominator Pro - \$1,199 X 2 = \$2, 398 [EXHIBIT 58](#)
  - Ratification for Complete IT Proposal - \$913.38 [EXHIBIT 59](#)
4. Consideration to Approve Wetland Mitigation Areas Proposal – Steadfast - \$4,800 [EXHIBIT 60](#)
5. **Reminder: Form 1 - Due July 1**

**VII. Audience Comments – New Business – (limited to 5 minutes per individual)**

**VIII. Supervisors' Request**

**IX. Adjournment**

Exhibit 1

[Return to Agenda](#)

SEQ	Date Assigned	Deliverable	Responsible	DELIVERABLE DATE	ADDITIONAL INFORMATION	STATUS
1	04.06.2026	Quote for extending fences at checkpoints/village entrances	Amenity Manager	05.20.26	No permits anticipated to be needed	Mitch has already obtained several proposals that will be presented at the May meeting . 05.12.2026 We'll work with whoever is chosen off Mitch's proposals he received
2	04.06.2026	15 Benches needed	Amenity Manager	05.20.26	Benches need to be ADA compliant, with concrete footers.	05.12.2026 We'll work to walk on a cost for this project. We don't have all the #s in yet, but should be able to turn this around to walk on next week. Need to get the quote for 15 concrete pads
3	04.06.2026	Soccer Goal Pricing	Amenity Manager	05.20.2026	Get pricing for soccer goals to be delivered once Pine Lake confirms this field as a soccer field	Project to advance to Board consideration after Pine Lake confirms as to field maintenance and Board approval 05.12.2026 We have a walk with Pine Lake Thursday. We'll confirm we're ready for the soccer designation and will price out goals for each end of the field
4	04.06.2026	Separate gate entrance on the outside/gate company needs access for the tennis court	Amenity Manager	05.20.26	Mitch to obtain a proposal for access thru one gate to handle evening tennis play	Mitch is in the process of obtaining firm proposals for the May meeting . He is also reaching out to Complete IT for access proposal and both will be presented at the May meeting 05.12.2026 We don't have this proposal yet, but have requested to expand the gate access to here. Will provide once received
5	04.06.2026	Pressure wash mailbox kiosks and sidewalks	Amenity Manager	05.20.26	Coming into the entrances, the main sidewalks, stairs around the mailboxes, the numbering/lettering and parking lot around the mailboxes. Proposal needed for the amenity team for the May meeting for curbs and sidewalks . Amenity team to pressure wash mailboxes, stairs and parking lot at April	05.12.2026 Per Rizzetta - Pressure washing is completed. We will inspect this week
6	04.06.2026	Work on events	Amenity Manager	05.20.26	What are the events that are planned	05.12.2026 There are currently no events planned we've been advised. We are reaching out for proposals to host a few events over this summer and will present to the Board once proposals are finalized
7	04.15.2026	Check on the resurfacing of Court 1	Amenity Manager	05.20.26		05.12.2026 Full inspection of all courts will be completed this week
8	04.15.2026	Send an email blast to residents about the public hearing for the adoption of the rules	Amenity Manager	05.20.26	Mitch to send multiple emails to residents regarding the rules public hearing in June	05.12.2026 We will be sending out in May and June as a heads up for all residents
9	04.15.2026	Add labels to the signage on the play structure	Amenity Manager	05.20.26	Needs to have the recommended age range	05.12.2026 We will order the recommended age stickers for the necessary equipment. We do not have record of it being ordered yet
10	04.15.2026	Little library book exchange	Amenity Manager	05.20.26		05.12.2026 We can add a little free library with a not to exceed approval for \$700. We just need a confirmed location to place it
11	04.15.2026	Mailbox sticker replacement	Amenity Manager	05.20.26	Replace identifying stickers on the mailboxes	05.12.2026 Rizzetta advised stickers are not ordered yet. We are investigating the correct ones we need to install
12	04.15.26	Information to be sent on Waterways	Blue Water	05.20.2026	Blue Water to advance with information to be sent to residents as to what plants are healthy for the sustainability of the waterways. Amenity team to blast out to residents	
13	04.15.2026	Status on Pond 5 Project	Blue Water	05.20.26	Bring this to the May meeting	05.11.26 Will relocate equipment to pond 5 and begin repairs at the end of this week. 05.13 Pond repairs begin tomorrow. Pond 23-repairs are complete
14	04.22.26	Pond cleanup	Blue Water/Pine Lake	05.20.26	Mr. Cane to advise on solutions regarding mowing of the pond banks	Email sent on 04.22.26 initiating conversation. Mr. Cane advised that the mowing of the pond banks was completed on 04.23.26. Waiting for Blue Lake to confirm they will handle the remaining vegetation on the pool bank as of 04.23.26. Blue Lake advised that the contract for the mitigation areas has expired with Horner Environmental. Reached out to Horner and left VM. Have reached out to two (2) other vendors for proposals as well. Will include in the May agenda
15	04.06.2026	Sidewalk Analysis, Detectable Warnings	District Engineer	05.20.26	Sidewalks need to be evaluated.	DM sent maps to Amy Flattery with PSSC. PSSC responded, stating they would love to evaluate the sidewalks. DM will chat further on 04.07 with PSSC differences between their method and grinding 04.07/26. DM sent maps to Candace with Roadway Concepts. Roadway is meeting with Mitch on 04.08. Temporary District Engineer will be reviewing and providing opinion as to next steps at the May meeting . 05.13 need to get proposals for detectable warning strips to be replaced
16	04.06.2026	Tennis court lights proposal	District Engineer	05.20.26	Gather proposals to have the tennis courts lit	Toolman Electric quoted \$57,9755.00, including permit fees, for 6, 28-foot direct-burial steel poles. DM awaiting final response to follow-up questions 04.07.26. . Welch tennis court trying to schedule onsite visit for Thursday 04.09. District engineer is reviewing exact specs received from Tweener lights and will provide analysis at the May meeting . Tweener has advised that they can upgrade the lumens at no extra charge. 05.13 Will discuss Tweener lights questions answered to the Board.
17	04.06.2026	19308 Eagle Creek Ln Sidewalk Flooding	District Engineer	05.20.26	Task was given to new district engineer	4/3 – requested quote from Pine Lakes 3/23 – requested quote from Pine Lakes 2/27 – CR performed field inspection with Pine Lakes regarding ponding. 2/25 – CR performed field inspection where ponding was notice. Project was given to the new District Engineer for observations 05/13 will be getting proposals for flume to be installed in landscape area between sidewalk and road to allow water to run into road instead of stopping at sidewalk.

18	04.06.2026	Natural area needs to be bush hogged	District Engineer	05.20.26	Looking to push back the buffer areas to the SWFWMD allowable area	Pulled Plats for all the K-Bar Ranch Community. Need further discussion on this area as this would involve getting EPC and SWFWMD involved on how much we are looking to push back buffer areas and which areas are desired
19	04.06.2026	Pond 221 MES	Blue Water/District Engineer	05.20.26		3/30 – received quote from Blue Water Aquatics 3/31 – requested Blue Water Aquatics to revise quote to include sodding from Pine Lake quote. Board approved proposal from Blue Water in the amount of \$9,890.45. District Engineer advised as to changes. Contract executed and awaiting delivery and final approval from the temporary District Engineer when project is completed. 5.11.26 Blue Water is starting repairs tomorrow (5/12) on the water control structures. Repairs should take 2-3 days. DE: 05/13 Have not heard from Blue Water if this work has been completed. Will review once work is finished 05/13 Blue Water update: Pond 23 repairs are complete
20	04.15.2026	Resolution 26-10 & New Credit Card	District Manager	05.20.26	Disbursement of funds and credit card authorization increase NTE \$500 pre-purchase on an emergency basis	Need to wait till new amenity team is in place as cards are issued in the name of the District as well as an individual
21	04.15.2026	Post the workshop meetings on the website and advertise in the annual meeting	District Manager	05.20.26		Waiting on the final schedule and will post to the website !
22	04.22.2026	Engineer RFQ	District Manager	05.20.2026	Advertise the RFQ in a newspaper of general circulation	RFQ was published in the Business Observer
23	04.06.2026	Communicate with the School Status about court bookings	District Manager	05.20.26	Obtain a proposal to have court bookings on the website	School Now responded, suggesting an account on SuperSaaS (www.supersaas.com). They do not offer scheduling, but can place the schedule links on the District website. Awaiting more research 04.07.26. . Cost Analysis will be provided at the May meeting
24	04.06.2026	Parking Permits	District Manager	05.20.26	What can be done on the website	Reached out to school now on 04.07 - waiting on response . Permit can be requested on the website however the process is not automated and the amenity team will still need to send communication as to any approval . It will just offer residents another avenue besides just emailing the amenity team directly. This can be discussed at the May meeting
25	04.15.2026	Budget Amendment for FY 26 Budget	District Manager	05.20.26	Budget amendment advancing the fund balance changes proposed	Budget amendment will be presented at the May meeting - requested resolution from Counsel
26	04.22.26	e-bikes and e-scooters	District Manager/Kutak Rock	05.20.26	Need a way to enforce rules regarding e-bikes/scooters.	Email sent to district counsel on 04.22.26 suggesting ideas. Counsel will include verbiage in the rules that will be adopted in June
27	04.06.2026	Adding barriers around the well pumps	Pine Lake	05.20.26	Hedge for Meadowpoint	Proposal was approved at April meeting and Pine Lake sent contract on 04.22, 04.24 and 04.28 05.13-Working to schedule these installs later this month pending consistent rainfall.
28	04.06.2026	2 Acre Parcel/Dedicated Play Area/Soccer	Pine Lake	05.20.26	Mr. Cane to advise on the current and proposed mow schedules (must maintain grass at 2.5 inches), grading, and the cost to maintain a regular mow schedule	Mr. Cane responded on 04.07 and advised that he would investigate as to additional charges, Sent follow up email on 04.28.2026 so that the Board can consider advancing at the meeting 05.13 crew working to walk down turf height in this area during regular maintenance.
29	04.06.2026	Maintenance items (leaning and faded signs, leaning trees, tree shaking)	Pine Lake	05.20.26	Ask Jeff about the leaning trees	Mr. Cane to advise on trees that may need staking or to have the stake removed 04.07.26. Meeting with arborist on 05.05 to discuss .05.13 we dont do anything with signs but were are removing damaged tree bracing and straps as we move through the community.
30	04.15.2026	Get palm trees scheduled for trimming in the pool area	Pine Lake	05.20.2026		05.13 We were waiting on new contract for these, will have an update for the board at the next meeting.
31	04.06.2026	Tree count - decline in myrtles and magnolias - reach out to arborist	Pine Lake	05.20.26	Some of the trees have remained in their wire baskets and burlap bags.	Requested count of declining trees and number of trees planted. Mr. Crane responded on 04.07 and will be advancing . Reached out to Arborist Abroad to confirm they can review once Pine Lake advises . Meeting will be held on 05.05 at 9 am between arborist and Pine Lake 05.13 Met with arborist on site, he stated he would be sending a report to management.
32	04.06.2026	Proposal for expanding irrigation zones	Pine Lake	05.20.26	Expanding irrigation zones to convert bahia to St. Augustine. Plan to phase out in accordance with high vis areas.	Awaiting overview proposal set in separate phases. Estimate for each phase installation has been requested. Looking to keep each phase at about \$7,500, if possible 04.07.2026. Mr. Cane responded on 04.07 and will be advancing with proposals ASAP. Awaiting new proposal as of 04.28.26. 05.13 currently working through this, will have an update for board at this months meeting.
33	03.17.2026	Proposal for Clubhouse Well Repair	Pine Lake	04.30.2026	clubhouse well is not operational due to bad VFD control drive. Proposal was sent to prior management company	Awaiting final approval and execution as of 04.28. 05.13 these were approved but we have an issue with the mainline discovered once water was restored. New construction damaged this line and we are writing an estimate for repair.
34	04.06.2026	Proposal for annuals versus perennials	Pine Lake	05.20.26	Landscape entry Bed Enhancements	Mr. Cane responded on 04.07 and will be advancing with proposals ASAP. Proposal was approved at April meeting. Pine Lake was sent contract on 04.22. 04.24 and 04.28. Pine Lake has also advised that they are waiting on the well repair as well as the rainy season 05.13 Working to schedule these installs later this month pending consistent rainfall.
35	04.06.2026	Playground Drains	Pine Lake	COMPLETE	Mulch proposals to remediate needed	3/25 – requested quote from Pine Lakes. Mulch proposal was approved at the April meeting and contract was advanced to Pine Lake 05.13 complete

Exhibit 2

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**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES  
FOR THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**

The K-Bar Ranch II Community Development District (“District”), located in Tampa, Hillsborough County, Florida, announces that professional engineering services will be required on a continuing basis for the District’s capital improvement plan, including roadway improvements, stormwater management systems, potable water, sanitary sewer, and reuse water systems, and other public improvements authorized by Chapter 190, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual (“Applicant”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“Qualification Statement”) of its qualifications and past experience on U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” available at <https://www.gsa.gov/system/files/2024-08/SF330-21a.pdf>, with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant’s professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant’s willingness to meet time and budget requirements; d) the Applicant’s past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Manatee County, Florida; e) the geographic location of the Applicant’s headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, *Florida Statutes* (“CCNA”). All applicants interested must submit five (5) unbound hardcopies and one (1) electronic copy on a flash drive of Standard Form No. 330 and Qualification Statement by 4 p.m. on May 11, 2026 to the attention of Patricia Thibault, Haven Management Solutions, 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746 (“District Manager’s Office”).

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations for a continuing contract. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District’s proposed Rules of Procedure, which are available from the District Manager.

**Publish on April 24<sup>th</sup>, 2026 (DM: must be published at least 14 days prior to submittal deadline in a newspaper of general circulation. Please set submittal deadline based on when able to publish notice.)**

## K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

### DISTRICT ENGINEER PROPOSALS

#### COMPETITIVE SELECTION CRITERIA

**1) Ability and Adequacy of Professional Personnel** (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

**2) Consultant's Past Performance** (Weight: 25 Points)

Past performance for other community development districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

**3) Geographic Location** (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

**4) Willingness to Meet Time and Budget Requirements** (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

**5) Certified Minority Business Enterprise** (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

**6) Recent, Current and Projected Workloads** (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

**7) Volume of Work Previously Awarded to Consultant by District** (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

Exhibit 3

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# K-Bar Ranch II Community Development District

## Engineering Services for K-Bar Ranch II Community Development District





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**Stantec Consulting Services Inc.**  
380 Park Place Boulevard, Suite 300  
Clearwater, Florida 33759

May 11, 2026

**Attention:**

Patricia Thibault  
Anchor Stone Management LLC, 255  
Pimera Blvd, Suite 160 Lake Mary, FL  
32746

**Reference:**

Engineering Services For K-Bar Ranch II  
Community Development District

Dear Ms. Thibault and Selection Committee Members,

Stantec Consulting Services Inc. is pleased to submit our qualification package for engineering services for K-Bar Ranch II Community Development District (District). Stantec is familiar with your needs as we currently provide services to numerous CDDs throughout West-Central Florida. We have the technical and administrative experience and depth of resources to serve the District's engineering and planning needs. Stantec will serve in the general capacity of District Engineer and as an extension of your staff. We are well prepared to provide District engineering services, as required, under a continuing contract.

Stantec is a trusted leader in community development with a history spanning more than six decades of helping communities across the country and beyond achieve their goals. We have a commitment to advance the quality of life around the world. Our capabilities, market presence, and cultures create the opportunity to provide you with a broad range of exemplary services including planning, engineering design, and capital project cost estimating.

The professional and technical engineering assistance the District requires for this engineering services contract includes all facets of engineering, planning, construction, administration/inspection, environmental/ecological, regulatory compliance and drainage system inspection. Our experienced and available team of professionals have successfully provided these types of services to many satisfied clients and look forward to being your go-to engineering services consultant. Stantec brings you the following benefits:

Our team of engineering, planning, and environmental staff identified for this project specialize in all areas required to complete any assignment under this engineering services contract. Stantec offers you the following based on our understanding of your key needs:

Our Proposed Principal in Charge/  
Contract Manager, **Doug Stoker, PE**, has **30+ years of experience** working on multi-disciplinary projects throughout Florida.

- **Small Team, Large Resources, Locally-based** – As your locally based consultant, the Stantec team assigned to this project is available and familiar with the area and type of services required by the CDD.
- **Cost-Conscious Measures** – Knowing that budgets are tight and needs remain constant, our engineers have years of experience in finding innovative, cost-conscious and sustainable solutions.
- **Experience** – The staff assigned to the District have many years of experience with CDDs and in the engineering field. We are familiar with local, regional and state regulatory agencies. We have experience in design, permitting, construction, inspection and regulatory compliance in areas of roadways, drainage, entry features, gate systems, landscaping and other public improvements.

**Vasili Kostakis, PE**, and **Greg Woodcock** will be your District Engineer and Project Manager. Each has experience in providing the types of engineering services outlined in the District's request for qualifications. Stantec holds all applicable federal, state and local licensure to perform services under this contract and is a current/active corporation authorized to do business in the State of Florida.

Provided in the following pages are Stantec's qualifications, including resumes of several key staff and project descriptions that highlight our ability to provide you with all necessary engineering services.

Sincerely,

  
Doug Stoker, PE  
Vice President

Office: (727) 531-3505  
Mobile: (813) 382-6668  
douglas.stoker@stantec.com



Stantec staff volunteering during 'Stantec in the Community' week!

## Our Firm

### Firm Information and Background

The Stantec community unites more than 28,000 specialists working in over 400 locations. We collaborate across disciplines and industries to make infrastructure, buildings, and energy and resource projects happen. Our work—professional consulting in planning, engineering, architecture, interior design, landscape architecture, surveying, environmental sciences, project management, and project economics—begins at the intersection of community, creativity, and client relationships.

Since 1954, our local strength, knowledge, and relationships, coupled with our world-class expertise, have allowed us to go anywhere to meet our clients' needs in more creative and personalized ways. With a long-term commitment to the people and places we serve, Stantec has the unique ability to connect to projects on a personal level and advance the quality of life in communities across the globe.

At Stantec we understand innovation, collaboration, and a strong vision are necessary to create successful projects. Our goal in each project is to provide social, environmental, and economic benefits in keeping with the physical site conditions, public expectations, and market realities of the project.

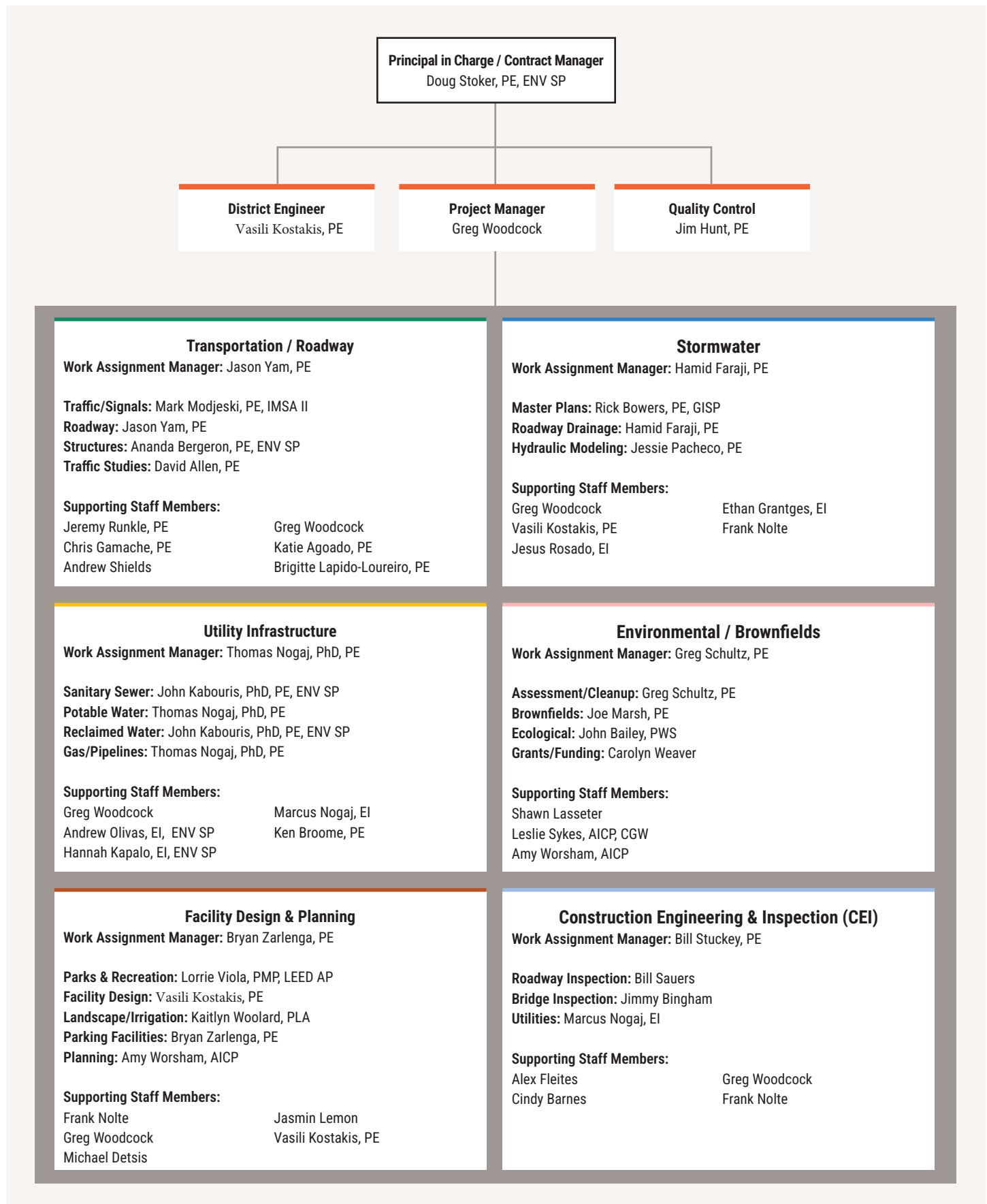
We offer the complete range of professional planning and design services necessary to carry property through planning, approvals and permitting, to design and construction. Stantec's team of experts includes urban planners, civil engineers, and environmental scientists. This team designs distinguished new towns and communities and provides ongoing support to include Community Development District Engineering Contracts. We have earned a strong reputation for helping nationally recognized clients realize the maximum potential of their vision and investment.

### We develop spaces of distinct and local character through the following suite of services:

- Transportation engineering and planning
- Trail and recreation facility design
- Site design
- Urban and land planning
- Stormwater management
- Roadway and bridge design
- Water/wastewater facilities design
- Brownfields redevelopment
- Community engagement
- GIS/asset management
- Outdoor advertising regulation services
- Environmental services
- Environmental management
- Landscape architecture
- Traffic operations
- Structural engineering services
- Redevelopment consulting services
- Grant writing
- Water resources
- Right-of-way acquisition and relocation
- Construction inspection and administration
- Utility coordination / relocation design

# Ability & Adequacy of Professional Personnel

## Organizational Chart



# Key Personnel / Work Assignment Managers

Bios of individuals are included below. Full resumes of these key individuals can be found in Section E of the required Standard Form 330, located at the end of this proposal.



## **Doug Stoker, PE, ENV SP | Principal-in-Charge, Contract Manager**

Doug is responsible for the day-to-day operations of the Clearwater and Brooksville offices. With 30+ years of experience, his responsibilities have included contract management, site design, environmental management, urban planning, transportation/roadway engineering, stormwater design/permitting, roadway design, water/wastewater, development review, urban planning, and construction coordination. Doug also serves as the Vice President of his homeowner's association and has experience with reserve studies for funding repair and replacement of asphalt and concrete pavement, pavers, street signs, and site improvements.



## **Vasili Kostakis, PE | District Engineer**

Vasili is an licensed engineer experienced in site development and permitting through local, state, and federal agencies; environmental resource permitting through various water management districts; water resources evaluation and management studies; and noise and air quality monitoring, modeling, and permitting. He has served as Engineer-of-Record on development projects ranging from small residential and commercial sites through multiple-lot subdivisions and commercial parks. Construction document experience includes preparation of master site plans, dimension plans, utility plans, paving, grading, and drainage plans, details & specifications, bid document preparation, and permitting. Water resources experience includes surface water hydrology and nutrient loadings studies and design and implementation of large-scale surface water monitoring programs. Vasili currently manages 9 Community Development Districts. Oversees projects from start to finish and has a good relationship with vendors in the construction industry.



## **Greg Woodcock | Project Manager**

Greg has 29 years of experience working on both public and private sector development projects. He has developed projects from conceptual design through construction including all phases of plan development; permitting through local and federal agencies; water resources evaluation and management studies; stormwater modeling and CADD design. He has served as project manager on numerous projects ranging from municipal drainage improvements and parks through large complex watershed restorations. He also has experience with contract document and post-design service experience; cost opinion estimates; detail and specifications; bid document preparation; shop drawing reviews; pay application review, and field inspections and documentation.



## **James Hunt, PE | Quality Control Manager**

James is a senior level Project Manager/Engineer with more than 50 years of varied experience in the planning, design, construction and management of highway and civil projects for a wide variety of clients. Included are surveys, preliminary engineering studies, design, CEI and construction management, value engineering studies, quality control reviews and various general consultant services. He has provided quality control for numerous design projects throughout Florida. In addition, he has served as Project Manager/Assistant Value Engineering Team Leader for FDOT Districts Four and Five, providing Value Engineering study input for a wide range of projects.



## **Jason Yam, PE | Transportation Work Assignment Manager**

Jason has 23 years of experience in roadway and transportation design and project management for local government projects. Most of his career has been spent serving as project engineer or project manager for roadway projects ranging from small rural to large interstate systems. He is extremely knowledgeable in the preparation of roadway plans, signing and pavement marking plans and maintenance of traffic plans. His approach to transportation improvement projects focuses on safety first.



### **Hamid Faraji, PE | Stormwater Work Assignment Manager**

Hamid is experienced in highway design and considered an expert in drainage facility design for transportation projects. His drainage experience includes stormwater collection system design, preparation and design of location hydraulic reports, pond siting reports, bridge hydraulic reports, scour analysis, hydrology and hydraulic analysis, computer modeling, and cross drains design. He has extensive experience acquiring permits from the various water management districts and other federal and local agencies throughout Florida.



### **Thomas Nogaj, PhD, PE | Utility Infrastructure Work Assignment Manager**

Thomas has 38 years of experience in civil and environmental engineering. He has experience implementing and managing water and wastewater design and construction projects. Specific project experience includes facility planning of water supply and wastewater systems, design drawings and specifications, developing computerized models, designing deep well supplies and water treatment facilities, construction administration, and implementing IT projects including computerized maintenance management systems and custom software development. His research focuses on the "Mathematical Modeling of Carbon Removal in the A-Stage Activated Sludge System."



### **Greg Schultz, PE | Environmental/Brownfields Work Assignment Manager**

Greg is a senior environmental engineer and branch manager for Stantec with 30 years of experience assisting private and public-sector clients on environmental due diligence, contamination assessment, remediation, and Brownfield redevelopment projects. He specializes in integrating assessment and remediation of complex Brownfield sites with planned redevelopment to achieve cost-effective and timely site closure while maximizing voluntary cleanup tax credit (VCTC) recovery.



### **Bryan Zarlenga, PE | Facility Design & Planning Work Assignment Manager**

Bryan has 32 years of experience in site development, permit expediting, construction phase services and project management. He has served as Project Director/Manager for numerous public facility planning and design projects including site design, concept planning, permitting, technical specifications, contract administration, and construction management. His projects have included parks, schools, fire stations, public utilities, bus terminals, municipal buildings, and special use facilities. Bryan is thoroughly familiar with the west-central Florida area having successfully completed numerous site development projects throughout the region, particularly in Pinellas and Hillsborough Counties.



### **Bill Stuckey, PE | Construction Engineering & Inspection (CEI) Work Assignment Manager**

Bill has 23 years of experience in the construction and engineering field, with most of that time providing CEI services. He is extremely versed in both road and bridge construction. Bill offers experience in many other construction-related areas including Design/Build projects, quality control and assurance, contract administration, project scheduling, project documentation, materials testing, and surveying. He offers diversified experience in the field and management of day to-day CEI operations.

## **Additional Key Staff Members**

### **John Bailey, PWS | Ecological Services**

John is a Senior Project Manager for ecological assessments of coastal wetlands and uplands, plant and wildlife surveys, listed species surveys, photo interpretation and vegetation mapping, wetland delineation and hydroperiod elevation assessment, wetland mitigation design, data analysis, environmental permitting, and project management. He was responsible for submission of the USACE package for a 1566-acre portion of the property, preparation of 2 submittals for SWFWMD construction ERPs on smaller portions of the project, response to RAIs, wetland delineation, UMAM analysis, attending agency field reviews and coordination of FWC gopher tortoise relocation and sandhill crane incidental take permits (as a precaution to prevent construction delays in the event of nesting cranes nest in adjacent wetlands).

### **John Kabouris, PhD, PE, ENV SP | Utility Infrastructure Services**

John has 34 years of experience in utility engineering. He has conducted internationally recognized research on computer modelling and stochastic control of biological wastewater treatment processes and on the codigestion of municipal sludge and fat, oil and grease (FOG) under conventional and advanced digestion. He has served as project manager, process engineer, and project engineer in wastewater treatment and solids processing studies, master planning, and design projects and has a long record of leadership service to the Water Environment Federation (WEF). He has been a reviewer and contributing author to WEF manuals, has published in national and international journals and conference proceedings and serves as an associate editor for WEF's journal of Water Environment Research.

# Company Licensure

Stantec is a Corporation certified in the State of Florida under document number: F01000005948. Stantec is also authorized to practice engineering, architecture, landscape architecture, and surveying through the State of Florida Department of Business and Professional Regulations and are current with all our certifications.

<b>2024 FOREIGN PROFIT CORPORATION ANNUAL REPORT</b>		<b>FILED</b> <b>Jan 22, 2024</b> <b>Secretary of State</b> <b>4148604533CC</b>																																																															
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<b>Name and Address of Current Registered Agent:</b> CORPORATION SERVICE COMPANY 1201 HAYS STREET TALLAHASSEE, FL 32301 US																																																																	
<small>The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.</small>																																																																	
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<small>I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.</small>																																																																	
<b>SIGNATURE:</b> CHRISTOPHER O HEISLER		SECRETARY																																																															
<small>Electronic Signature of Signing Officer/Director Detail</small>		<small>Date</small>																																																															

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- [View Application Status](#)
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- [Unlicensed Activity Search](#)
- [AB&T Delinquent Invoice & Activity List Search](#)

**LICENSEE DETAILS** 12:45:03 PM 2/7/2024

**Licensee Information**

Name:	STANTEC CONSULTING SERVICES INC. (Primary Name)
Main Address:	410 17 STREET STE 14 DENVER Colorado 80202
County:	OUT OF STATE
License Mailing:	410 17 STREET STE 1400 DENVER CO 80202
County:	OUT OF STATE

**License Information**

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	27013
Status:	Current
Licensure Date:	05/30/2006
Expires:	

## Consultants Past Performance

Stantec has provided district engineering services for over 65 CDD's in the state of Florida, and currently provides services to numerous CDDs throughout West-Central Florida. We have the technical and administrative experience and depth of resources to serve the District's engineering and planning needs.

The professional and technical engineering assistance the District requires for this engineering services contract includes all facets of engineering, planning, construction, administration/inspection, environmental/ecological, regulatory compliance and drainage system inspection. We have provided these exact services throughout west-central Florida on an as-needed basis since 1984. We know how to deliver on work assignments both large and small. This has enabled us to think quickly, thoroughly, and efficiently on a variety of levels. This vast experience affords us an unparalleled understanding of the unique challenges facing Florida's communities including uncertainty with respect to climate change.

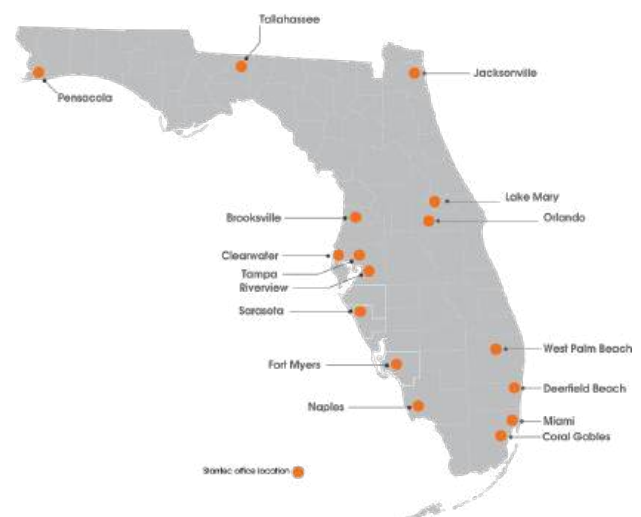
With Stantec, there is no learning curve for the services the District is requesting. As you will see in our response, the assembled Stantec team has extensive experience working with public and private agency clients in support of engineering services contracts. Having worked with Anchor Stone Management and similar clients over many years, the Stantec team offers the District unmatched resources to fulfill your engineering needs.

As required, we are including our applicable project experience within Section F of our Standard Form 330, located at the end of this proposal. Our experienced and available team of professionals have provided these types of services to many satisfied clients and look forward to being your go-to engineering services consultant.

## Geographic Locations

All assignments for the K-Bar Ranch II CDD will be managed from our firm's office in Clearwater with major support from our Brooksville and Riverview offices, as required. Their

Clearwater 380 Park Place Blvd., Suite 300 Clearwater, FL 33759 727.531.3505 (Main)	
Brooksville 20215 Cortez Blvd. Brooksville, FL 34601 352.754.1240 (Direct)	Riverview 3905 Crescent Park Drive Riverview, FL 33578 813.664.4500 (Main)



## Minority Business Enterprise Status

Stantec is not a Minority Business Enterprise. However, we are fully committed to the use of minority- and women-owned businesses in conjunction with our contracts, and we meet or exceed any goals set forth by our clients. Stantec provides equal employment opportunities (EEO) to all employees and applicants for employment without regard to race, color, religion, sex, national origin, age, disability, genetics or veteran status. In addition to federal law requirements, specific state or local laws or regulations may identify protected categories in addition to those listed in the policy, such as sexual orientation and/or gender identity. Stantec complies with applicable state and local laws governing non-discrimination in employment in every location in which the company has facilities.

## Willingness to Meet Time and Budget Requirements

Project controls encompass the people, processes, and tools used to plan, manage, and mitigate cost and schedule issues and any risk events that may impact projects. The most successful projects have well developed controls in place from start to finish. Such controls are crucial to the efficiency and performance of specific projects and the organization's overall operations. Well-developed controls, monitored through each step of the process, ensure that timing and budget demands are met and that every participant knows their role in context of the project.

Major work tasks will be planned as a series of subtasks, accommodating a bottoms-up approach at the schedule development stage, a proper linkage of predecessor and successor activities, and an effective management tool to track and adjust schedules and to reallocate resources as the work proceeds.

The District Engineer, Project Manager and Work Assignment Managers will hold team meetings throughout the project, with a major emphasis placed on reviewing progress and discussing upcoming milestones. This close coordination and the working relationships among our District Engineer, Project Manager, Work Assignment Managers, and the District Manager also will help ensure timely project completion and general understanding of the Districts goals and budgets.

## Project Approach

Stantec offers a single point of contact for cohesive engineering, environmental, construction, and business consulting services. Our integrated approach efficiently addresses your challenges, fostering smart, sustainable growth alongside your communities and environments. We simplify access to multidisciplinary expertise and on-the-ground experience to support your business objectives.

K-Bar Ranch II CDD faces many challenges and Stantec will assist in developing processes and procedures to protect the District and accomplish the development vision by the board and community staff. Stantec will strive to assist the District to accomplish current goals as well as plan for the future.

With hundreds of available staff members throughout the state, we can **successfully complete** any project and **meet your schedule requirements**.

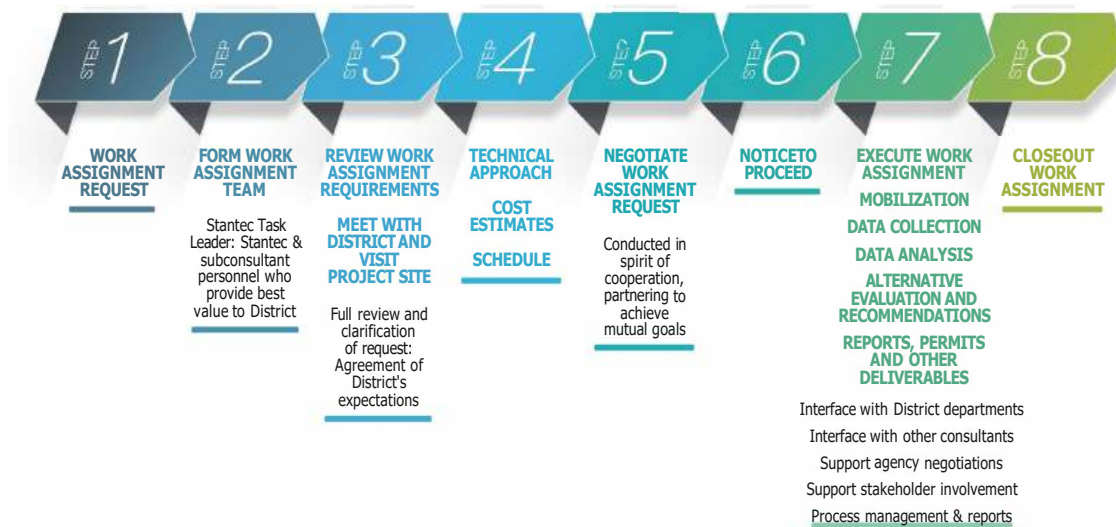
### Stantec's Project Execution

We understand, as part of this contract, there is potential to use any number of services for a task assignment. We are ready and willing to provide the District with the skill set and experience necessary to effectively service the District's needs, whatever they entail.

Our proposed approach is founded on the principles of responsiveness to your needs, and our unwavering commitment to quality. This approach has been refined and proven over our more than 70-year history of success on thousands of individual projects under similar Professional Services Continuing Contracts for hundreds of clients, many of which are your neighboring municipalities. In this section, our approach is presented from organizational, management, and task assignment standpoints.

Our approach to providing the District with unparalleled responsiveness and quality includes:

- Selecting a small, flexible team of highly qualified professionals with exemplary skills in their area of expertise. We understand there is a potential to use any one of a number of services for a task assignment as part of this contract.
- Selecting specialty subconsultants as needed for services outside of Stantec's expertise in alignment with the District's needs and values. They will serve as an extension of our team, enabling us to provide the District the services required to complete any assignment.
- Utilizing experienced local staff that have previously provided services to CDDs. Our long history of successful projects stands as proof that we are ready to serve your needs with no learning curve.
- Ensuring our QA/QC plan is implemented for each task, no matter how small.



## Quality Control

Stantec's Project Manager will direct project activities to ensure budget, schedule, and quality control; allocate appropriate resources; and regularly communicate project status. Stantec offers the largest combination of pertinent resources available locally with the depth and breadth of personnel to effectively service the District. Specifically, Stantec will: (1) Plan and schedule major work tasks by individual subtasks. This will allow resources to be reallocated, if necessary, to maintain control of the project; (2) Hold internal team meetings, with major emphasis on reviewing progress to date and upcoming milestones.

**Quality Assurance** – Stantec's goal on each project is to prepare documents free of errors, complete with accurate data, meeting all applicable standards and criteria, and in compliance with the requirements established by the District. The District expects the delivery of contract documents and services that have been thoroughly reviewed by highly qualified professionals whose reviews allow the bidding, construction, and final cost to be within the established budget. They also expect the project to be of high quality and completed on time. These expectations are in complete agreement with our team's goal.



The QA/QC component of the organization is as important as the design and plans production process. Although our design professionals follow stringent internal QC processes, we believe it is critical to have senior professionals in each design discipline perform independent peer reviews to ensure a quality product. Peer reviews focus not only on the technical design standards and project scope requirements, but also on conflicts, cost, and constructability. Stantec has strong company policies on quality, employee workmanship, and error prevention. Our QA/QC process emphasizes the prevention of quality problems such as errors, omissions, etc., and corrects quality problems as early as possible to minimize cost and impacts.

**Detailed Schedule Control** – We use Microsoft Project to manage schedule performance and plan resource utilization. Major work tasks will be planned as a series of subtasks, accommodating a bottoms-up approach to schedule development, proper linkage of predecessor and successor activities, and an effective management tool to track and reallocate resources as work proceeds. Weekly team meetings will be held by the Project Manager and Work Assignment Managers, with a major emphasis placed on reviewing progress and discussing upcoming milestones. Close coordination and working relationships between our Project Manager, Work Assignment Managers and their District counterparts will also help ensure timely project completion.



**Strict Cost Control** – Stantec understands the need to be financially responsible and mindful of the District's budget constraints. Once a scope of services has been agreed upon for a given work assignment, Stantec will propose a reasonable fee that reflects the effort required to satisfy the scope with a quality set of project documents.

**Engineering Cost Control** – When evaluating the true value of the services we provide, Stantec is seen as very competitive for the following reasons:

- Stantec provides nearly all services in-house, resulting in integrated services and cost savings. When subconsultants are necessary, Stantec does not mark up their services.
- Our experienced staff develops comprehensive scopes of work the first time to identify all necessary services for your project. This avoids surprises from change orders or unidentified obstacles during construction.
- Stantec uses focused work teams to complete your projects. Given our depth of resources, we staff these teams with exactly the right mix of talent. Behind these small teams, more than 880 Florida associates specialize in all services to meet your needs. Small teams and big resources save you money.
- The true value of Stantec services comes during construction when our projects are built. Experienced staff ensures our designs are correct the first time, resulting in fewer construction change-orders and delays.
- Over 85% of Stantec's work is for repeat clients who have evaluated Stantec's value compared to other engineering firms and continue to return to Stantec for the premier services we provide.
- Stantec helps clients identify manage and obtain grant funding for Brownfields redevelopment projects, again bringing added value to your bottom line.



**Construction Cost Estimating** – As the construction industry continues to have ever-changing and rising costs, it is imperative that your Engineer of Record provide accurate Engineer’s Opinions of Cost to plan for upcoming work. Here are some of the steps we have taken to ensure we are addressing this for our clients:

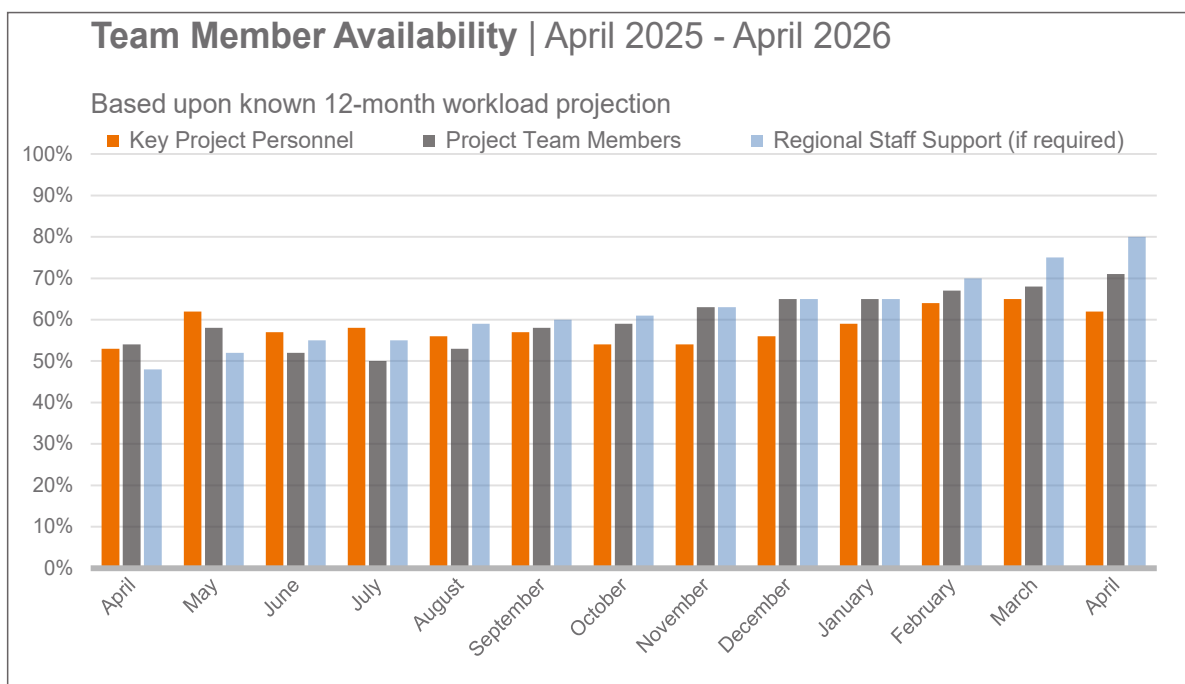
- Develop an internal team of engineers and cost estimators who are tasked with monitoring changing construction costs. These individuals track past estimates compared to actual construction costs and provide necessary guidance to those preparing new estimates.
- Routinely monitor construction industry journals including the Engineering News Record, Construction Industry News, and other publications for indicators of construction cost escalation.
- Perform in-house constructability/bidability reviews and value engineering using our in-house Construction Management. This lets us identify opportunities for savings and ensure a “buildable” design.
- Involve contractors prior to bidding to obtain input on specific construction cost elements that may impact the overall project bid. This further helps Stantec identify any obstacles that would prevent a Contractor from bidding on the project, promoting a greater number of bidders and more competition.
- Produce quality plans that help minimize construction change-orders. While we may not be able to control rising industry prices, we can ensure you get the best value for your money because of our reputation and quality plans and specifications.

## Current And Projected Workload

Our team has more than 500 staff members in the West-Central Florida region who can be called upon to complete each work task assigned by the District. Our available resources allow us to maintain schedules with no gaps in labor commitment. All staff members will be available upon notice to proceed and will be committed to your various projects for the full duration.

Stantec offers the largest combination of pertinent resources available with the depth and breadth of personnel to effectively service the District’s needs under this contract in a timely and cost-effective manner. Our cross-trained staff allows us to remain flexible such that full-time or part-time commitments of key staff to client projects can be accommodated. The figure illustrated below provides a projection of staff availability over the next year.

Based upon existing contracts and current staffing workloads, the included chart illustrates staff availability for the next year. Key project/contract personnel are projected to have ample availability and will be fully supported by the dedicated team shown on the organizational chart. If required, our personnel have the ability to pull from additional, regional staff members to support any potential requirements relating to projects resulting from this contract. As illustrated on the Team Availability chart below, we have the ability to appropriately staff any need that may arise as part of this contract. Stantec is fully committed to meeting any of the District’s project requirements from start to finish.



## Volume of Work Previously Awarded

Stantec has a longstanding relationship and have completed multiple successful projects with Anchor Stone Management. However, Stantec is not currently performing work for K-Bar Ranch II Community Development District.

## Financial Capacity

Stantec generates positive cash flow from operations and utilizes internal project management and financial systems providing timely information key to proactive management of business operations and working capital investment. Stantec is not dependent upon any specific customer, industry, or service and, as a result, overall economic risk is limited due to Stantec's large customer base and dispersion across geographic areas and industries served. Stantec is, and continues to be, financially sound and a strong company with sufficient capital resources for normal ongoing operations.

We are a publicly traded entity listed on the New York Stock Exchange (Symbol: STN) and the Toronto Stock Exchange (Symbol: STN). We are required to be financially stable in order to maintain these listings and we are required to adhere to the Sarbanes-Oxley Act (SOX) and its Canadian equivalent (C-SOX). We are subject to ongoing independent audits that prove our financial stability and credit worthiness. For a complete view of our audited financial statements, visit the Investor Relations section of our web site at [www.stantec.com](http://www.stantec.com).

## Contract History

Stantec affirms that over the past 10 years, the firm has not defaulted on any contract or is in arrears on any contract; nor has the firm failed to demonstrate proper license and business organization.

Stantec affirms that over the past 10 years, the firm has not been the subject of any governmental action of any kind (e.g., investigation, proceeding, penalty, licensure issue, etc.). Stantec further affirms that no such conditions currently exist.

## References

**Kyle Darin**  
**Vesta Property Services, District Manager**  
 250 International Parkway, Suite 208  
 Lake Mary, FL 32746  
 321.263.0132 ext 742

**Jason Greenwood**  
**Governmental Management Services**  
 4648 Eagle Falls Pl  
 Tampa, FL 33619  
 561.789.8729 (Cell)

**Matthew Huber**  
**Rizzetta and Company**  
 5844 Old Pasco Road, Suite 100  
 Wesley Chapel, FL 33544  
 813.994.1001

**Patricia Thibault**  
**Anchor Stone Management - District Management Services**  
 255 Primera Blvd, Suite 160  
 Lake Mary, FL 32746  
 407.221.9153

# Certificate of Insurance



## CERTIFICATE OF LIABILITY INSURANCE

5/1/2024 DATE (MM/DD/YYYY)  
4/21/2023

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).

<b>PRODUCER</b> Lockton Companies 444 W. 47th Street, Suite 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:	
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b> STANTEC CONSULTING SERVICES INC. 1415077 410 17TH STREET SUITE 1400 DENVER CO 80202-4427	<b>INSURER A :</b> Travelers Property Casualty Company of America NAIC # 25674	
	<b>INSURER B :</b> Berkshire Hathaway Specialty Insurance Company NAIC # 22276	
	<b>INSURER C :</b>	
	<b>INSURER D :</b>	
	<b>INSURER E :</b>	
	<b>INSURER F :</b>	

**COVERAGES** **CERTIFICATE NUMBER:** 14193567 **REVISION NUMBER:** XXXXXXXX

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
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CONTRACTUAL/CROSS <input checked="" type="checkbox"/> XCU COVERED GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:	N	N	47 - GLO-307584	5/1/2023	5/1/2024	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 25,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY	N	N	TC2J - CAP - 8E086819 (AOS) TJ - BAP - 8E086820	5/1/2023 5/1/2023	5/1/2024 5/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	N	N	47 - UMO-307585	5/1/2023	5/1/2024	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ XXXXXXXX
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input checked="" type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N	UB - 3P635310 (AOS) UB - 3P533004 (MA, WI) EXCEPT FOR OH ND WA WY	5/1/2023 5/1/2023	5/1/2024 5/1/2024	<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) TO WHOM IT MAY CONCERN.

<b>CERTIFICATE HOLDER</b>  14193567 TO WHOM IT MAY CONCERN	<b>CANCELLATION</b> See Attachment  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 
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# ARCHITECT – ENGINEER QUALIFICATIONS

## PART I - CONTRACT-SPECIFIC QUALIFICATIONS

### A. CONTRACT INFORMATION

*(City and State)*

<b>2. PUBLIC NOTICE DATE</b> N/A	K-BAR RANCH II
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### B. ARCHITECT-ENGINEER POINT OF CONTACT

<b>4. NAME AND TITLE</b> Douglas E. Stoker, PE, ENV SP   Vice President
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<b>5. NAME OF FIRM</b> Stantec Consulting Services Inc.
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<b>6. TELEPHONE NUMBER</b> 727.531.3505	<b>7. FAX NUMBER</b> 727.539.1294	<b>8. E-MAIL ADDRESS</b> douglas.stoker@stantec.com
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### C. PROPOSED TEAM

*(Complete this section for the prime contractor and all key subcontractors.)*

	<i>(Check)</i>			<b>9. FIRM NAME</b>	<b>10. ADDRESS</b>	<b>11. ROLE IN THIS CONTRACT</b>
	PRIME	J-V PARTNER	SUBCON-TRACTOR			
a.	<input checked="" type="checkbox"/>			Stantec Consulting Services Inc.  <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	380 Park Place Blvd. Suite 300 Clearwater, FL 33759	General Engineering Consulting Services
b.						
c.						
d.						
e.						
f.						
g.						
h.						



**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT** *(Complete one Section E for each key person.)*

<b>12. NAME</b> <b>Douglas Stoker, PE, ENV SP</b>	<b>13. ROLE IN THIS CONTRACT</b> Contract Manager, Principal-in-Charge	<b>14. YEARS EXPERIENCE</b>	
		<i>a. Total</i> 31	<i>b. With Current Firm</i> 9

**15. FIRM NAME AND LOCATION** *(City and State)*  
Stantec Consulting Services Inc. | Clearwater, Florida

**16. EDUCATION** *(Degree And Specialization)*  
ME/Civil Engineering, BS/Civil Engineering

**17. CURRENT PROFESSIONAL REGISTRATION** *(State And Discipline)*  
FL PE No. 50659, Envision Sustainability Professional No. 29171

**18. OTHER PROFESSIONAL QUALIFICATIONS** *(Publications, Organizations, Training, Awards, etc.)*  
American Society of Civil Engineers (ASCE) No. 273984, American Society of Highway Engineers (ASHE), Florida Institute of Consulting Engineers (FICE), Florida Engineering Society (FES), National Society of Professional Engineers No. 900046

**19. RELEVANT PROJECTS**

	<b>(1) TITLE AND LOCATION</b> <i>(City and State)</i>	<b>(2) YEAR COMPLETED</b>	
		<b>PROFESSIONAL SERVICES</b>	<b>CONSTRUCTION</b> <i>(If Applicable)</i>
a.	<b>Belmont Community Development District</b> Hillsborough County, Florida	Ongoing	N/A
	<b>(3) BRIEF DESCRIPTION</b> <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Principal-in-Charge. Stantec has been Belmont CDD’s District Engineer since 2019 to guide the District Manager on all planning, design, permitting and construction activities undertaken by the CDD. Services include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other miscellaneous engineering services. Fees: vary by project		
b.	<b>Waters Edge Community Development District</b> Pasco County, Florida	Ongoing	Ongoing
	<b>(3) BRIEF DESCRIPTION</b> <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Managed Engineering Services for the District since 2015. Work included planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District. This District consists of 426 acres of property located on Moon Lake Road in Pasco County. Fees: Various		
c.	<b>Encore Community Development District</b> Tampa, Florida	Ongoing	Ongoing
	<b>(3) BRIEF DESCRIPTION</b> <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Principal-in-Charge. Managed engineering services for the District since its inception in 2010. Consists of 28-acre mixed-use, transit-oriented community in downtown Tampa. At full build-out the \$600 million project provides 1,500 mixed income residential units, 200 hotel rooms, 35,000 SF grocery store, 180,000 SF office space, 85,000 SF retail space, middle school, African-American history museum and public parks and gathering spaces. Services include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services. Fees: Vary with assignment		
d.	<b>Lakeshore Ranch Community Development District</b> Wesley Chapel, Florida	Ongoing	Ongoing
	<b>(3) BRIEF DESCRIPTION</b> <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Principal-in-Charge and Quality Assurance Manager. Engineering Services for the District since 2018. Work includes planning, report preparation, design, construction documents, construction administration, stormwater management facilities, landscaping and other engineering services as may be required by the District. This 481-acre development includes approximately 672 single family residential units. The project will have a mixture of single-family units, recreation facilities, roadways, utilities and surface water management system. Fee: Varies with assignment		
e.	<b>Miscellaneous Engineering Services Contract</b> Gulfport, Florida	Ongoing	N/A
	<b>(3) BRIEF DESCRIPTION</b> <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Contract Manager. Stantec has been providing a variety of municipal engineering services to the City including: water/wastewater, transportation/traffic design, hydrology/groundwater, planning/civil engineering, drainage improvements, permitting, and GIS/Asset Management. As Vice President, Doug oversees personnel and project activities associated with each task assignment, including water infrastructure. Stantec has completed more than 45 projects for the City of Gulfport since the beginning of this contract in 1992. Fee: Varies by project		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT** (Complete one Section E for each key person.)

<b>12. NAME</b> <b>Jim Hunt, PE</b>	<b>13. ROLE IN THIS CONTRACT</b> Quality Control Manager	<b>14. YEARS EXPERIENCE</b>	
		a. Total 51	b. With Current Firm 20

**15. FIRM NAME AND LOCATION** (City and State)  
Stantec Consulting Services Inc. | Clearwater, Florida

**16. EDUCATION** (Degree And Specialization)  
BS/Civil Engineering

**17. CURRENT PROFESSIONAL REGISTRATION** (State And Discipline)  
FL PE No. 24160

**18. OTHER PROFESSIONAL QUALIFICATIONS** (Publications, Organizations, Training, Awards, etc.)  
American Society of Engineers / American Society of Highway Engineers / Florida Engineering Society  
FDOT Maintenance of Traffic, FDOT Specifications Training

**19. RELEVANT PROJECTS**

	<b>(1) TITLE AND LOCATION</b> (City and State)	<b>(2) YEAR COMPLETED</b>	
		<b>PROFESSIONAL SERVICES</b>	<b>CONSTRUCTION</b> (If Applicable)
a.	<b>30<sup>th</sup> St. Complete Streets Sidewalk &amp; Safety Improvements</b> Tampa, Florida	Ongoing	N/A
	<b>(3) BRIEF DESCRIPTION</b> (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Quality Control for safety enhancements of roadway, bicycle, and pedestrian facilities along 30th Street from Yukon Street to Fowler Avenue. The project includes alternatives for roundabouts, multi-use trail, pedestrian-activated refuge islands, and low impact development to improve mobility and safety for all users while provided a green infrastructure. Services include public involvement, inter-agency and rail coordination, survey/SUE, traffic analysis, roadway and drainage design, utilities coordination, environmental permitting, structures, S&PM, signalization, landscaping and irrigation, geotechnical, cost estimating, specifications, FDOT compliance, and post-design. Contract Fee: \$350K		
b.	<b>SR 574 from E of Kingsway Rd. to East of McIntosh Rd.</b> Hillsborough County, Florida	Ongoing	Ongoing
	<b>(3) BRIEF DESCRIPTION</b> (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Quality Control for reconstruction of 2.5 miles of an existing two-lane rural section of roadway to a four-lane urban and suburban facility. Designed roadway plans that included sidewalk, horizontal and vertical geometry, typical section alternatives, drainage, CSX crossings, R/W acquisition, S&PM, signalization, lighting, TCP, utility coordination, and public involvement. \$4.3M		
c.	<b>Calienta St. Stormwater Improvements</b> Hernando County, Florida	Ongoing	Pending
	<b>(3) BRIEF DESCRIPTION</b> (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Quality Control Engineer. This project includes a Preliminary Engineering Report (PER) and evaluation of alternatives for Calienta Street and Petit Lane, Petit Lane and Shoal Line Drive new intersection, and improvements to the Shoal Line Drive and Calienta Street intersection. The objective of the project is to improve safety, traffic circulation, pedestrian facility, and stormwater collection and conveyance systems. Fee: \$165K		
d.	<b>62nd Ave. North Sidewalk &amp; Intersection Improvements</b> Pinellas County, Florida	2017	N/A
	<b>(3) BRIEF DESCRIPTION</b> (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Drainage Project Manager. Our firm provided engineering design services for two enhancement projects along the east side of Oakhurst Road: 94th Avenue to 102nd Avenue and 102nd Avenue to 105th Avenue. We conducted a drainage analysis along the Antilles Drive/Antigua Drive/Oakhurst Road area. This study consisted of development of a hydrologic and hydraulic model for existing and proposed conditions. Proposed drainage improvements were analyzed to minimize street flooding during 10-year, 24-hour storm event and reduce the 100-year, 24-hour flood stage to below the finished floor of the residential properties. Fees: \$194K		
e.	<b>Railroad Crossing Intersection Improvements: Forest Lakes Boulevard, McMullen Booth Road, Bryan Dairy Road, Belcher Road</b> Pinellas County, Florida	Ongoing	N/A
	<b>(3) BRIEF DESCRIPTION</b> (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Quality Control Engineer Project Manager for construction phase services during construction of these CSX railroad crossings in Pinellas County. Projects included raising the elevation of the existing tracks and installation of concrete approach slabs on either side of the single-track crossing. Extensive coordination with CSX, the County, and other shareholders was crucial to the success of these projects.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT** (Complete one Section E for each key person.)

<b>12. NAME</b> Thomas Burke, PE	<b>13. ROLE IN THIS CONTRACT</b> District Engineer, Parks/Recreation, Civil / Site Design	<b>14. YEARS EXPERIENCE</b>	
		a. Total 31	b. With Current Firm 14

**15. FIRM NAME AND LOCATION** (City and State)

Stantec Consulting Services Inc. | Clearwater, Florida

**16. EDUCATION** (Degree And Specialization)

BS/Environmental Engineering

**17. CURRENT PROFESSIONAL REGISTRATION** (State And Discipline)

Professional Engineer FL No. 58566

**18. OTHER PROFESSIONAL QUALIFICATIONS** (Publications, Organizations, Training, Awards, etc.) N/A**19. RELEVANT PROJECTS**

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a.	<b>Belmont Community Development District</b> Hillsborough County, Florida	Ongoing	N/A
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager. Our firm has served as District Engineer since 2019 with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District.		
b.	<b>Connerton West CDD General Engineering Services</b> Pasco County, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Engineer. Stantec reviewed existing field conditions and provided a report outlining a proposed 8' wide trail alignment, reviewed different construction methods and prepared estimated construction costs by contacting contractors. Cardno evaluated path construction types and materials allowable under the existing permit and provided the lowest cost for a sustainable long-term solution. Stantec also worked with the District Manager and District Engineer to coordinate information and resources. Stantec also performed construction management services for a new playground and associated grading and drainage infrastructure project in Rose Garden Park, adjacent to the amenities center. Stantec managed the consultants, contractor and coordinated with the District Manager. Assisted during the bid process for any clarifications/questions. Stantec performed construction progress review for payment release.		
c.	<b>Waters Edge Community Development District</b> Pasco County, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Managed Engineering Services for the District since 2015. Work included planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District. This District consists of 426 acres of property located on Moon Lake Road in Pasco County. Fees: Various		
d.	<b>Panther Trails Community Development District</b> Hillsborough County, Florida	Ongoing	N/A
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Managed Engineering Services for the District since 2016. Work includes planning, report preparation, design, construction documents, construction administration, stormwater management facilities, roadway, landscaping and other engineering services as may be required. District encompasses 287 acres within unincorporated southern Hillsborough County. Panther Trails consists of 828 single family lots.		
e.	<b>JC Handley Sports Complex Conversion</b> Tampa, Florida	2010	N/A
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager/Engineer of Record. J.C. Handley Sport Complex is a 30-acre County sports facility consisting of baseball and soccer fields and associated amenities including concessions; spectator stands; restrooms; and parking. The project included conversion of baseball to regulation soccer fields; asphalt and pervious paver parking improvements; stormwater management design; landscaping; shelters and bleachers placement; sports field lighting and irrigation consultation; pedestrian circulation design; and turf field considerations. Coordination with multiple regulatory agencies was required to permit the project. Fees: \$136,250		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT** *(Complete one Section E for each key person.)*

<b>12. NAME</b> <b>Gregory Woodcock</b>	<b>13. ROLE IN THIS CONTRACT</b> Project Manager	<b>14. YEARS EXPERIENCE</b>	
		<i>a. Total</i> 29	<i>b. With Current Firm</i> 20

**15. FIRM NAME AND LOCATION** *(City and State)*  
Stantec Consulting Services Inc. | Brooksville, Florida

<b>16. EDUCATION</b> <i>(Degree And Specialization)</i> Civil Engineering Technology – Three years	<b>17. CURRENT PROFESSIONAL REGISTRATION</b> <i>(State And Discipline)</i> N/A
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**18. OTHER PROFESSIONAL QUALIFICATIONS** *(Publications, Organizations, Training, Awards, etc.)* N/A

**19. RELEVANT PROJECTS**

	<b>(1) TITLE AND LOCATION</b> <i>(City and State)</i>	<b>(2) YEAR COMPLETED</b>	
		<b>PROFESSIONAL SERVICES</b>	<b>CONSTRUCTION</b> <i>(If Applicable)</i>
a.	<b>Belmont Community Development District</b> Hillsborough County, Florida	Ongoing	N/A
	<b>(3) BRIEF DESCRIPTION</b> <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Project Manager. Our firm has served as District Engineer since 2019 with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District.		
b.	<b>Encore Community Development District</b> Tampa, Florida	Ongoing	Ongoing
	<b>(3) BRIEF DESCRIPTION</b> <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Managed Engineering services for the CDD since the District’s inception in 2010. Consists of 28-acre mixed-use, transit oriented community in downtown Tampa. The \$600 million project provides for 1,500 mixed income residential units, 200 hotel rooms, 35,000 SF grocery store, 180,000 SF office space, 85,000 SF retail space, middle school, African-American history museum and public parks and gathering spaces. Services include planning, report preparation, design, water and sewer, stormwater management, roadway, construction administration, landscaping and other services as required. Fees: Varies with assignment.		
c.	<b>Lakeshore Ranch Community Development District</b> Wesley Chapel, Florida	Ongoing	Ongoing
	<b>(3) BRIEF DESCRIPTION</b> <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Managed Engineering Services for the District since 2018. Work includes planning, report preparation, design, construction administration, stormwater management, landscaping and other engineering services as may be required by the District. This +481 continuous acres development includes approximately 672 single family residential units. The project will have a mixture of single-family units, recreation facilities, roadways, utilities and surface water management system. Fees: Varies with assignment		
d.	<b>Panther Trails Community Development District</b> Hillsborough County, Florida	Ongoing	Ongoing
	<b>(3) BRIEF DESCRIPTION</b> <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Managed Engineering Services for the District since 2016. Work includes planning, report preparation, design, construction documents, construction administration, stormwater management facilities, roadway, landscaping and other engineering services as may be required by the District. This District encompasses approximately 287 acres within the unincorporated area of southern Hillsborough County. Panther Trails consists of 828 single family lots. Phase 2 was recently completed. Fees: Varies with assignment.		
e.	<b>Waters Edge Community Development District</b> Pasco County, Florida	Ongoing	Ongoing
	<b>(3) BRIEF DESCRIPTION</b> <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Managed Engineering Services for the District since 2015. Work included planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District. This District consists of 426 acres of property located on Moon Lake Road in Pasco County. Fees: Various		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT** (Complete one Section E for each key person.)

<b>12. NAME</b> Jason Yam, PE	<b>13. ROLE IN THIS CONTRACT</b> Transportation / Roadway	<b>14. YEARS EXPERIENCE</b>	
		a. Total 23	b. With Current Firm 22

**15. FIRM NAME AND LOCATION** (City and State)  
 Stantec Consulting Services Inc. | Clearwater, Florida

**16. EDUCATION** (Degree And Specialization)  
 BS/Civil Engineering

**17. CURRENT PROFESSIONAL REGISTRATION** (State And Discipline)  
 FL PE No. 62449

**18. OTHER PROFESSIONAL QUALIFICATIONS** (Publications, Organizations, Training, Awards, etc.)  
 FDOT Maintenance of Traffic

**19. RELEVANT PROJECTS**

	<b>(1) TITLE AND LOCATION</b> (City and State)	<b>(2) YEAR COMPLETED</b>	
		<b>PROFESSIONAL SERVICES</b>	<b>CONSTRUCTION</b> (If Applicable)
a.	<b>Lakeshore Ranch Community Development District</b> Wesley Chapel, Florida	Ongoing	Ongoing
	<b>(3) BRIEF DESCRIPTION</b> (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Roadway Engineer Lead for this contract to provide engineering services to the District since 2018. Work includes planning, report preparation, design, construction administration, stormwater management, landscaping and other engineering services as may be required by the District. This +481 continuous acres development includes approximately 672 single family residential units. The project will have a mixture of single-family units, recreation facilities, roadways, utilities and surface water management system. Fees: Varies with assignment		
b.	<b>Waters Edge Community Development District</b> Pasco County, Florida	Ongoing	Ongoing
	<b>(3) BRIEF DESCRIPTION</b> (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Managed Engineering Services for the District since 2015. Work included planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District. This District consists of 426 acres of property located on Moon Lake Road in Pasco County. Fees: Various		
c.	<b>Oldsmar Trail Phase VI (Douglas Road)</b> Oldsmar, Florida	2016	2018
	<b>(3) BRIEF DESCRIPTION</b> (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager for the design of a 1.2-mile segment of Oldsmar Trail along Douglas Road. This Local Agency Program (LAP) project between the City of Oldsmar and FDOT provides trail connectivity of the 11-mile Oldsmar Trail network to Hillsborough County and the Burbank Road project. This project included initial analysis of safety and constructability of a trail along the Douglas Road corridor. Supplemental signing and markings were added to the side streets and driveway to increase safety for the trail users. In addition to the trail design, stormwater improvements, utility design, traffic operations, and safety/ADA enhancements were included in this project.		
d.	<b>30<sup>th</sup> St. Complete Streets Sidewalk &amp; Safety Improvements</b> Tampa, Florida	Ongoing	N/A
	<b>(3) BRIEF DESCRIPTION</b> (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Roadway Project Engineer for safety enhancements of roadway, bicycle, and pedestrian facilities along 30th Street from Yukon Street to Fowler Avenue. The project includes alternatives for roundabouts, multi-use trail, pedestrian-activated refuge islands, and low impact development to improve mobility and safety for all users while provided a green infrastructure. Services include public involvement, inter-agency and rail coordination, survey/SUE, traffic analysis, roadway and drainage design, utilities coordination, environmental permitting, structures, S&PM, signalization, landscaping and irrigation, geotechnical, cost estimating, specifications, FDOT compliance, and post-design. Contract Fee: \$350K		
e.	<b>South Wabash Ave Extension from Harden Blvd (SR 563) to Ariana St</b> Lakeland, Florida	Ongoing	Ongoing
	<b>(3) BRIEF DESCRIPTION</b> (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager and Engineer of Record for design of 2.7-mile segment, on new alignment, of 2-lane divided suburban section collector for the City of Lakeland. Project included survey, right-of-way mapping, SUE, permitting (SWFWMD, U.S. Army Corps of Engineers and FDOT), final design (roadway and drainage, signalization, S&PM, lighting, miscellaneous structures, landscaping and irrigation) and public involvement with adjacent development.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT** *(Complete one Section E for each key person.)*

<b>12. NAME</b> Hamid Faraji, PE	<b>13. ROLE IN THIS CONTRACT</b> Stormwater	<b>14. YEARS EXPERIENCE</b>	
		<i>a. Total</i> 37	<i>b. With Current Firm</i> 24

**15. FIRM NAME AND LOCATION** *(City and State)*  
 Stantec Consulting Services Inc. | Clearwater, Florida

**16. EDUCATION** *(Degree And Specialization)*  
 BS/Civil Engineering

**17. CURRENT PROFESSIONAL REGISTRATION** *(State And Discipline)*  
 FL PE No. 51581

**18. OTHER PROFESSIONAL QUALIFICATIONS** *(Publications, Organizations, Training, Awards, etc.)*  
 American Society of Engineers

**19. RELEVANT PROJECTS**

	<b>(1) TITLE AND LOCATION</b> <i>(City and State)</i>	<b>(2) YEAR COMPLETED</b>	
		<b>PROFESSIONAL SERVICES</b>	<b>CONSTRUCTION</b> <i>(If Applicable)</i>
a.	<b>Lakeshore Ranch Community Development District</b> Wesley Chapel, Florida	Ongoing	N/A
	<b>(3) BRIEF DESCRIPTION</b> <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Stormwater Engineer Lead for this contract to provide engineering services to the District since 2018. Work includes planning, report preparation, design, construction administration, stormwater management, landscaping and other engineering services as may be required by the District. This +481 continuous acres development includes approximately 672 single family residential units. The project will have a mixture of single-family units, recreation facilities, roadways, utilities and surface water management system. Fees: Varies with assignment.		
b.	<b>Waters Edge Community Development District</b> Pasco County, Florida	Ongoing	Ongoing
	<b>(3) BRIEF DESCRIPTION</b> <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Managed Engineering Services for the District since 2015. Work included planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District. This District consists of 426 acres of property located on Moon Lake Road in Pasco County. Fees: Various		
c.	<b>Calienta St. Stormwater Improvements</b> Hernando County, Florida	Ongoing	Pending
	<b>(3) BRIEF DESCRIPTION</b> <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Project Manager. This project includes a Preliminary Engineering Report (PER) and evaluation of alternatives for Calienta Street and Petit Lane, Petit Lane and Shoal Line Drive new intersection, and improvements to the Shoal Line Drive and Calienta Street intersection. The objective of the project is to improve safety, traffic circulation, pedestrian facility, and stormwater collection and conveyance systems. Fee: \$165K		
d.	<b>Oakhurst/Antilles Drainage Improvements</b> Pinellas County, Florida	2014	2016
	<b>(3) BRIEF DESCRIPTION</b> <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Drainage Project Manager. Provided engineering design services for two enhancement projects along the east side of Oakhurst Road: 94th Avenue to 102nd Avenue and 102nd Avenue to 105th Avenue. Conducted a drainage analysis along the Antilles Drive/Antigua Drive/Oakhurst Road area. This study consisted of development of a hydrologic and hydraulic model for existing and proposed conditions. Proposed drainage improvements were analyzed to minimize street flooding during 10-year, 24-hour storm event and reduce the 100-year, 24-hour flood stage to below the finished floor of the residential properties. Fees: \$121K		
e.	<b>City of Largo Sidewalks Enhancement</b> Largo, Florida	2018	2018
	<b>(3) BRIEF DESCRIPTION</b> <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Senior Drainage and Environmental Permitting Engineer for sidewalk enhancements along Adrian Avenue from Indian Rocks Road to Trotter Road and Gladys Street from Hillsdale Avenue to Dryer Avenue as part of FDOT District Seven's Districtwide Enhancement Project. Project encompassed replacing the existing open drainage system with new stormwater collection and closed conveyance systems in order to construct sidewalks, American with Disabilities Act (ADA) improvements, pedestrian signals and improved crosswalks.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT** (Complete one Section E for each key person.)

<b>12. NAME</b> <b>Greg Schultz, PE</b>	<b>13. ROLE IN THIS CONTRACT</b> Environmental/Brownfields	<b>14. YEARS EXPERIENCE</b>	
		a. Total 29	b. With Current Firm 23

**15. FIRM NAME AND LOCATION** (City and State)  
Stantec Consulting Services Inc. | Clearwater, Florida

**16. EDUCATION** (Degree And Specialization)  
BS, Environmental Engineering

**17. CURRENT PROFESSIONAL REGISTRATION** (State And Discipline)  
FL PE No. 57586 (also registered GA, AL, TN, NC, MS, KY, SC)

**18. OTHER PROFESSIONAL QUALIFICATIONS** (Publications, Organizations, Training, Awards, etc.)  
40-Hour OSHA Certified; Florida Brownfields Association (Technical Committee Member); Florida Bar Association – Environmental Land Use Law Section – Affiliate Member; Tampa Bay Area Association of Environmental Professionals – Member

**19. RELEVANT PROJECTS**

	<b>(1) TITLE AND LOCATION</b> (City and State)	<b>(2) YEAR COMPLETED</b>	
		<b>PROFESSIONAL SERVICES</b>	<b>CONSTRUCTION</b> (If Applicable)
a.	<b>Former HD King Power Plant Site - Brownfields Site Assessment and Remediation Services</b> , Fort Pierce, Florida	2016	2018
	<b>(3) BRIEF DESCRIPTION</b> (Brief Scope, Size, Cost, Etc.) <b>AND SPECIFIC ROLE</b> <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager – Former 4.3-acre power plant site contaminated with PCBs, metals, volatile and semi-volatile organic compounds and total recoverable petroleum hydrocarbons. Conducted site assessment, prepared an Analysis of Brownfields Cleanup Alternatives, Quality Assurance Project Plan, Community Relations Plan, various Source Removal (SR) Plans and SR Completion Reports. Prepared and implemented EPA-approved TSCA PCB removal work plan. Managed and oversaw removal of +/- 40,000 tons of contaminated soil and debris. Removal actions were structured over a multi-year period to maximize voluntary cleanup tax credit (VCTC) recovery for the City. Project Cost: \$5,240,030 VCTC Recovery +/- \$2.5 Million.		
b.	<b>Port Orange Dump Site - Brownfields Site Assessment and Remediation Services</b> , Port Orange, Florida	2020	2020
	<b>(3) BRIEF DESCRIPTION</b> (Brief Scope, Size, Cost, Etc.) <b>AND SPECIFIC ROLE</b> <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager – Conducted assessment, cleanup, and redevelopment of a former 7-acre illicit dump site. The site included large quantities of solid waste and soils impacted with pesticides, polycyclic aromatic hydrocarbons (PAHs), and arsenic. Excavated and power-screened 70,000 cubic yards (cy) of debris and contaminated soil to separate waste from reusable soil. Exported 13,000 cy of concrete for recycling, and 11,800 tons of contaminated soil and non-recyclable debris for landfill disposal. Project Cost: \$2,580,000		
c.	<b>30-Acre Chlorinated Solvent/1,4-Dioxane Plume Assessment/Remediation</b> Clearwater, Florida	2018	2020
	<b>(3) BRIEF DESCRIPTION</b> (Brief Scope, Size, Cost, Etc.) <b>AND SPECIFIC ROLE</b> <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager – Conducted rapid source area dense non-aqueous phase liquid delineation utilizing Membrane Interface Probe (MIP™). Completed site assessment in multiple aquifer zones by sonic drilling to case off overlying formations. Designed, installed, and operated a closed-loop groundwater recovery system for hydraulic control and treatment of source area while conducting off-site assessment. Greater than 97% reduction in source area contaminant levels achieved. Project Cost: \$1.7M.		
d.	<b>Pinellas County Brownfields Services Program</b> Pinellas County, Florida	Ongoing	N/A
	<b>(3) BRIEF DESCRIPTION</b> (Brief Scope, Size, Cost, Etc.) <b>AND SPECIFIC ROLE</b> <input checked="" type="checkbox"/> Check if project performed with current firm Greg provided brownfield site assessment services to the Pinellas County Brownfields Program. Greg served as Project Manager for projects under the Brownfields program. Providing Brownfields Programmatic Assistance to Pinellas County since 2003, and served as an approved Brownfields Site Assessment Consultant since 2005. Worked closely with Pinellas County to obtain \$400,000 in EPA Brownfields Assessment funding and over \$90,000 in EPA One Cleanup/Land Revitalization Funding. Greg has assisted with the completion of several Phase I and Phase II Environmental Assessments and a Lead and Asbestos survey for potential developers under the County Brownfields Program.		
e.	<b>Pinellas County Traffic Operations/Emergency Responders Building</b> Pinellas County, Florida	2013	2014
	<b>(3) BRIEF DESCRIPTION</b> (Brief Scope, Size, Cost, Etc.) <b>AND SPECIFIC ROLE</b> <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager - Environmental Assessment and Regulatory Negotiations – During pre-design services, soil contamination was detected at the proposed project site. Completed a multistage assessment and prepared a Site Rehabilitation Completion Report (SRCR) documenting final delineation of soil impacts and recommending conditional closure with institutional and engineering controls to mitigate contaminant impacts. Site Rehabilitation Completion Order with Conditions (SRCOc) issued in 2014. Fees: \$410,000		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT** *(Complete one Section E for each key person.)*

<b>12. NAME</b> <b>Thomas Nogaj, PhD, PE</b>	<b>13. ROLE IN THIS CONTRACT</b> Utilities / Infrastructure	<b>14. YEARS EXPERIENCE</b>	
		<i>a. Total</i> 38	<i>b. With Current Firm</i> 5

**15. FIRM NAME AND LOCATION** *(City and State)*  
Stantec Consulting Services Inc. | Clearwater, Florida

<b>16. EDUCATION</b> <i>(Degree And Specialization)</i> PhD / Environmental Engineering, MS / Environmental Engineering, BS / Civil Engineering	<b>17. CURRENT PROFESSIONAL REGISTRATION</b> <i>(State And Discipline)</i> FL PE No. 42854
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**18. OTHER PROFESSIONAL QUALIFICATIONS** *(Publications, Organizations, Training, Awards, etc.)*  
Florida Water Environment Association / Water Environment Federation

**19. RELEVANT PROJECTS**

	<b>(1) TITLE AND LOCATION</b> <i>(City and State)</i>	<b>(2) YEAR COMPLETED</b>	
		<b>PROFESSIONAL SERVICES</b>	<b>CONSTRUCTION</b> <i>(If Applicable)</i>
a.	<b>Design-Build of 19th Avenue Water/Wastewater/Reclaimed Water Pipelines</b> Hillsborough County, Florida	2017	2021
	<b>(3) BRIEF DESCRIPTION</b> <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Principal-in-Charge overseeing design, permitting, and construction phase services to support construction of over 14,000 linear feet of 24-inch potable water main, over 16,000 linear feet of 20- and 30-inch reclaimed water main from just west of I-75 to just west of US Hwy 41 along 19th Avenue NE in the Ruskin area. The project also includes approximately 18,000 linear feet of 24- and 36-inch wastewater force main, which runs from Hillsborough County's South County Advanced Wastewater Treatment Plant to just west of US Hwy 41 along 19th Avenue NE. Fee: \$590,535		
b.	<b>Airport Subregional WWTP Phase III Expansion</b> Hernando County, Florida	2019	Ongoing
	<b>(3) BRIEF DESCRIPTION</b> <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Project Director for expansion of the Airport Subregional Wastewater Treatment Plant from a 1.25 mgd to 6.0 mgd facility. Design included increases in overall capacity and improvements throughout the plant. New facilities include headworks, Step Feed BNR, aerated sludge holding, indisk, filters, and high-service pumps. Major deliverables include Capacity Analysis Report, Capacity Rerate Report, Operation and Maintenance Performance Report, Preliminary Engineering Report, Land Application Report, and Contract Documents including Project Manual (specifications) and Contract Drawings Maintenance Performance Report, Preliminary Engineering Report, Land Application Report, and Contract Documents including Project Manual (specifications) and Contract Drawings.		
c.	<b>NEWRF Distribution Pump Station Replacement</b> St. Petersburg, Florida	Ongoing	Ongoing
	<b>(3) BRIEF DESCRIPTION</b> <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Principal-in-Charge for preliminary design, detailed design, bidding, and construction phase services of the Distribution Pump Station Replacement at the Northeast Water Reclamation Facility (NEWRF). The project will require the design and installation of a new Distribution/Effluent Pump Station (DPS) that will replace the existing pump stations and handle effluent disposal along with reuse effluent distribution. New flow meters, controls, and sampling will be addressed in this project along with the new structure. The ultimate goal is to design a reliable station with redundant safeguards to prevent any overflows from occurring.		
d.	<b>Reclaimed Water Transmission Main – Caloosahatchee River Crossing</b> Cape Coral, Florida	Ongoing	Ongoing
	<b>(3) BRIEF DESCRIPTION</b> <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Principal-in-Charge for design and installation of a reclaimed water transmission main across the Caloosahatchee River. The proposed 14,600-foot transmission main will run from an interconnection with the City of Cape Coral's Everest Water Reclamation Facility (WRF) and extend across the Caloosahatchee River to a point of interconnection located near the south side of the Midpoint Bridge in the City of Fort Myers.		
e.	<b>Orange County Utilities</b> Orlando, Florida	Varies	N/A
	<b>(3) BRIEF DESCRIPTION</b> <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Senior Project Manager providing construction management services for the EWRF Phase V WRRF Expansion including a new headworks, AWT upgrades, biosolids centrifuge dewatering facility, and effluent pump station improvements. Fee: \$750,000		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT** (Complete one Section E for each key person.)

<b>12. NAME</b> Bryan Zarlenga, PE	<b>13. ROLE IN THIS CONTRACT</b> Facility Design and Planning	<b>14. YEARS EXPERIENCE</b>	
		a. Total 32	b. With Current Firm 26

**15. FIRM NAME AND LOCATION** (City and State)  
 Stantec Consulting Services Inc. | Clearwater, Florida

**16. EDUCATION** (Degree And Specialization)  
 BS/Civil Engineering

**17. CURRENT PROFESSIONAL REGISTRATION** (State And Discipline)  
 FL PE No. 52167

**18. OTHER PROFESSIONAL QUALIFICATIONS** (Publications, Organizations, Training, Awards, etc.) N/A

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
<b>Encore Community Development District</b> Tampa, Florida	Ongoing	Ongoing
<p><b>3) BRIEF DESCRIPTION</b> (Brief Scope, Size, Cost, Etc.) <b>AND SPECIFIC ROLE</b> <input checked="" type="checkbox"/> Check if project performed with current firm</p> <p>a. Project Director providing QA/QC for civil engineering and landscape design associated with this unique redevelopment of 30+ acres of property in the heart of downtown Tampa as a mixed-use, transit-oriented development. The project, which will be certified through the USGBC's LEED for Neighborhood Development (ND) process, is a joint venture between Banc of America CDC, Tampa Housing Authority, and City of Tampa. \$28 million in funding was secured through the federal Neighborhood Stabilization Program II (NSP) to construct public infrastructure improvements. Provided planning, engineering, permitting and LEED certification as the Lead Engineer and Planner. Our pre-design services incorporated potential constraints into master planning, saving time and money. We also provided design for stormwater, roadways, utilities, and streetscaping/landscaping and conceptual design services for an adjacent 9+ acre park. Worked with the construction team to develop an approach to the accelerated schedule conditions within the NSP II criteria. This construction served as the basis for development of 12 individual private lots. Fee: \$2.5 Million</p>		
<b>Public Facilities</b> Various Locations, Florida	Ongoing/Varies	Ongoing
<p>b. <b>3) BRIEF DESCRIPTION</b> (Brief Scope, Size, Cost, Etc.) <b>AND SPECIFIC ROLE</b> <input checked="" type="checkbox"/> Check if project performed with current firm</p> <p>Project Director/Manager for numerous public facility planning and design projects including site design, concept planning, permitting, technical specifications, contract administration, and construction management. Projects have included Parks, Schools, Fire Stations, Public Utilities, Bus Terminals, Municipal Buildings, and special use facilities. Major clients or projects include:</p> <ul style="list-style-type: none"> <li>&gt; Clearwater Fire Stations No. 44, 49 and 51</li> <li>&gt; HARTline NW Transfer Center</li> <li>&gt; New Port Richey Public Works Facility</li> <li>&gt; USF Juniper Poplar Residence Hall</li> <li>&gt; LYNX Bus Rapid Transit (BRT) Improvements</li> <li>&gt; St. Pete-Clearwater Int'l Airport Parking Expansion</li> <li>&gt; Pinellas Suncoast Transit Authority</li> <li>&gt; HARTline Netpark Transfer Center</li> <li>&gt; Pasco County Utility Administration Building</li> <li>&gt; Pinellas County Emergency Responders Building</li> <li>&gt; Pinellas County Vehicle Storage Building</li> <li>&gt; Pinellas County Jail Expansion</li> </ul>		
<b>Wall Springs Coastal Addition</b> Hillsborough County, Florida	2016	N/A
<p>c. <b>3) BRIEF DESCRIPTION</b> (Brief Scope, Size, Cost, Etc.) <b>AND SPECIFIC ROLE</b> <input checked="" type="checkbox"/> Check if project performed with current firm</p> <p>Site Engineer of Record for this Pinellas County project providing planning, engineering and building design services to facilitate construction of this park on a 161-acre parcel of land in Pinellas County. Project elements included: trailhead, and parking, entry wall and sign, sidewalk along adjacent street, entry features / gates, two-lane paved roadway, restrooms (ADA), paved and unpaved trails, picnic shelter pavilion, utility coordination. Fee: \$103K</p>		
<b>Upper Tampa Bay Trail Phase IV</b> Hillsborough County, Florida	2015	2020
<p>d. <b>3) BRIEF DESCRIPTION</b> (Brief Scope, Size, Cost, Etc.) <b>AND SPECIFIC ROLE</b> <input checked="" type="checkbox"/> Check if project performed with current firm</p> <p>Project Director for design, permitting and implementation of the PD&amp;E Study. Right-of-way maps were prepared and land purchased to facilitate the final design and construction of this significant segment of the Upper Tampa Bay Trail. This segment of the Trail extends from Van Dyke Road to Lutz Lake Fern Road and includes Trailhead facilities and amenities. Construction documents including plans, specifications, bid quantities and cost opinions were developed. Significant permitting was completed with various Local, State and Federal Agencies including ACOE, EPC, Hillsborough County, SWFWMD, Tampa Bay Water and others. Firm Fee: \$580K</p>		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT** *(Complete one Section E for each key person.)*

<b>12. NAME</b> <b>William Stuckey, PE</b>	<b>13. ROLE IN THIS CONTRACT</b> Construction Administration / Management	<b>14. YEARS EXPERIENCE</b>	
		<i>a. Total</i> 23	<i>b. With Current Firm</i> 17

**15. FIRM NAME AND LOCATION** *(City and State)*  
Stantec Consulting Services Inc. | Clearwater, Florida

**16. EDUCATION** *(Degree And Specialization)*  
BS/Civil Engineering

**17. CURRENT PROFESSIONAL REGISTRATION** *(State And Discipline)*  
Professional Engineer FL No. 60271

**18. OTHER PROFESSIONAL QUALIFICATIONS** *(Publications, Organizations, Training, Awards, etc.)*  
Critical Structures, CTQP Post Tensioning and Grouting Level II, CTQP QC Manager, CTQP Final Estimates Level I & II, FDOT Advanced MOT, FDEP Stormwater Management Inspector, OSHA 29 CFR Construction Standards

**19. RELEVANT PROJECTS**

	<b>(1) TITLE AND LOCATION</b> <i>(City and State)</i>	<b>(2) YEAR COMPLETED</b>	
		<b>PROFESSIONAL SERVICES</b>	<b>CONSTRUCTION</b> <i>(If Applicable)</i>
a.	<b>Roosevelt Bridge Emergency Repairs</b> FDOT District Four	2021	2021
	<b>(3) BRIEF DESCRIPTION</b> <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Senior Project Engineer on this emergency contract to repair and reopen the bridge after a crack was discovered. Project includes temporary MOT changes on US-1 to open the east bridge to two lanes of traffic in each direction with weight restrictions, installing a diversion on Dixie Highway to restore one lane of traffic in each direction, and supplemental post tensioning bars in the end spans of the east bridge. Permanent work consists of repairing Span 1 on the west bridge, adding supplemental post-tensioning tendons in both bridges to restore them to an acceptable load rating condition. MOT changes were also implemented to restore US-1 and Dixie Highway to pre-emergency configurations.		
b.	<b>Peter P Cobb Memorial Bridge Rehabilitation</b> FDOT District Four	2020	2020
	<b>(3) BRIEF DESCRIPTION</b> <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Sr. Project Engineer/Project Administrator. The improvements consist of bridge rehabilitation including scour protection, rubble riprap, gabions, bedding stone, pile repairs, fender system and spalled/elaminated concrete repairs, sidewalk, driveways, fencing, pedestrian/bicycle railing, replacing the existing observation walks, and lighting along SR A1A for 0.585 miles over the Intracoastal Waterway in St Lucie County.		
c.	<b>CR 712A McCarty Road Bridge Replacement</b> FDOT District Four	2018	2018
	<b>(3) BRIEF DESCRIPTION</b> <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Sr. Project Engineer/Project Administrator for this \$1.5M Design-Bid-Build Bridge Replacement Project. The project consists of pavement reconstruction and widening, approach slab replacement, guardrail removal, concrete traffic railing, pipe handrail installation, inspection and settlement monitoring, vibration monitoring, detours, drainage structures, drainage improvements including installation of a French Drain system, rip-rap installation, fence and gate relocation and replacement, sod, signing and pavement markings on CR 712A (McCarty Rd).		
d.	<b>I-95 Bridge Deck Replacement Over CR 709 &amp; 10-Mile Creek</b> St. Lucie County, FDOT District Four	2019	2019
	<b>(3) BRIEF DESCRIPTION</b> <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Senior Project Engineer for this \$13.5M Design-Bid-Build bridge deck replacement. The project consists of constructing median crossovers on I-95 in order to remove and replace four bridge decks, milling and resurfacing, temporary pavement, guardrail, rumble strips, and signing and pavement markings on mainline I-95.		
e.	<b>Spanish River Interchange</b> Palm Beach County, FDOT District Four	2018	2018
	<b>(3) BRIEF DESCRIPTION</b> <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Bridge Project Engineer for this \$66M D/B new interchange project that provides direct access between I-95 and Florida Atlantic University (FAU). The project consists of constructing eight new bridges and widening five bridges as well as constructing multiple new ramps and auxiliary lanes on I-95 and the surrounding arterial roadways. Three of the eight new bridges utilize 84" Florida I-Beams (FIBs) with the longest span lengths approaching 190 feet.		

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		<b>20. EXAMPLE PROJECT KEY NUMBER</b>  <b>1</b>	
<b>21. TITLE AND LOCATION (City and State)</b> <b>General Engineering Services</b> Epperson Ranch Community Development District Pasco County, Florida		<b>22. YEAR COMPLETED</b> Professional Services Ongoing Construction (If Applicable)	
<b>23. PROJECT OWNER'S INFORMATION</b>			
<b>a. PROJECT OWNER</b> Vesta District Services International Parkway, Suite 208 Lake Mary, FL 32746		<b>b. POINT OF CONTACT NAME</b> Heath Beckett	<b>c. POINT OF CONTACT TELEPHONE NUMBER</b> 561.789.8729

**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)**

The Epperson Ranch Community Development District is located in Pasco County, Florida. The District is located off Overpass Road. The development consists of a mixture of single family units, recreation facilities, roadways, utilities and surface water management system. Our firm has been the District Engineer for Epperson Ranch since the beginning planning stages of the development with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services being provided include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District.



Project Fee: Varies per task

<b>25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT</b>			
<b>a.</b>	<b>(1) FIRM NAME</b> Stantec (previously Cardno, Inc.)	<b>(2) FIRM LOCATION (City and State)</b> Brooksville, Florida	<b>(3) ROLE</b> Prime

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	<b>20. EXAMPLE PROJECT KEY NUMBER</b>  <div style="text-align: center; font-size: 24pt;"><b>2</b></div>
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<b>21. TITLE AND LOCATION (City and State)</b> <b>General Engineering Services</b> Anthem Park CDD Osceola County, Florida	<b>22. YEAR COMPLETED</b> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Professional Services</td> <td style="width: 50%;">Construction (If Applicable)</td> </tr> <tr> <td style="text-align: center;">Ongoing</td> <td style="text-align: center;">Ongoing</td> </tr> </table>		Professional Services	Construction (If Applicable)	Ongoing	Ongoing
Professional Services	Construction (If Applicable)					
Ongoing	Ongoing					

<b>23. PROJECT OWNER'S INFORMATION</b>		
<b>a. PROJECT OWNER</b> Anthem Park Community Development District Kai - District Management Services 1540 International Pkwy., Suite 2000 Lake Mary, FL 32746	<b>b. POINT OF CONTACT NAME</b> Andy Menenhall	<b>c. POINT OF CONTACT TELEPHONE NUMBER</b> 321.263.0132 ext. 733

**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)**

The ±211 contiguous acres of development served by the Anthem Park Community Development District is located in the City of St. Cloud, Osceola County, Florida. The District is located on the west side of Old Creek Road and north of Nolte Road. Current development plans for the District, which includes 919 single family residential units and various recreational amenities. The project consists of a mixture of single-family units, recreation facilities, roadways, utilities and surface water management system.

Our firm has been the District Engineer for Anthem Park CDD since 2021 with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services being provided include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required.



Project Fee: Varies per task

<b>25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT</b>		
<b>a. (1) FIRM NAME</b> Stantec (previously Cardno, Inc.)	<b>(2) FIRM LOCATION (City and State)</b> Clearwater, Florida	<b>(3) ROLE</b> Prime

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	<b>20. EXAMPLE PROJECT KEY NUMBER</b>  <div style="text-align: center; font-size: 24pt;"><b>3</b></div>
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<b>21. TITLE AND LOCATION (City and State)</b>  <b>General Engineering Services</b> Lakeshore Ranch Community Development District Pasco County, Florida	<b>22. YEAR COMPLETED</b> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Professional Services</td> <td style="width: 50%;">Construction (If Applicable)</td> </tr> <tr> <td style="text-align: center;">Ongoing</td> <td style="text-align: center;">Ongoing</td> </tr> </table>		Professional Services	Construction (If Applicable)	Ongoing	Ongoing
Professional Services	Construction (If Applicable)					
Ongoing	Ongoing					

<b>23. PROJECT OWNER'S INFORMATION</b>		
<b>a. PROJECT OWNER</b> Lakeshore Ranch Community Development District Breeze Director - District Management Services 1540 International Pkwy., Suite 2000 Lake Mary, FL 32746	<b>b. POINT OF CONTACT NAME</b> Patricia Comings-Thibault	<b>c. POINT OF CONTACT TELEPHONE NUMBER</b> 407.221.9153

**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)**

The ±481 contiguous acres development served by the Lakeshore Ranch Community Development District is located in Pasco County, Florida. The District is located on US-41 south of SR-52. Current development plans for the District, which includes two phases, call for approximately 672 single family residential units and various recreational amenities. The project consists of a mixture of single-family units, recreation facilities, roadways, utilities and surface water management system.

In 2019 our firm prepared supplemental engineering report as part of a bond refinance plan that allowed the CDD to lower their interest rate as well as finance project to enhance the community.

We have been the District Engineer for Lakeshore Ranch since 2018 with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services being provided include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District.



Project Fee: Varies per task

<b>25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT</b>		
<b>a. (1) FIRM NAME</b> Stantec (previously Cardno, Inc.)	<b>(2) FIRM LOCATION (City and State)</b> Clearwater, Florida	<b>(3) ROLE</b> Prime


<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	<b>20. EXAMPLE PROJECT KEY NUMBER</b>  <div style="text-align: center; font-size: 24pt;"><b>4</b></div>
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<b>21. TITLE AND LOCATION (City and State)</b> <b>General Environmental Engineering Services</b> Connerton West Community Development District	<b>22. YEAR COMPLETED</b> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Professional Services</td> <td style="width: 50%;">Construction (If Applicable)</td> </tr> <tr> <td style="text-align: center;">Ongoing</td> <td style="text-align: center;">Ongoing</td> </tr> </table>		Professional Services	Construction (If Applicable)	Ongoing	Ongoing
Professional Services	Construction (If Applicable)					
Ongoing	Ongoing					

<b>23. PROJECT OWNER'S INFORMATION</b>		
<b>a. PROJECT OWNER</b> Rizzetta & Company 12750 Citrus Park Lane, Suite 115 Tampa, FL 33625	<b>b. POINT OF CONTACT NAME</b> Darryl Adams	<b>c. POINT OF CONTACT TELEPHONE NUMBER</b> 813.928.9099

**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)**

Provided wetland impact permitting support for this large on-going residential development in Pasco County. Submittal of USACE package for a 1566-acre portion of the property, preparation of 2 submittals for SWFWMD construction ERPs on smaller portions of the project, respond to RAIs, wetland delineation, UMAM analysis, attend agency field reviews and coordinate FWC gopher tortoise relocation and sandhill crane incidental take permits (as a precaution to prevent construction delays in the event of nesting cranes nest in adjacent wetlands).



Project Fee: Varies per task

<b>25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT</b>		
<b>a. (1) FIRM NAME</b> Stantec (previously Cardno, Inc.)	<b>(2) FIRM LOCATION (City and State)</b> Brooksville, Florida	<b>(3) ROLE</b> Prime

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	<b>20. EXAMPLE PROJECT KEY NUMBER</b>  <p style="text-align: center; font-size: 24pt;"><b>5</b></p>
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<b>21. TITLE AND LOCATION (City and State)</b> <b>General Engineering Services – Rose Garden Park Playground</b> Connerton West Community Development District	<b>22. YEAR COMPLETED</b> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Professional Services</td> <td style="width: 50%;">Construction (If Applicable)</td> </tr> <tr> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> </tr> </table>		Professional Services	Construction (If Applicable)	2020	2020
Professional Services	Construction (If Applicable)					
2020	2020					

<b>23. PROJECT OWNER'S INFORMATION</b>		
<b>a. PROJECT OWNER</b> Rizzetta & Company 12750 Citrus Park Lane, Suite 115 Tampa, FL 33625	<b>b. POINT OF CONTACT NAME</b> Darryl Adams District Manager	<b>c. POINT OF CONTACT TELEPHONE NUMBER</b> 813.928.9099

**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)**

Our firm was hired by the Connerton West CDD to perform construction management services for a new playground and associated grading and drainage infrastructure project. The park is located in the Rose Garden Park adjacent to the amenities center. Operated as the owner's representative to manage the consultants, contractor and coordinate with the District Manager associated with the project. We also coordinated with Clearview Land and the contractor during the bid process related to any clarifications or questions related to the proposal request. Performed periodic construction progress review for payment release.



<b>25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT</b>		
<b>a. (1) FIRM NAME</b> Stantec (previously Cardno, Inc.)	<b>(2) FIRM LOCATION (City and State)</b> Brooksville, Florida	<b>(3) ROLE</b> Prime

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

**20. EXAMPLE PROJECT KEY NUMBER**

**6**

**21. TITLE AND LOCATION (City and State)**

**General Engineering Services – Trail Report**  
 Connerton West Community Development District

**22. YEAR COMPLETED**

Professional Services 2020	Construction (If Applicable) 2020
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**23. PROJECT OWNER'S INFORMATION**

**a. PROJECT OWNER**

Rizzetta & Company  
 12750 Citrus Park Lane, Suite 115  
 Tampa, FL 33625

**b. POINT OF CONTACT NAME**

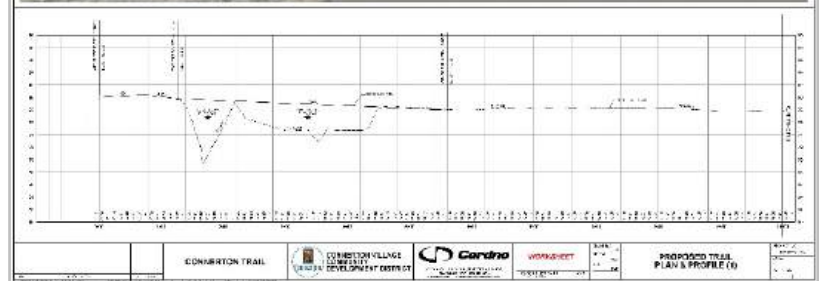
Darryl Adams  
 District Manager

**c. POINT OF CONTACT TELEPHONE NUMBER**

813.928.9099

**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)**

Our firm was contracted to review existing field conditions and provide a report outlining a proposed 8-foot-wide trail alignment, review different construction methods and prepare estimated construction costs by contacting various contractors and builders. To reduce construction costs, we evaluated multiple path construction types and materials that would be allowable under the existing permit as well as to provide the lowest cost for a sustainable long-term solution to constructing the trail. Worked with the existing District Manager and District Engineer on this project to coordinate sharing of information and resources to provide the best product for the Connerton West CDD.



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

<b>a.</b>	<b>(1) FIRM NAME</b> Stantec (previously Cardno, Inc.)	<b>(2) FIRM LOCATION (City and State)</b> Brooksville, Florida	<b>(3) ROLE</b> Prime
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<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	<b>20. EXAMPLE PROJECT KEY NUMBER</b>  <div style="text-align: center; font-size: 24pt;"><b>7</b></div>
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<b>21. TITLE AND LOCATION (City and State)</b>  <b>Encore Community Development District</b> Tampa, Florida	<b>22. YEAR COMPLETED</b> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">Professional Services Ongoing</td> <td style="width: 50%; text-align: center;">Construction (If Applicable) Ongoing</td> </tr> </table>		Professional Services Ongoing	Construction (If Applicable) Ongoing
Professional Services Ongoing	Construction (If Applicable) Ongoing			

<b>23. PROJECT OWNER'S INFORMATION</b>		
<b>a. PROJECT OWNER</b> Rizzetta & Company 9428 Camden Field Parkway Riverview, FL 33578	<b>b. POINT OF CONTACT NAME</b> Christina Newsome	<b>c. POINT OF CONTACT TELEPHONE NUMBER</b> 813.533.2950 Ext. 6582

**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)**

Encore Community Development District consists of 28 acres of property located between downtown Tampa and Ybor City as a LEED Certified, mixed-use, transit-oriented community. At full build-out, the \$600 million project provides 1,500 mixed-income residential units, 200 hotel rooms, 35,000 SF grocery store, 180,000 SF of office space, 85,000 SF of retail space, a middle school, African-American history museum, public parks and gathering spaces.

This District is unique and includes many cost-saving and sustainable initiatives such as a stormwater vault that allows for the re-use of rainwater for irrigation instead of potable water and includes a solar park to power the streetlights and other infrastructure elements.

Our firm has been the District Engineer for Encore since 2010 with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required.



<b>25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT</b>		
<b>a. (1) FIRM NAME</b> Stantec (previously Cardno, Inc.)	<b>(2) FIRM LOCATION (City and State)</b> Clearwater, Florida	<b>(3) ROLE</b> Prime

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	<b>20. EXAMPLE PROJECT KEY NUMBER</b>  <div style="text-align: center; font-size: 24pt;"><b>8</b></div>
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<b>21. TITLE AND LOCATION (City and State)</b>  <b>General Engineering Services</b> Panther Trails Community Development District Hillsborough County, Florida	<b>22. YEAR COMPLETED</b> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">Professional Services Ongoing</td> <td style="width: 50%; text-align: center;">Construction (If Applicable) Ongoing</td> </tr> </table>		Professional Services Ongoing	Construction (If Applicable) Ongoing
Professional Services Ongoing	Construction (If Applicable) Ongoing			

<b>23. PROJECT OWNER'S INFORMATION</b>		
<b>a. PROJECT OWNER</b> Rizzetta & Company 12750 Citrus Park Lane, Suite 115 Tampa, FL 33625	<b>b. POINT OF CONTACT NAME</b> Taylor Nielsen	<b>c. POINT OF CONTACT TELEPHONE NUMBER</b> 813.533.2950 x9475

**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)**

Panther Trails Community Development District encompasses approximately 287 acres within the unincorporated area of southern Hillsborough County, Florida. The District is located within Section 36, Township 30 South, Range 19 East, one mile west of 1-75 on Symmes Road, a county maintained collector road and east of North Street a local county road. The District is currently bounded by pasture and farm land on the south; large lot residential mini-farms and fish farm ponds on the east; Symmes Road on the north; and small lot residential, greenhouse farming and North Street on the west. Panther Trails consists of 828 single family lots. Phase 2 of the development is currently under construction.

Our firm has been the District Engineer for Panther Trails since 2016 with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services being provided include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District.



Project Fee: Varies per task

<b>25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT</b>		
<b>a. (1) FIRM NAME</b> Stantec (previously Cardno, Inc.)	<b>(2) FIRM LOCATION (City and State)</b> Brooksville, Florida	<b>(3) ROLE</b> Prime

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	<b>20. EXAMPLE PROJECT KEY NUMBER</b>  <p style="text-align: center; font-size: 24pt;"><b>9</b></p>
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<b>21. TITLE AND LOCATION (City and State)</b>  <b>General Engineering Services</b> Waters Edge Community Development District Pasco County, Florida	<b>22. YEAR COMPLETED</b> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">Professional Services Ongoing</td> <td style="width: 50%; text-align: center;">Construction (If Applicable) Ongoing</td> </tr> </table>		Professional Services Ongoing	Construction (If Applicable) Ongoing
Professional Services Ongoing	Construction (If Applicable) Ongoing			

<b>23. PROJECT OWNER'S INFORMATION</b>		
<b>a. PROJECT OWNER</b> Rizzetta & Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 323544	<b>b. POINT OF CONTACT NAME</b> Matthew Huber	<b>c. POINT OF CONTACT TELEPHONE NUMBER</b> 813.994.1001 x2772

**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)**

The Waters Edge Community Development District consists of 426 acres of property on Moon Lake Road in Pasco County. This community surrounds West Moon Lake, which is a unique feature within the development.

Our firm has been the District Engineer for Waters Edge since 2015 with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services being provided include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District.



Project Fee: Varies per task

<b>25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT</b>		
<b>a. (1) FIRM NAME</b> Stantec (previously Cardno, Inc.)	<b>(2) FIRM LOCATION (City and State)</b> Brooksville, Florida	<b>(3) ROLE</b> Prime

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	<b>20. EXAMPLE PROJECT KEY NUMBER</b>  <div style="text-align: center; font-size: 24pt;"><b>10</b></div>
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<b>21. TITLE AND LOCATION (City and State)</b>  <b>General Engineering Services</b> Seven Oaks Community Development District Pasco County, Florida	<b>22. YEAR COMPLETED</b> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">Professional Services</td> <td style="text-align: center;">Construction (If Applicable)</td> </tr> <tr> <td style="text-align: center;">Ongoing</td> <td style="text-align: center;">Ongoing</td> </tr> </table>		Professional Services	Construction (If Applicable)	Ongoing	Ongoing
Professional Services	Construction (If Applicable)					
Ongoing	Ongoing					

<b>23. PROJECT OWNER'S INFORMATION</b>		
<b>a. PROJECT OWNER</b> Rizzetta & Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 323544	<b>b. POINT OF CONTACT NAME</b> Scott Brizendine	<b>c. POINT OF CONTACT TELEPHONE NUMBER</b> 813.933.5571 Ext. 9471

**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)**

The ±650 contiguous acres development served by the Seven Oaks Community Development District is located in Pasco County, Florida. The District is located north of SR-56 and west of 581. Current development plans for the District, which includes multiple phases, including single family residential units and various recreational amenities. The project consists of a mixture of single-family units, recreation facilities, roadways, utilities and surface water management system.

Our firm has been the District Engineer for Seven Oaks since 2018 with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services being provided include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required.



Project Fee: Varies per task

<b>25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT</b>		
<b>a. (1) FIRM NAME</b> Stantec (previously Cardno, Inc.)	<b>(2) FIRM LOCATION (City and State)</b> Brooksville, Florida	<b>(3) ROLE</b> Prime

**G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS**

26. NAMES OF KEY PERSONNEL <i>(From Section E, Block 12)</i>	27. ROLE IN THIS CONTRACT <i>(From Section E, Block 13)</i>	28. EXAMPLE PROJECTS LISTED IN SECTION F <i>(Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for project participation in same or similar role.)</i>									
		1	2	3	4	5	6	7	8	9	10
Douglas Stoker, PE, ENV SP	Principal-in-Charge/Contract Manager	■	■				■	■		■	
Jim Hunt, PE	Quality Assurance/Quality Control	■	■		■	■	■	■		■	■
Thomas Burke, PE	District Engineer	■	■	■	■	■	■	■	■	■	■
Greg Woodcock	Project Manager	■	■	■	■	■	■	■	■	■	■
Jason Yam, PE	Transportation/Roadway Work Assignment Manager	■	■			■	■	■			■
Hamid Faraji, PE	Stormwater Work Assignment Manager		■		■	■		■		■	
Thomas Nogaj, PhD, PE	Utility Infrastructure Work Assignment Manager	■								■	■
Greg Schultz, PE	Environmental/Brownfields Work Assignment Manager				■						
Bryan Zarlenga, PE	Facility Design & Planning Work Assignment Manager	■				■	■	■		■	■
Bill Stuckey, PE	CEI Services Work Assignment Manager	■		■				■			

**29. EXAMPLE PROJECT KEY**

No.	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	No.	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1	General Engineering Services – Belmont Community Development District	6	General Engineering Services – Trail Report Connerton West Community Development District
2	General Engineering Services – Harbor Bay Community Development District	7	Encore Community Development District
3	General Engineering Services – Lakeshore Ranch Community Development District	8	General Engineering Services – Panther Trails Community Development District
4	General Environmental Engineering Services – Connerton West Community Development District	9	General Engineering Services – Waters Edge Community Development District
5	General Engineering Services – Rose Garden Park Playground – Connerton West Community Development District	10	General Engineering Services – Wilderness Lake Community Development District

**H. ADDITIONAL INFORMATION**

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Stantec, founded in 1954, provides professional consulting services in engineering, architecture, interior design, planning, landscape architecture, surveying, environmental sciences, project management, and project economics for infrastructure and facilities projects. Our focus is on providing innovative solutions respecting local preferences and understanding the myriad environmental regulations and design guidelines that affect today's community development projects. We manage the project development process proactively, recognizing that successful projects require more than just good technical solutions - they must be sustainable economically, socially, and environmentally. We pride ourselves on our ability to work with our clients and stakeholders to achieve that while supporting cost-effective solutions.

We regularly provide engineering, planning, permitting, and cost estimating services for Community Development Districts (CDDs), dependent and independent districts, Municipal Service Taxing Units/Benefit Units (MSTU/BU), and other special assessment districts. We have a current working relationship with Rizzeta and have worked with several fully- developed CDD's within West & Central Florida. We offer a total scope of services that includes, but is not limited to, the following:

- ✓ General Consultation on District Issues
- ✓ Master Planning of Infrastructure
- ✓ Water Management Systems and Facilities
- ✓ Water and Sewer Systems and Facilities
- ✓ Roads, Landscaping and Street Lighting Design and Plans
- ✓ Existing Systems Studies and Analysis
- ✓ Environmental Permitting
- ✓ Cost Estimates for Plan Implementation
- ✓ Bidding and Contractor Selection
- ✓ Government Permitting
- ✓ Water Conversation Studies and Design
- ✓ Water Supply Studies
- ✓ Brownfields Assessment/Remediation
- ✓ Utility Rate Studies
- ✓ Potable Water System Plans and Design
- ✓ Irrigation System Plans and Design
- ✓ Wastewater Collection System Plans and Design
- ✓ Engineering Reports for Bonding

The following represents Stantec's additional prior experience in CDDs, Independent Districts and MSTU/BUS:

- ✓ MTERC CDD, City of Tampa
- ✓ Ballantrae CDD, Pasco County
- ✓ Chapel Creek CDD, Pasco County
- ✓ Lakeshore Ranch CDD, Pasco County
- ✓ Eastlake Oaks CDD, Pinellas County
- ✓ Meadow Point I CDD, III, IV CDD, Pasco County
- ✓ New River CDD, Pasco County
- ✓ Northwood CDD, Pasco County
- ✓ Oakstead CDD, Pasco County
- ✓ Preserve @ Wilderness Lake CDD, Pasco County
- ✓ Bridgewater CDD, Polk County
- ✓ Union Park CDD, Pasco County
- ✓ Ballantrae CDD, Pasco County
- ✓ Chapel Creek CDD, Pasco County
- ✓ Concord Station CDD, Pasco County
- ✓ Cory Lakes CDD, Hillsborough County
- ✓ Seven Oaks CDD - Pasco County
- ✓ Cheval West CDD, Hillsborough County
- ✓ Hawk's Point CDD, Hillsborough County
- ✓ Heritage Harbor CDD, Hillsborough County
- ✓ Panther Trace I, II CDD, Hillsborough County
- ✓ Panther Trails CDD, Hillsborough County
- ✓ Rivercrest CDD, Hillsborough County
- ✓ Waterchase CDD, Hillsborough County
- ✓ Westchase CDD, Hillsborough County
- ✓ Parkway Center CDD, Hillsborough County
- ✓ Grand Hampton CDD, Hillsborough County
- ✓ Park Place CDD, Hillsborough County
- ✓ South Fork CDD, Hillsborough County
- ✓ Anathem Park CDD, Osceola County
- ✓ Hammocks CDD, City of Tampa
- ✓ Arbor Greene CDD, City of Tampa
- ✓ Heritage Isles CDD, City of Tampa
- ✓ K-Bar Ranch CDD, City of Tampa

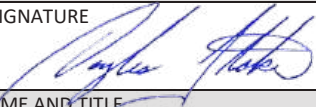
We have assembled a multi-disciplined team to address any challenges posed by the project contract, and offer extensive relevant design experience, strong local expertise, and effective project management capabilities. We understand the importance of creating solutions that get the projects done. Analyzing the scope requirements and looking beyond to understand what is required to achieve a successful project, whether we apply value engineering measures or recommend measures that save long-term operational costs, the goal is always to "maximize the value of each project". Special attention to budget and schedule requirements assures that projects are delivered on time & on budget!

**I. AUTHORIZED REPRESENTATIVE**

The foregoing is a statement of facts.

31. SIGNATURE

32. DATE



December, 20, 2024

33. NAME AND TITLE

Douglas E. Stoker, PE, ENV SP / Vice President

**ARCHITECT - ENGINEER QUALIFICATIONS**

1. SOLICITATION NUMBER (If any)

**PART II – GENERAL QUALIFICATIONS**

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME <b>Stantec Consulting Services Inc.</b>			3. YEAR ESTABLISHED 2022	4. UNIQUE ENTITY IDENTIFIER T3SKQ931LRB6
2b. STREET 380 Park Place Boulevard Suite 300			<b>5. OWNERSHIP</b>	
2c. CITY Clearwater	2d. STATE FL	2e. ZIP CODE 33759-4928	a. TYPE <b>Corporation</b>	
6a. POINT OF CONTACT NAME AND TITLE Douglas Stoker PE - ENV SP, Vice President			b. SMALL BUSINESS STATUS <b>N/A</b>	
6b. TELEPHONE NUMBER (727) 431-1550		6c. EMAIL ADDRESS douglas.stoker@stantec.com	7. NAME OF FIRM (If block 2a is a branch office) <b>Stantec Inc.</b>	
8a. FORMER FIRM NAME(S) (If any)			8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER
Cardno, Inc.			1933	T3SKQ931LRB6

**9. EMPLOYEES BY DISCIPLINE**

**10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS**

a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (See Below)
		(1) Firm	(2) Branch			
02	Administrative	5426	12	C07	Coastal Engineering	6
05	Archaeologist	629	0	C10	Commercial Building (low rise); Shopping Centers	10
06	Architect	1243	1	C14	Conservation and Resource Management	8
08	CAD Technician	1146	2	C15	Construction Management	9
12	Civil Engineer	3747	18	E01	Ecological & Archeological Investigations	8
14	Computer Programmer	1283	2	E09	EIS, Assessments of Statements	10
15	Construction Inspector	317	3	E10	Environmental and Natural Resource Mapping	7
21	Electrical Engineer	1084	0	E11	Environmental Planning	10
23	Environmental Engineer	835	3	E12	Environmental Remediation	10
24	Environmental Scientist	1764	2	E13	Environmental Testing and Analysis	9
29	GIS Specialist	307	3	H09	Hospital & Medical Facilities	10
30	Geologist	305	3	M06	Mining & Mineralogy	10
38	Land Surveyor	379	3	O01	Office Buildings; Industrial Parks	10
42	Mechanical Engineer	1149	0	P04	Pipelines (Cross-Country – Liquid & Gas)	10
47	Planner, Urban/Regional	932	1	R10	Risk Analysis	7
48	Project Manager	1833	1	S13	Storm Water Handling & Facilities	9
57	Structural Engineer	1103	4	T03	Traffic & Transportation Engineering	10
58	Technician/Analyst	1871	0	U02	Urban Renewals; Community Development	10
60	Transportation Engineer	283	7	W02	Water Resources; Hydrology; Ground Water	10
62	Water Resources Engineer	144	2	W03	Water Supply; Treatment, and Distribution	10
	Other Employees	3788	0			
<b>Total</b>		<b>29568</b>	<b>67</b>			

**11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS**  
 (insert revenue index number shown at right)

**PROFESSIONAL SERVICES REVENUE INDEX NUMBER**

a. Federal Work	10	1. Less than \$100,000	6. \$2 million to less than \$5 million
b. Non-Federal Work	10	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million
c. Total Work	10	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million
		5. \$1 million to less than \$2 million	10. \$50 million or greater

**12. AUTHORIZED REPRESENTATIVE**

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE <b>April 14, 2026</b>
---	----------------------------------

c. NAME AND TITLE  
**Amy Campbell - Senior Principal, Regional Leader US South**



---

**Stantec is a global leader in sustainable architecture, engineering, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.**

Exhibit 4

[Return to Agenda](#)



# City of Tampa

*Jane Castor, Mayor*

**Mobility Department**  
**Brandon Campbell, P.E., Director**  
**Stormwater Engineering Division**  
306 E Jackson Street, 6<sup>th</sup> N  
Tampa, Florida 33602  
Office (813) 274-3101

April 20, 2026

K-Bar Ranch II CDD  
3434 Colwell Ave, Ste 200  
Tampa, FL, 33614

RE: Stormwater Assessment Mitigation Credit of 100% for the property located at 19401 REDWOOD POINT DR, Folio 059226.1698.

Dear Property Owner/Homeowner's Association:

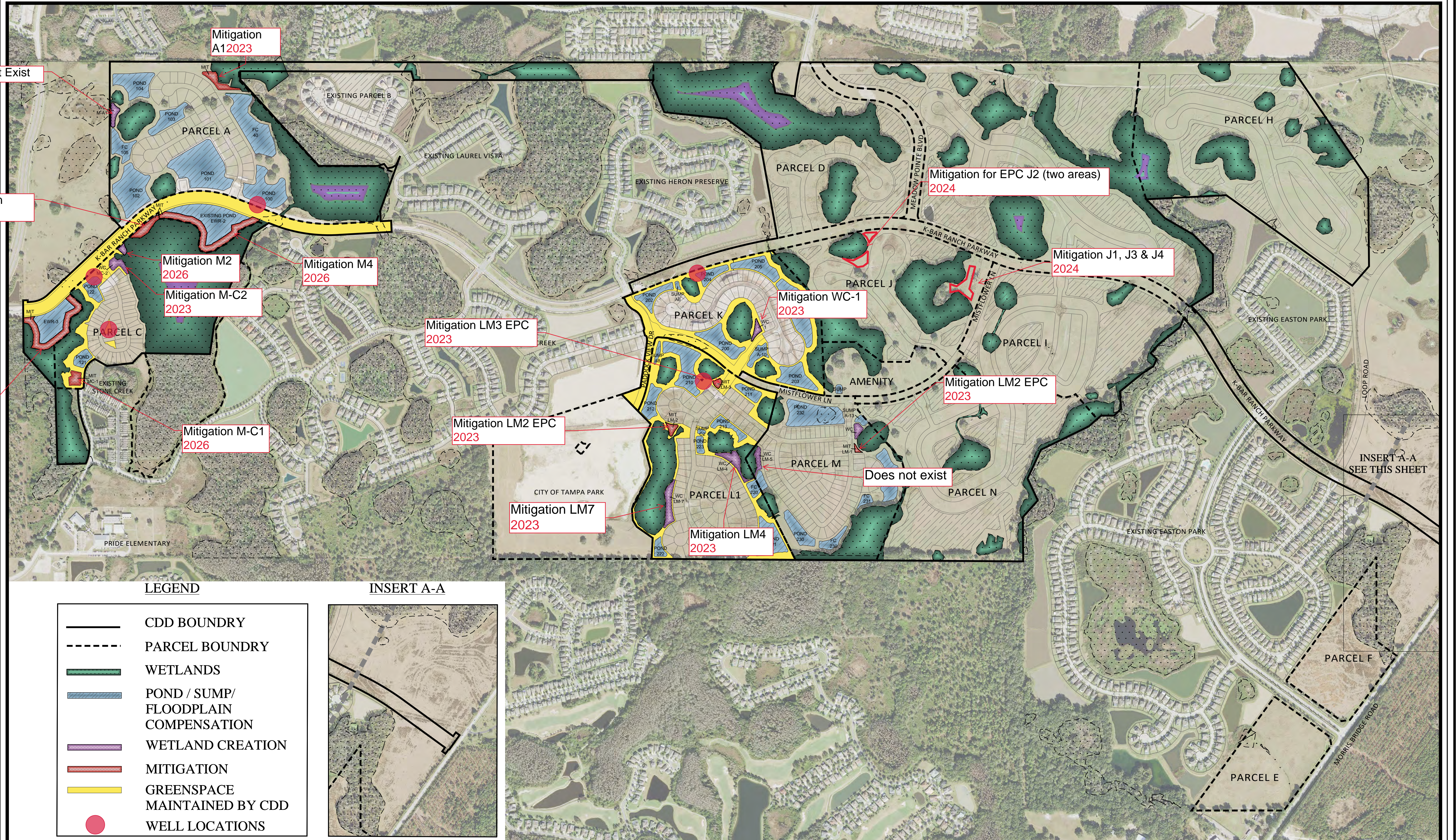
The City of Tampa Stormwater Engineering Division evaluated your application for Stormwater Utility Mitigation Credit and the supporting documents submitted. The review outcome for the application is as follows:

Folio 059226.1698 is approved at 100% under Condition 1—Parcels with no offsite discharge of stormwater to the City system. The mitigation credit will be applied for 5 years commencing with your 2026 tax bill and will EXPIRE in 2031. This property will be required to recertify and resubmit a new application & supporting document prior to March 1, 2030, to continue receiving the mitigation. **Please mark your calendar, as this is the only notification you will receive from the City.** The mitigation policy, guidelines, and applications are on the City's Website at [www.tampa.gov](http://www.tampa.gov) on the Stormwater Assessment Program page and MITIGATION POLICY tab, where you may complete your next recertification application and submit your package through our web page.

Should you have further questions, you may reach our Stormwater Assessment team at (813) 274-3101 or email us at [stormwatermitigation@tampagov.net](mailto:stormwatermitigation@tampagov.net).

Sincerely,

Joan M. Greco  
Supervisor, Stormwater Services Assessment



**K-BAR RANCH II CDD  
MAINTENANCE EXHIBIT**

**CITY OF TAMPA  
HILLSBOROUGH COUNTY**

6-8-18	ADDED AERIAL	KJS
11/22/17	ADDED GREENSPACE	MM
DATE: 10/25/2017	JOB #: CDD KR 1001	

SCALE: 1" = 500'  
 0 250 500 1000  
 HALF SCALE 11" BY 17"

**HEIDT DESIGN**  
 5904-A Hampton Oaks Parkway  
 Tampa, FL 33610  
 Phone: (813) 253-5311  
 www.heidt-design.com

Note: This is a preliminary/conceptual site plan and is subject to survey information, final design, engineering and governmental approvals, additional drainage, floodplain and grand tree analysis is required and may affect final unit totals and layout.

©COPYRIGHT HEIDT DESIGN, LLC. ALL RIGHTS RESERVED. NO DOCUMENTATION INCLUDING BUT NOT LIMITED TO SURVEY INFORMATION, FINAL DESIGN, ENGINEERING AND GOVERNMENTAL APPROVALS, ADDITIONAL DRAINAGE, FLOODPLAIN AND GRAND TREE ANALYSIS IS REQUIRED AND MAY AFFECT FINAL UNIT TOTALS AND LAYOUT.

R:\K-BAR\CDD\ENGINEERING\CDD MAINTENANCE DWG-ARCH-D... REVEN STEELE

Exhibit 5

[Return to Agenda](#)

**MEMORANDUM**

To: Patricia Thibault, District Manager

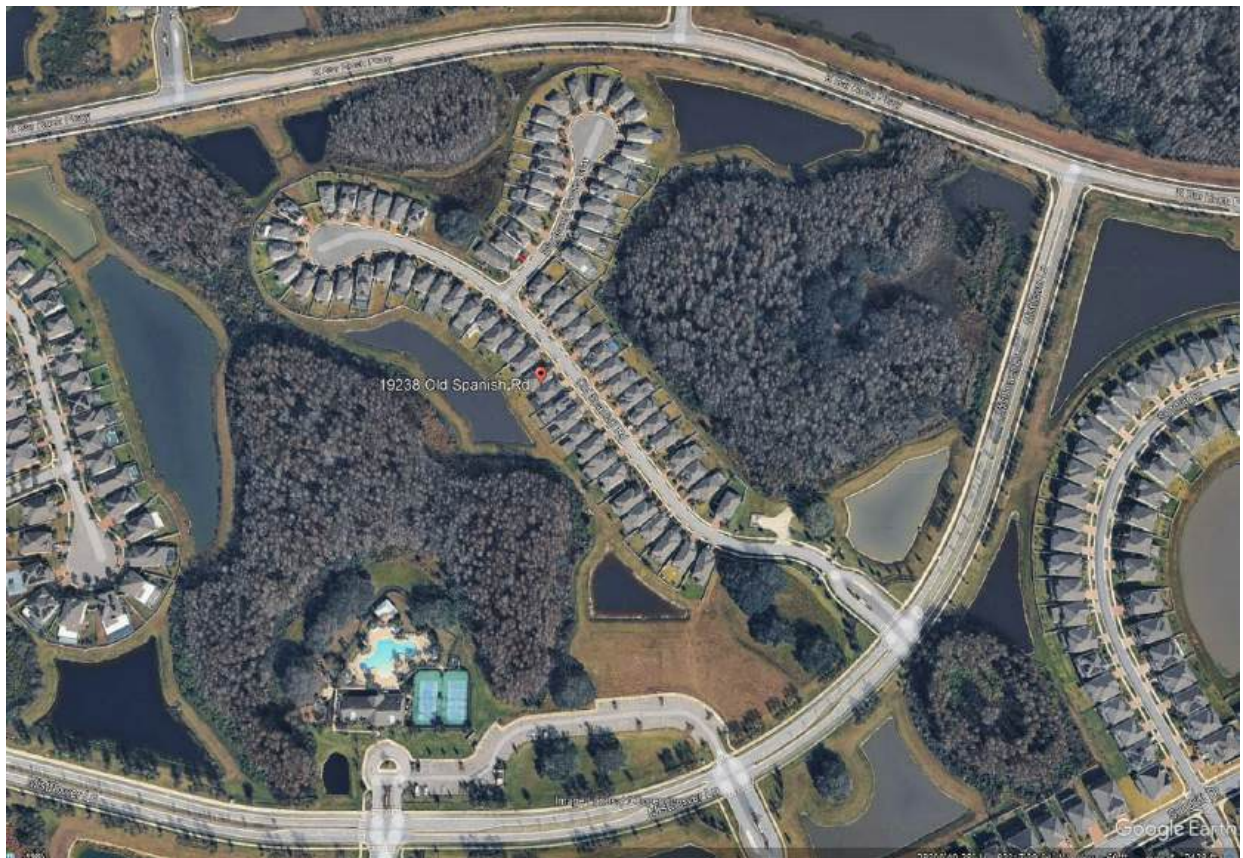
From: Greg Woodcock, Stantec

Project: 19238 Old Spanish Drive – Proposed Fence Review

Date: May 4, 2026

Stantec reviewed the proposed fence location at 19238 Old Spanish Drive for feasibility within property constraints. The resident is requesting to install a proposed fence on the property line, which is located within an easement. Based on our review of the plat and aerial maps of surrounding area, the easement appears to be the only CDD access associated with this pond. Maintenance crews could access the pond via the clubhouse parking area to the south but if maintenance crews need to provide maintenance to the control structure or pond bank, the easiest and least expensive access would be via the easement. Some CDD's allow the fence on the easement with a 10' gate at the front and rear for access by CDD maintenance crews. If the board chooses to go this route, I would recommend an encroachment agreement be signed by both parties that is drafted by CDD legal team.

1. Location map showing 19238 Old Spanish Dr.





2. Plat showing location and 10' easement on north side of lot.



**NEW**  
**TAMPA**  
**FENCE**  
**813-423-2383**  
[www.newtampafence.com](http://www.newtampafence.com)



6' TAN VINYL PRIV. W/ 4'  
REGENCY

MAY 06, 2026

**ARIEL GORDON**

19238 old spanish rd  
Tampa, FL  
33647  
[arieldgordon@gmail.com](mailto:arieldgordon@gmail.com)  
(561) 568-1459

[melody.newtampafence@gmail.com](mailto:melody.newtampafence@gmail.com)  
8135933346

# INTRODUCTION

Hi Ariel,

**Welcome to New Tampa Fence** Your Local Experts in Vinyl & Aluminum Fencing.

At **New Tampa Fence**, we believe a great fence is more than just a boundary — it's peace of mind, privacy, and lasting curb appeal for your home or business.

Serving the **Tampa Bay area**, our team takes pride in delivering **quality craftsmanship, durable materials, and exceptional service** from start to finish. Whether you're looking for the clean elegance of **vinyl privacy fencing** or the timeless sophistication of **aluminum picket fencing**, we have the perfect solution to enhance your property's look, security, and value.

- **Why Homeowners Choose New Tampa Fence Locally Owned & Operated** – We know Tampa's neighborhoods, HOAs, and permitting processes inside and out.
- **Expert Installation** – Our crews are trained professionals who treat your property with care and respect.
- **Premium Materials** – We use high-quality fencing designed to withstand Florida's heat, humidity, and storms.
- **Transparent Process** – From estimate to completion, we keep you informed every step of the way.
- **Satisfaction Guaranteed** – We stand behind our work because your peace of mind matters.

Your fence should not only protect your space — it should complement it beautifully. Let our team help you design a fence that fits your lifestyle and lasts for years to come.

Thank you for considering **New Tampa Fence**. We're honored for the opportunity to earn your trust and your business.

## **New Tampa Fence**

Melody Acosta  
melody.newtampafence@gmail.com  
8135933346

# 6' PRIVACY FENCE W/ 4' REGENCY

Description	Qty	Line total
<b>6' Vinyl tan privacy</b>		
<b>6'x6' TAN/ALMOND vinyl privacy fence per foot</b> 6'x6' TAN/ALMOND vinyl privacy fence per foot	60	\$1,380.00
<b>Gate PRIVACY pvc TAN 4' wide</b> with stainless steel hardware and aluminum post insert	1	\$225.00
<b>Gate PRIVACY pvc TAN/ALMOND 10 wide double</b> with stainless steel hardware and aluminum post insert	1	\$650.00
	<b>Section Total</b>	<b>\$2,255.00</b>

Description	Qty	Line total
<b>4' tan regency picket</b>		
<b>Regency 4'x6' TAN/ALMOND vinyl picket fence</b> 3 inch pickets with 3.5 inch spacing	53	\$1,272.00
<b>Gate PVC tan 4 x 10 double wide Regency picket</b> with stainless steel hardware and aluminum post insert	1	\$660.80
<b>S Curve transition rail Tan</b> S Curve transition rail Tan	1	\$200.00
	<b>Section Total</b>	<b>\$2,132.80</b>

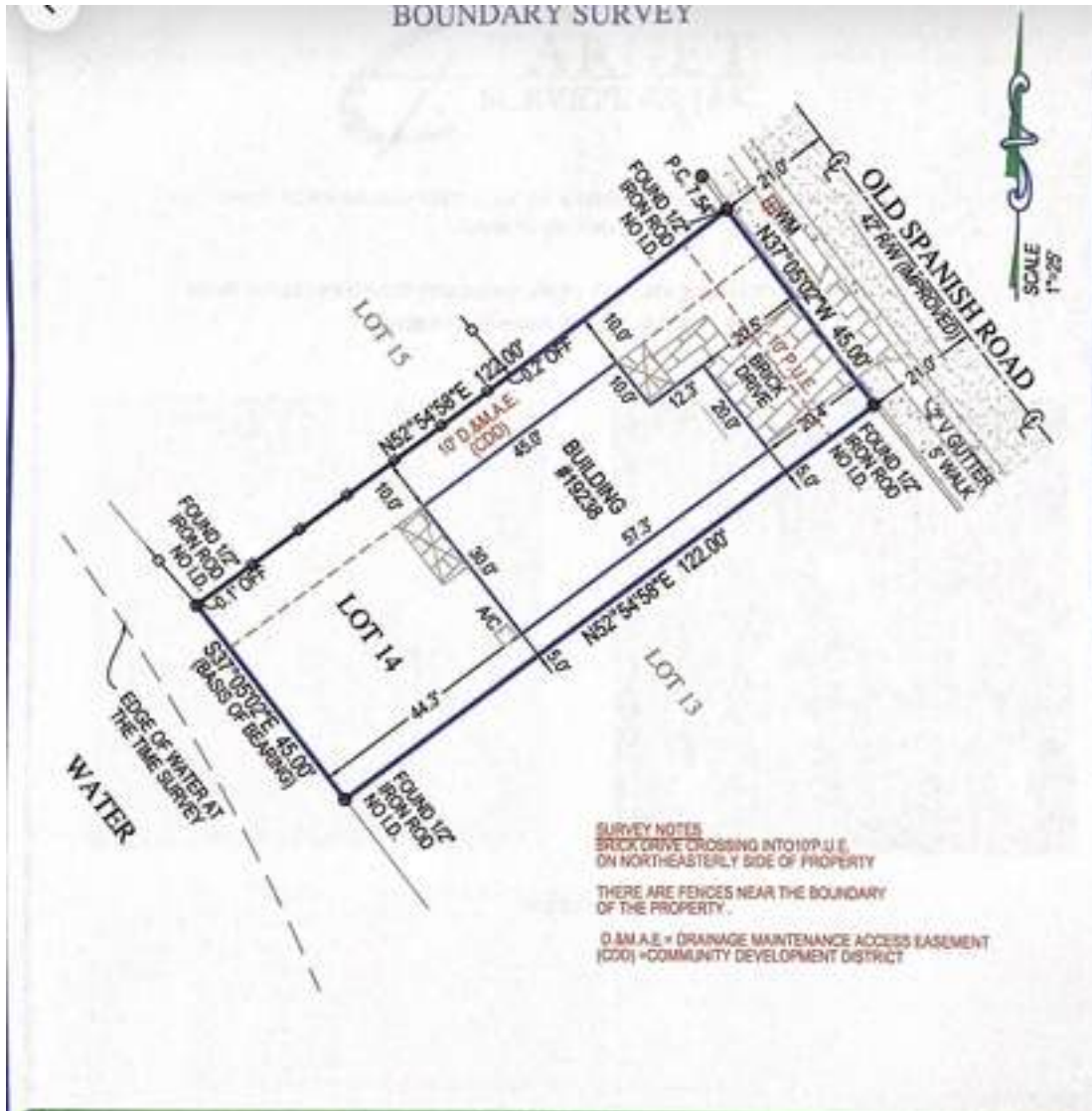
**Estimate subtotal** \$4,387.80

**Total** \$4,387.80

# INSPECTION



BOUNDARY SURVEY



**SURVEY NOTES**  
 BRICK DRIVE CROSSING INTO P.U.E. ON NORTHEASTERLY SIDE OF PROPERTY  
 THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.  
 D.M.A.E. = DRAINAGE MAINTENANCE ACCESS EASEMENT  
 (CDD) = COMMUNITY DEVELOPMENT DISTRICT

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDS (ENCUMBRANCES NOT SHOWN ON THE PLAT)
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN
- 7) FENCE DIMENSIONS NOT DETERMINED
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A. V.D. 1988
- 9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION. ITS SCOPE IS LIMITED TO THE

PAGE 1 OF 2 PAGES  
 SURVEY MANUAL  
 7/19/03

**TARGET SURVEYING, LLC**  
 LD #7893  
 SERVING FLORIDA  
 6800 N. MILITARY TRAIL, SUITE 100







# SIGNING & UPGRADES

**6' Privacy Fence w/ 4' regency**

\$4,387.80

**Name:** Ariel Gordon

**Address:** 19238 old spanish rd, Tampa, FL

Gate hardware upgrade

## Optional Upgrades

Description	Qty	Unit price	Line total
<input type="checkbox"/> <b>Key lock UPGRADE for alum gate</b> Key lock UPGRADE for alum gate		\$100.00	\$0.00

## Deposit

25% deposit required

25%

## Customer Comments / Notes

**Ariel Gordon:**

**Date:**

# TERMS & CONDITIONS

Estimates are only good for 30 days from quoted and deposit received. A new estimate will need to be signed based on updated material costs if prices go up after 30 days of the estimate and the job has not been installed yet.

## 10 YEAR LABOR WARRANTY

LIFETIME manufactures material warranty for all vinyl and aluminum fence products

Warranties do not cover acts of nature like hurricanes, tornadoes, trees falling on fence or high enough winds that can damage the fence.

## ALL POST SET IN CEMENT

PAYMENT OPTIONS: check, cash, money order (we do except credit/debit cards but a 3% processing fee will be applied). Bounced checks will result in a \$25.00 charge added to your balance.

All Materials remain property of New Tampa Fence until paid in full and will be removed for non payment.

CHANGES AFTER INSTALLATION: The customer is responsible for any changes or charges, if a contractor comes in AFTER the fence is installed to modify the grading, add sod, or install pavers which results in a need to alter gates or fence lines.

WOOD DISCLAIMER: All wood products purchased from New Tampa Fence meet or exceed wood grade rules, however due to the natural tendency of wood to warp, shrink or split, New Tampa Fence implies no warranties on wood materials other than those offered by the manufacturer. Any issues would need to be addressed within 14 days of installation.

Any balance over 30 days for the invoice date will incur a late fee of 1.5% per month. If applicable law requires a lesser charge, the maximum allowable charge under such law will apply.

Rock/Root Clause: If rock or roots are encountered enough to inhibit normal progress customer will bear additional cost(s), at the rate of \$35.00 per man hour, plus cost of concrete & rock removal equipment.

Covenants: Performance is contingent upon strikes, accidents or delays beyond our control. Additions, alterations or deviations from the above specifications at time of install may result in additional charges of \$250 to the customer.

UNDERGROUND DISCLAIMER: Underground utilities to main box will be marked by Sunshine State One Call and New Tampa Fence will not be responsible for any claims arising from encroachment or damage to utilities. Private utilities need to be marked by homeowner/business. New Tampa Fence will not be responsible for damaged lines that are not marked prior to install.

SPRINKLER & LINES DISCLAIMER: New Tampa Fence is not responsible for damaged underground sprinkler pipes that have been originally installed within 10" of the exterior property lines and sprinkler heads that end up under the fence or on the other side of the fence or property lines. New Tampa Fence will repair lines that are broken in or around the gate openings, fence lines that close back into the house or any lines inside the exterior property line greater than 10" inside property lines.

HOA/CDD DISCLAIMER: New Tampa Fence is not responsible for the cost to move, change and or remove the fence if the HOA/CDD requests due to the homeowner instructions to New Tampa Fence to put the fence up before HOA approval or without approval.

Standard fence installation is for the fence to be within 1"-2" inside property line. Anything other than this would need to be addressed at time of estimate and noted on contract.

# WARRANTY



## 10 YEAR LABOR WARRANTY

LIFETIME manufactures material warranty for all vinyl and aluminum fence products

Warranties do not cover acts of nature like hurricanes, tornadoes, trees falling on fence or high enough winds that can damage the fence.

ALL POST SET IN CEMENT

### **Customer**

Ariel Gordon

### **Project address**

19238 old spanish rd, Tampa, FL

### **Date Project Completed**

-

Thank you for choosing New Tampa Fence for all your fence needs. We look forward to installing your new fence. Please let us know if you have any questions or if we need to revise the estimate in any way to earn your business.

Scott Gilligan - Owner

# *State of Florida*

## *Department of State*

I certify from the records of this office that NEW TAMPA FENCE, INC is a corporation organized under the laws of the State of Florida, filed on September 7, 2012, effective October 1, 2012.

The document number of this corporation is P12000076310.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on February 2, 2026, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Second day of February, 2026*



  
Secretary of State

Tracking Number: 4795413427CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/23/2026

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).

<b>PRODUCER</b>		<b>CONTACT NAME:</b> Ricardo Soriano	
HR Benefits Group dba Soriano Insurance		<b>PHONE (A/C. No. Ext):</b> (813) 909-0035	<b>FAX (A/C. No.):</b> (813) 699-8714
13906 5th Street		<b>E-MAIL ADDRESS:</b> info@sorianoinurance.com	
Dade City FL 33525		<b>INSURER(S) AFFORDING COVERAGE</b>	
		<b>INSURER A:</b> TOKIO MARINE AMER INS CO	<b>NAIC #</b> 10945
		<b>INSURER B:</b> PROGRESSIVE EXPRESS INS CO	10193
		<b>INSURER C:</b> AMERICAN BUILDERS INS CO	11240
		<b>INSURER D:</b>	
		<b>INSURER E:</b>	
		<b>INSURER F:</b>	
<b>INSURED</b>			
New Tampa Fence, Inc			
24727 State Road 54			
Lutz FL 33559			

**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"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			U25AC160459-01	03/14/2025	03/14/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<b>AUTOMOBILE LIABILITY</b> <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			01394927	12/15/2025	12/15/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 300,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE EACH OCCURRENCE \$ AGGREGATE \$ \$
C	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> Y	N/A	WCV 0664196 01	03/21/2025	03/21/2026	<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

GENERAL LIABILITY POLICY - ENDORSEMENTS -  
 (CERTIFICATE HOLDER WILL HAVE ADDITIONAL INSURED STATUS WITH WAIVER OF SUBROGATION - INSURANCE IS PRIMARY AND NONCONTRIBUTORY)  
 WHEN REQUIRED BY WRITTEN CONTRACT

CERTIFICATES OF INSURANCE DO NOT BROADEN COVERAGE BEYOND THE POLICY JACKET

**CERTIFICATE HOLDER****CANCELLATION**

INFORMATIONAL PURPOSE

\*\*\*\*\*NEW TAMPA FENCE\*\*\*\*\*

\*\*\*\*\*

\*\*\*\*\*

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

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Exhibit 6

[Return to Agenda](#)

Chris Thompson

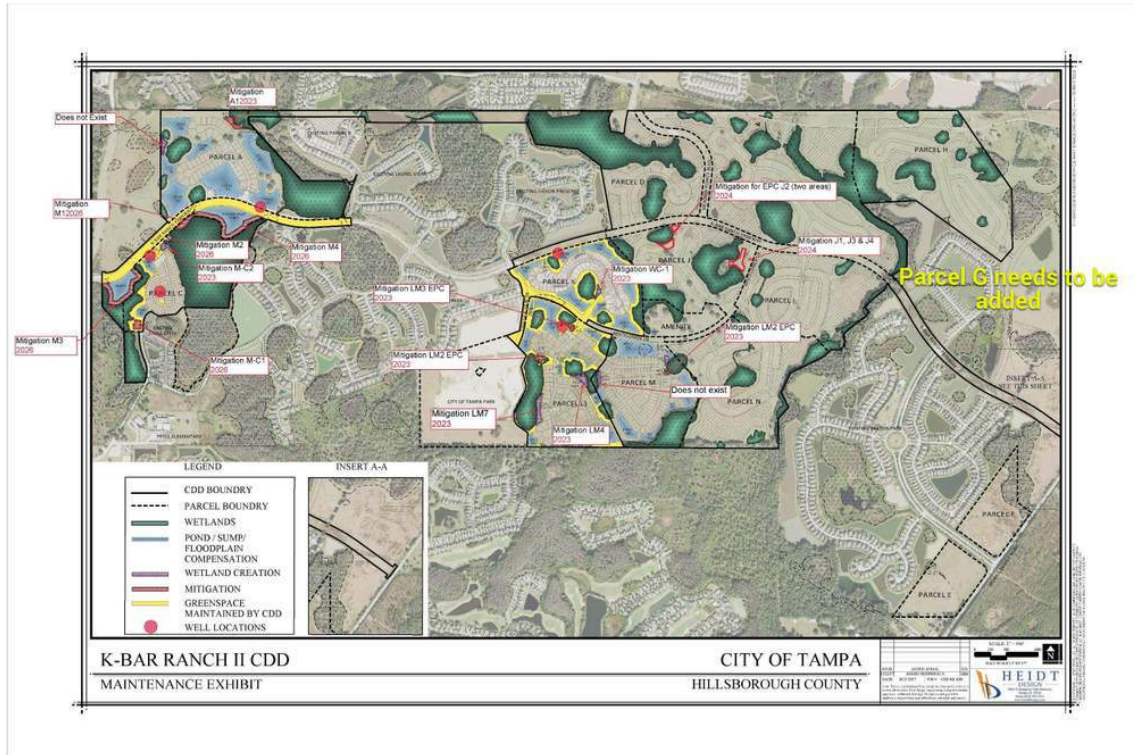
Blue Water Aquatics, Inc.

Apr 27, 2026 | 2 Photos



# K-Bar Ranch CDD II

## Management Report



# Management Report - April

## Weather Summary – April (Month-to-Date as of 4/26/26):

Conditions across the greater Tampa area have trended drier than normal, with limited rainfall and periodic heat contributing to lower water levels and reduced circulation in many ponds. These factors continue to support algae activity and light turbidity in shallower systems.

- **Rainfall:** ~0.7–0.9 inches (≈30–50% of normal per SWFWMD)
- **Temperature Range:** Lows near 60°F to highs around 95°F
- **Persistent rain deficit → reduced flushing**
- **Warm spikes + low volume → accelerated algae activity**

Aquatics: We are continuing to dye the ponds to slow algae growth. Routine shoreline spraying for Torpedo grass, sedges, Dog fennel, Alligator weed, Pennywort, and cattails is ongoing.

PROJECTS: Pond 5 mitered end section repair, Pond 23 Riprap around (2) water control structures. Repairs will begin the first week of May.

RESIDENT REMINDERS: Keep fertilizer applications at least 10ft from the ponds. Don't blow grass clippings or leaves into the ponds or storm drains. Pick up pet waste on walks and at the dog park. Don't throw trash into the curb drains, especially dog waste bags. Don't backwash pools into the ponds unless the chlorine has dropped to neutral levels. Pressure washing with chlorine and letting it run into the storm drains will create problems. All the trash, fertilizer and pet waste has potential to throw the ponds out of equilibrium and create hazardous algae blooms.

## INFORMATIVE LINKS:

<https://orange.wateratlas.usf.edu/upload/documents/HEALTHY-PONDS-GUIDE-2022-12-screen-view.pdf>

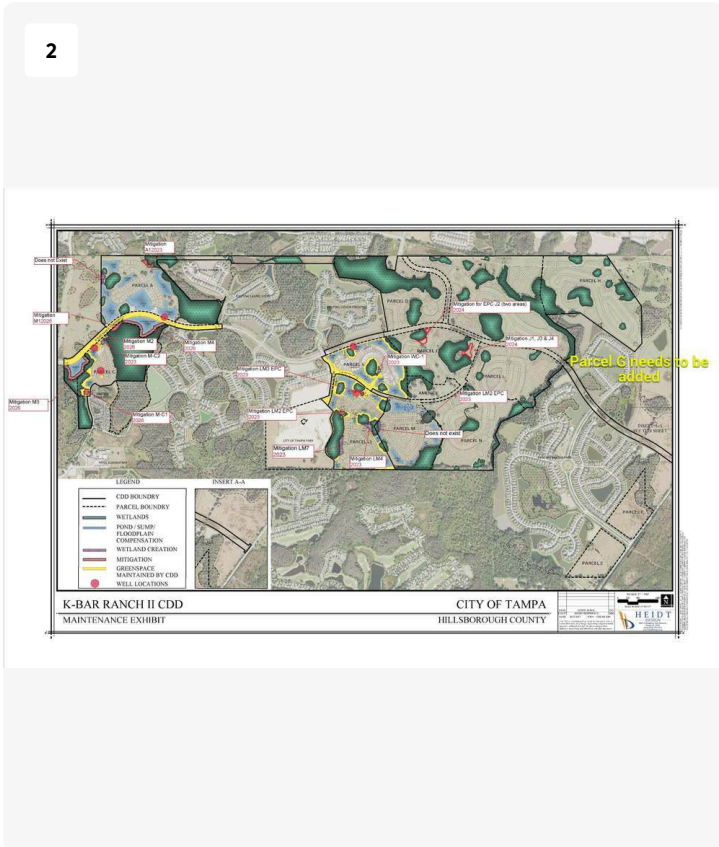
<https://www.swfwmd.state.fl.us/the-newsroom/stormwater-ponds>



**Resident concern regarding pond 79**

The grass on the bank was mowed by your landscape team. I've added a photo to show what the high water line looks like. It excludes any vegetation on the back side of the pond or plants past the high water mark on the bank. Pond 79 backs up to a wetland. This wetland is likely a mitigation area. These areas are left in a state as close to natural as possible. The mitigation vendor (Horner Environmental) monitors the plant species and selectively treats areas for invasives. Parcel G, a newer section of K-Bar II, likely needs to be added to the mitigation monitoring contract.

Project: K-Bar Ranch II CDD  
Date: Apr 27, 2026, 8:35 AM  
Creator: Chris Thompson



**Wetland Mitigation Monitoring and Maintenance**

Horner Environmental was handling the mitigation areas. The CDD might want to reach out to Horner. Parcel G needs to be added to the monitoring and maintenance contract.

We maintain the stormwater ponds, and Horner managed invasive plants in the mitigation areas. These areas often abut one another but they are delineated areas with their own reporting and regulatory compliance requirements.

Project: K-Bar Ranch II CDD  
Date: Apr 27, 2026, 9:41 AM  
Creator: Chris Thompson



# Aquatic Services Report

## Technician

Randy Mitchell

## Job Details

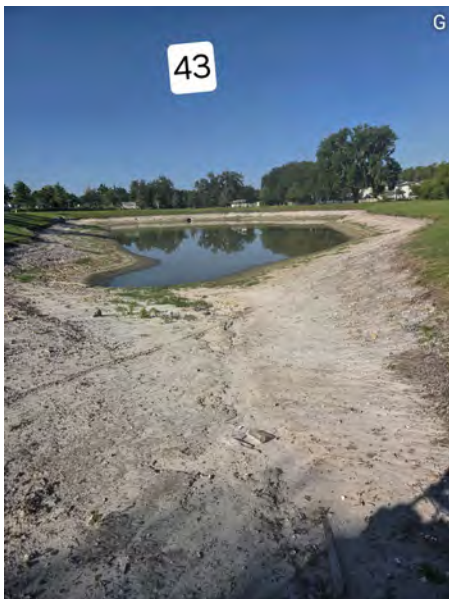
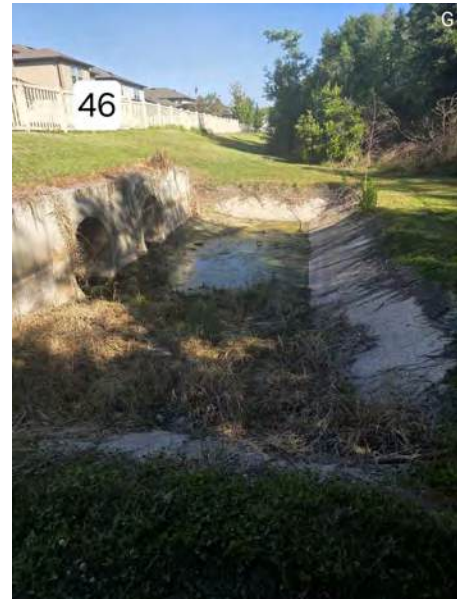
Service Date	4/18/2026
Customer	K-Bar Ranch CDD II
Weather Conditions	Sunny
Wind	S 1mph
Temperature	88
Multiple Sites Treated	Yes

Ponds Treated Information	Repeatable - 3 Count
1 of 3	

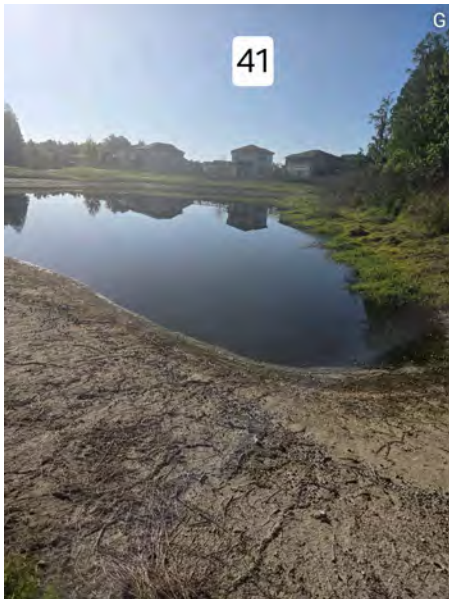
Pond Numbers	All
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Extremely Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth (torpedo grass, pennywort, alligatorweed, cattails, primrose) as needed.

## Pictures

# Aquatic Services Report



# Aquatic Services Report



# Aquatic Services Report



2 of 3

Pond Numbers	15
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Floating <input checked="" type="checkbox"/> Submersed
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Low
Restrictions	14 days
Observations/Recommendations	Treated site for baby tears

3 of 3

Pond Numbers	12, 18
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Extremely Low
Restrictions	3 days



# Aquatic Services Report

Observations/Recommendations

Treated sites for filamentous algae.



# Aquatic Services Report

## Technician

Randy Mitchell

## Job Details

Service Date	4/22/2026
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	ESE 11mph
Temperature	80
Multiple Sites Treated	Yes



## Ponds Treated Information

Repeatable - 1 Count

1 of 1

Pond Numbers	All
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Extremely Low
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth (torpedo grass, pennywort, alligatorweed, cattails, barnyard grass) as needed.

Pictures

# Aquatic Services Report



# Aquatic Services Report



# Aquatic Services Report



# Aquatic Services Report

## Technician

Pete Dennis

## Job Details

Service Date	4/28/2026
Customer	K-Bar Ranch CDD II
Weather Conditions	Partly Cloudy
Wind	8mph
Temperature	80°
Multiple Sites Treated	Yes



## Ponds Treated Information

Repeatable - 1 Count

1 of 1

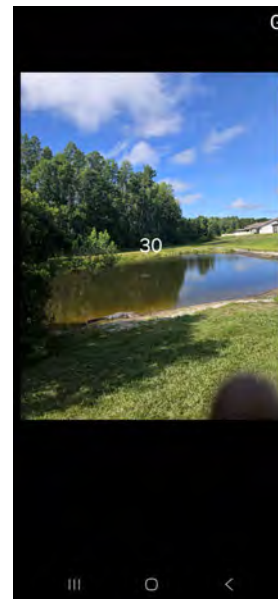
Pond Numbers	50,51,52,69, 21through 31
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Algae <input checked="" type="checkbox"/> Brush <input checked="" type="checkbox"/> Cattails <input checked="" type="checkbox"/> Grasses <input checked="" type="checkbox"/> Submersed <input checked="" type="checkbox"/> Other
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Extremely Low
Restrictions	None
Observations/Recommendations	I sprayed all ponds for invasive plants, and pond 69 for algae, and submerged weeds.

Pictures

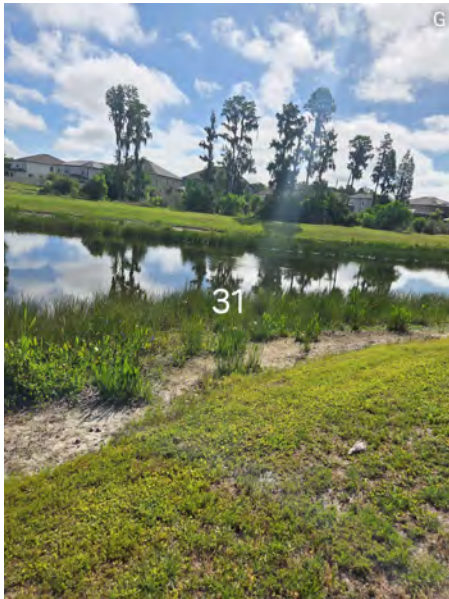
# Aquatic Services Report



# Aquatic Services Report



# Aquatic Services Report





# Aquatic Services Report

## Technician

Randy Mitchell

## Job Details

Service Date	4/28/2026
Customer	K-Bar Ranch CDD II
Weather Conditions	Sunny
Wind	ENE 7mph
Temperature	80
Multiple Sites Treated	Yes

Ponds Treated Information	Repeatable - 1 Count
1 of 1	

Pond Numbers	1, 2, 3, 7, 8, 19, 11, 64
Service Performed	Treatment
Work Performed	<input checked="" type="checkbox"/> Grasses
Equipment Used	<input checked="" type="checkbox"/> ATV/UTV
Water Level	Extremely Low
Restrictions	Nonr
Observations/Recommendations	Treated sites for invasive vegetation growth (torpedo grass) as needed.

Pictures

# Aquatic Services Report



# Aquatic Services Report



Exhibit 7

[Return to Agenda](#)



# Memorandum

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**Site:** K Bar Ranch CDD

**Memo for:** Patricia Thibault

**By:** Mark Hughes / ISA Certified Arborist - FL-5367A  
ISA Tree Risk Assessment Qualified (TRAQ)

**May 16, 2026**

**This is not a report and only represents my onsite observations and opinions.**

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## Onsite Review

Reviewed the site with Jeff Cane, from Pine Lake. We reviewed the community tree population, areas of concern and he provided the following site info:

Soil has a predominantly clay base around 8" deep

Most trees have been installed for 6 - 10 yrs

Blown over and leaning trees are from Milton, 2024

## Oaks

Most trees were undersized for the length of time they have been installed

Not all of these trees show visible crown decline

Pockets of trees with tip decline & crown dieback

Trees still staked from Milton

These trees should be reassessed to have stakes removed and remove trees that cannot self support

While these aren't the best test subjects, as they have been compromised for nearly two years, extracting trees with rootball intact could add further support to our diagnosis opinion.

We did observe areas of trees that were overall larger and healthier subjects, this primarily coincided with what seem to be, areas of built up land and pond banks.

The natural topography and soil structure of the land is unknown to me and my previous statement is opinion only

The healthier trees are likely a result of better soil conditions, as I assume the same quality nursery stock and installation practices were implemented at time of install.

The overall tree decline and lack of size and stability, all point towards root based issues. It is my opinion there have been a cumulative number of variables that have led to the root issues causing your tree decline.

### 1) Poor nursery stock and installation practices

It is my opinion the the root circulation was not addressed at install, this is common.

Root circulation leads to girdled roots, tree deficiencies like you are experiencing and general tree decline

2) Baskets and burlap were left on at planting for the trees we reviewed; this combined with the aforementioned circulating root issue and clay based soil, likely exacerbated the circulating root issue.

The industry is split on "baskets" or "no baskets" at install but three of the most reputable studies have shown that baskets alone, really do not hinder tree development and health. (I will email the three studies)

Best Management Practices say baskets "should" be removed, not "shall".

Our company believes in removing baskets at install and we recommend install contracts mandate basket removal for at least the upper half of root ball.

3) The clay based soil can be restrictive to roots, especially when coupled with cited issues and poor installation practices.

Clay based soils retain water, which can create anaerobic soil conditions, that negatively impact trees and specifically their roots.

Known wet areas onsite should be identified, as these areas will require a different management approach.

---

## **Oak Mitigation**

Mitigation to include but not limited to the following:

Airspade to:

Amend soil to improve organics and drainage where needed

Address circulating and girdled roots to promote better root development

Cut what we can of baskets at this time

Remove declining tree parts and structure prune to promote central leaders and ideal branch architecture

## **Pine trees**

Some of the Pines are showing needle discoloration and dieback, but the shoot tips are still reasonably healthy and active, albeit less than other Pines in our local area.

I did not observe any obvious pathogens and the discoloration/dieback, could be attributed to the overall weaker condition of the property tree population and/or some late seasonal activity, which is a common symptom of weaker trees.

These trees are in maintained landscape beds & grassed areas that can be regularly fertilized and Pines are sensitive to over fertilization. We would need to conduct a soil test to further explore this diagnosis and make a definitive recommendation.

Further observation and possible testing will be needed to diagnose Pine trees.

The Pine tree with abnormal growth is suffering from Fusiform Rust. Fusiform Rust is not known for Pine to Pine spread but should be removed immediately, as it is a fungal pathogen.

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## **Arborist Tree Condition Rating<sup>1</sup>:**

- (1) **Good:** *These are trees with good health and structural stability that have the potential for longevity at the site.*
- (2) **Moderate:** *Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require a more intense management and monitoring and may have shorter life spans than those in the “good” category.*
- (3) **Poor:** *Trees in this category are in poor health or have significant defects in the structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscaping settings or be unsuited for use areas.*
- (4) **Dead or Dying:** *There is no remedy or treatment for these trees, and should be removed from site.*

## **Levels of Tree Risk Assessment<sup>2</sup>:**

- **Level 1: Limited visual assessment**
  - *This is a visual assessment from a specified perspective of an individual tree or a population of trees near specified targets. It is conducted to identify obvious defects or specified conditions.*
- **Level 2: Basic assessment**
  - *This is a detailed visual inspection of a tree and its surrounding site, and a synthesis of the information collected. It requires that a tree risk assessor inspect completely around the tree- looking at the site, and at visible buttress roots, trunk and branches.*
- **Level 3: Advanced assessment**
  - *This is performed to provide detailed information about specific tree parts, defects, targets, or site conditions. They usually are conducted in conjunction with or after a basic assessment if the tree risk assessor needs additional information and the client approves the additional service. Specialized equipment, data collection and analysis, and/or expertise are usually required for advanced assessments.*

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<sup>1</sup> Adapted from ANSI A300 (Part 5)-2012 Management of Trees and Shrubs During Site Planning, Site Development, and Construction, a Revision of ANSI A300 (Part 5)-2005, Annex A, A-2 “Example of suitability ratings”.

<sup>2</sup> Best Management Practices - Tree Risk Assessment Second Edition 2017 by E. Thomas Smiley, Nelda Matheny and Sharon Lilly. {ISBN: 978-1-881956-98-3} International Society of Arboriculture.

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## **Limitations of Tree Risk Assessment<sup>3</sup>:**

*Limitations of tree risk assessment arise from uncertainties related to trees and the loads to which they are subjected. The scientific study of tree failure is relatively young; there is still much to learn. As an example, there are advanced techniques for determining wood condition, but specific wind speeds and/or wind direction that will cause a specific tree to fail are unknown. Tree risk assessors perform assessments with limited information about the structural condition of the tree itself and the environment that affects it. For instance, root decay may be present but not visible at the time of the assessment. Similarly, abnormally extreme winds that create loads greater than the tree can bear are not always predictable.*

*Some of the limitations that are common to risk assessment reports include but not limited to:*

- Tree risk assessment is limited in scope to the specific risk(s) of interest, not any and all risks.*
- Tree risk assessment considers significant known and/or assigned targets and visible or detectable tree conditions.*
- Tree risk assessments represent the condition of the tree at the time of inspection.*
- Not all defects are detectable and not all failures are predictable.*
- The time period for risk categorization should not be considered a “guarantee period” for the risk assessment.*
- Only those trees specified in the scope of work were assessed, and assessments were performed within the limitations specified.*

## **Third Party Liability:**

This Assessment was prepared by Arborist Aboard Inc exclusively for the Client. The contents reflect Arborist Aboard Inc best assessment of the trees and plants on the Property, in light of the information available to it at the time of preparation of this Assessment. Any use which a third party makes of this Assessment, or any reliance on or decisions made based upon this Assessment, are made at the sole risk of any such third parties. Arborist Aboard Inc accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the use or reliance of this Assessment by any such party.

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<sup>3</sup> Best Management Practices - Tree Risk Assessment Second Edition 2017 by E. Thomas Smiley, Nelda Matheny and Sharon Lilly. {ISBN: 978-1-881956-98-3} International Society of Arboriculture.

Exhibit 8

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# K BAR RANCH II

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## COMMUNITY ASSET MANAGEMENT REPORT



April 27, 2026

Rizzetta & Company

Amiee Brodeen – Community Asset Manager



Rizzetta & Company  
Professionals in Community Management

# Summary, K-Bar Ranch Pkwy

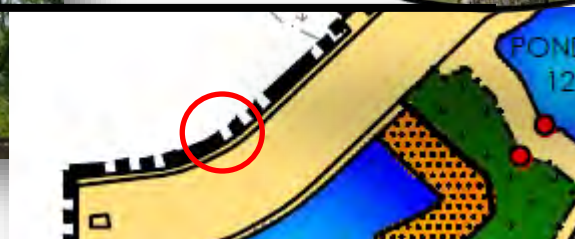
## General Updates, Recent & Upcoming Maintenance Events

- **Fertilization per Contract** – Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. 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.
- **May** – Fertilizer for St. Augustine – Formula 20-0-0 Soluble N - .5lbs N/1000 SF = **500 lbs. Total**
- **May** – Fertilizer for Bahia – Formula 43-0-0 100% Poly Coated - .5lbs N/1000 SF = **1000 lbs. Total**
- **May** – Fertilizer for Ornamentals – Formula 24-2-11 + 3% FE – 1.5 N/1000 SF = **250 lbs. Total**

The following are action items for Pine Lake Services 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** indicate tasks to be completed by Staff and **Bold, underlined black** indicates updates or questions for the BOS.

1. **K-Bar Ranch Pkwy:** Along the west side of K-Bar Ranch Parkway, on the north side of the roadway, near the two electrical controller boxes, a pine tree is exhibiting yellowing needles, indicating possible stress. This tree should be monitored and further evaluated to determine the cause and whether corrective action is needed. Refer to the map for exact location.(Pic 1)

2. **Same area as #1:** Soils adjacent to the pine tree and along the storm drain are experiencing erosion and washout. This area should be inspected to confirm that displaced soil is not entering the storm drain and to determine if corrective measures are needed. (Pic 2a>, 2b>)



# K-Bar Ranch Pkwy, Pond 10, Pond 11

**3. Liriope ('Turf Lily'):** Throughout the property, several liriope plants are exhibiting yellowing at the base. This condition may be related to seasonal change or possible chlorosis. It is recommended that the plant health be evaluated to determine the underlying cause and to identify any necessary treatment.

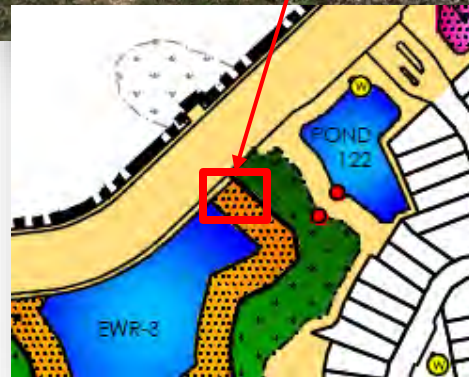
**4. Irrigation Lids:** The crews have been doing a great job flipping the irrigation lids to clear debris. However, a few lids were noted to have been missed near the K-Bar monument sign along K-Bar Parkway.

**5. Pond 11:** The pond edge appeared to have been missed during the most recent mowing event. Crews were on site during the inspection, and the photo may have been taken prior to their reaching this area.....

**(#5 Cont.)**.... Please visit the site to ensure this has since been corrected. (Pic 5)



**6. K-Bar Ranch Pkwy:** Between Ponds 10 and 11; Line trimming was missed in several areas near the retaining wall, and the cogongrass encroaching along the wall should have also been trimmed down to keep from spreading much further in the turf. (Pic 6)



# Clubhouse

**7. Perennial Beds:** Small weedy growth was observed beginning to sprout in several of the bullnose areas. These locations should be monitored and addressed as needed to prevent further establishment.

**8. Foxtail Ferns:** Browning strands should be removed to improve appearance and allow space for healthy new growth to emerge. (Pic 8)



**9. Clubhouse:** The turf surrounding the front of the tennis courts was observed to be very dry and patchy. While current watering restrictions limit irrigation to one day per week, this area should be evaluated to confirm the irrigation system is functioning properly and delivering adequate coverage during scheduled watering events. (Pic 9)



**10. Clubhouse:** The ribbon palm near the tennis courts continues to appear highly stressed and drooping. Confirm whether this palm has been properly diagnosed and/or treated. Additionally, the palms in this area should be scheduled for trimming as part of routine maintenance. (Pic 10)



**11. Clubhouse:** In this area, the liriopie appears stressed, likely due to insufficient water. The drip irrigation lines are exposed and appear to have been moved. A wet check is recommended to verify that the drip lines are intact, properly positioned, and functioning correctly to ensure adequate irrigation coverage. (Pic 11a, 11b>)



# Clubhouse

**12. Clubhouse:** Near the second entrance to the playground, an area was noted where mulch is no longer present. It is recommended that this area be filled in with turf once watering restrictions have been lifted. (Pic 12)



**15. Robellini Palms:** The palms located at the front of the clubhouse require cleanup. Several brown fronds and multiple yellowing fronds were observed. These palms should be scheduled for trimming to improve overall health and appearance. (Pic 15)



**13. Clubhouse:** During the inspection, the crew completed mowing and trimming in this area but left the site (presumably for a break) before clearing grass clippings and debris. All areas should be cleaned prior to crews leaving the site, even temporarily. Leaving debris can stain concrete surfaces and creates an unsightly appearance. (Pic 13>)



**14. Palm Boots:** In the clubhouse area, several fallen palm boots were beneath the palms. Remove palm boots during each site visit to maintain a clean and safe appearance.



Exhibit 9

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## TOWING SERVICES AGREEMENT

THIS AGREEMENT (“**Agreement**”) is made and entered into this   20th   day of   May   2026, by and between:

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida, and with a mailing address of 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746 (“**District**”), and

**TARGET RECOVERY & TOWING, INC.**, a limited liability company, with a mailing address of 4407 East 21<sup>st</sup> Avenue, Tampa, FL 33605 (“**Contractor**”).

### RECITALS

**WHEREAS**, the District is a local unit of special-purpose government established for the purpose of financing, acquiring, constructing, operating and/or maintaining public infrastructure improvements; and

**WHEREAS**, in accordance with Section 715.07, *Florida Statutes*, the District desires to engage an independent contractor to provide vehicle towing/removal services within the District in accordance with the Parking Policies, defined below, and more particularly described in **Exhibit A** (“**Services**”); and

**WHEREAS**, the District has adopted certain *Rules & Policies Relating to Parking Enforcement*, a copy of which is attached hereto as **Exhibit B**, and as may be amended from time to time by the Board of Supervisors (“**Board**”) of the District (“**Parking Policies**”); and

**WHEREAS**, the Contractor desires to provide such Services for the District in accordance with Section 715.07, *Florida Statutes*, and other Florida law; and

**WHEREAS**, the Contractor and the District accordingly desire to enter into this Agreement to provide for the rights, duties and obligations of the parties relative to same.

**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.** The District hereby authorizes the Contractor, and its employees and agents, to perform vehicle-towing/removal Services from the District property identified in **Exhibit A**. Contractor is also authorized to perform such Services when requested to do so by the District’s designated representatives, who shall be the HOA management staff (“**District Representatives**”), and the current members of the Board of Supervisors of the District. All such Services shall be performed only at the times specified in the Parking Policies; specifically, the Contractor shall tow a vehicle only upon notification from the District Representatives. Contractor shall also provide vehicle storage relative to any such vehicles towed from District property, all in accordance with the Parking Policies, Section 715.07, *Florida Statutes*, and any other applicable Florida law.



<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

- B. The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement prior to commencement of the Services.

**SECTION 6. CARE OF PROPERTY; SOVEREIGN IMMUNITY.**

- A. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor shall be solely for any damage to property, including but not limited to vehicles, caused by the towing/removal and/or storage activities contemplated herein. Accordingly, Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys’ fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.
- 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, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- C. Nothing in this Agreement shall be deemed as a waiver of the District’s sovereign immunity or the District’s limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, 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 such limitations of liability or by operation of law.

**SECTION 7. RECOVERY OF COSTS AND FEES.** In the event the District is required to enforce this Agreement by court proceedings or otherwise, the District shall be entitled to recover from Contractor all fees and costs incurred, including reasonable attorneys’ fees, paralegal fees, expert witness fees and costs.

**SECTION 8. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

**SECTION 9. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall

not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**SECTION 10. 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 damages, injunctive relief, 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 11. AMENDMENT.** 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 of the parties hereto.

**SECTION 12. ASSIGNMENT.** Neither the District nor Contractor may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

**SECTION 13. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 14. NOTICES.** All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by overnight courier or First-Class Mail, postage prepaid, to the parties as follows:

- A. If to the District:**
  - K-Bar Ranch II Community
  - Development District
  - 255 Primera Boulevard, Suite 160
  - Lake Mary, FL 32746
  - Attn: District Manager
  
- With a copy to:**
  - Kutak Rock LLP
  - 107 West College Avenue
  - Tallahassee, Florida 32301
  - Attn: District Counsel
  
- B. If to Contractor:**
  - Target Recovery & Towing, Inc.
  - 3800 N. Florida Ave
  - Tampa, Florida 33603

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 Contractor may deliver Notice on behalf of the District and 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 15. 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 the District Manager ("**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 CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 574-3250, PATRICIA@HAVENMGTSOL.COM, OR AT 255 PRIMERA BOULEVARD, SUITE 160, LAKE MARY, FL 32746.**

**SECTION 16. CONTROLLING 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. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Pasco County, Florida.

**SECTION 17. 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 18. INDEPENDENT CONTRACTOR.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 19. NO THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the

benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

**SECTION 20. 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 21. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**SECTION 22. 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 23. E-VERIFY.** The Contractor shall comply with and perform all provisions of Section 448.095, *Florida Statutes*. Accordingly, as a condition precedent to entering into this Agreement, Contractor 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. If the Contractor anticipates entering into agreements with a subcontractor for the Work, 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 has registered with and uses the E-Verify system and does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. Any party may terminate this Agreement or any subcontract hereunder if there is a good faith belief on the part of the terminating party that a contracting party has knowingly violated Section 448.09(1), *Florida Statutes*. Upon such termination, Contractor shall be liable for any additional costs incurred by the District because of the termination. If the District has a good faith belief that a subcontractor has 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 Owner.

**SECTION 24. ANTI-HUMAN TRAFFICKING STATEMENT.** Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

**SECTION 25. SCRUTINIZED COMPANIES STATEMENT.** Contractor certifies that it is not in violation of Section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law. If Contractor is found to have submitted a false statement or is prohibited from doing business with the District under Florida law, the District may immediately terminate the Contract.

**SECTION 26. 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 such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

**SECTION 27. COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgement pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

*[Remainder of this page intentionally left blank]*

**IN WITNESS WHEREOF**, the parties execute this Agreement effective as of the day and year first written above.

ATTEST:

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Chair, Board of Supervisors

WITNESS:

**TARGET RECOVERY & TOWING, INC.**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

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

- Exhibit A:** Services Proposal
- Exhibit B:** Parking Policies
- Exhibit C:** Insurance Certificate with Endorsements

**EXHIBIT B**

**EXHIBIT A**

**Scope of Services:**

Towing from District owned roads and property within the District boundaries in accordance with the District's Parking Enforcement Rule, Exhibit B.



**EXHIBIT B**

**TARGET RECOVERY & TOWING INC.**

3800 N. Florida Avenue Tampa, FL 33603  
11954 US Hwy 41 South Gibsonton, FL 33534  
4850 Seaberg Rd Zephyrhills, FL 33541  
PH:(813)221-6800 Email: office@targetrt.com

**IN CONSIDERATION WITH FLORIDA STATUTES §713.78, AND §715.07 TARGET RECOVERY & TOWING INC., PROMISES TO PROVIDE 24 HOUR SERVICE TO**

Date: September 2024 Name of Location: K Bar Ranch II Communitu Development District  
Address: 10820 Mistflower Ln Tampa, FL 33647 Billing Address - 3434 Colwell Ave Ste 200 Tampa, FL 33614  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_ Alt Phone: 813-545-1328 Michele Emery  
Contact Name(s): Amy Linen or Michele Emery

**TO THE BEST OF ITS KNOWLEDGE, TARGET RECOVERY & TOWING INC. HAS MET AND EXCEEDED ALL THE REQUIREMENTS OF THE FOLLOWING FLORIDA STATE STATUTES § 713.78 AND §715.07 AS WELL AS ALL HILLSBOROUGH COUNTY LOCAL LAWS AND ORDINANCES.**

**ANY AND ALL VEHICLES WILL BE TOWED TO TARGET RECOVERY & TOWING INC'S STORAGE FACILITIES. ALL VEHICLES BEFORE BEING TOWED WILL BE DIGITALLY PHOTOGRAPHED AND AFTER BEING TOWED WILL BE LOGGED INTO THE LOCAL POLICE DEPARTMENT'S LOG SYSTEM WITHIN 30 MIN. OF ARRIVING AT OUR SECURED STORAGE FACILITY. THIS AGREEMENT SHALL BECOME EFFECTIVE UPON THE SIGNATURE OF BOTH PARTIES AND WILL BE AUTOMATICALLY RENEWED YEARLY FROM THE SAID DATE UNLESS TARGET RECOVERY & TOWING INC. IS GIVEN A 30 DAY NOTICE TO DISCONTINUE SERVICES, WITHIN SUCH TIME ALL SIGNS FROM TARGET RECOVERY & TOWING INC WILL BE REMOVED FROM THE PROPERTY WITH DUE CARE AND DILLIGENCE.**

**PLEASE CHECK THE APPROPRIATE REASON FOR TOW (CHECK ALL THAT APPLIES).**

FIRE LANE <u>X</u>	LEAKING FLUID <u>X</u>
GARBAGE AREA <u>X</u>	FLAT OR MISSING TIRE <u>X</u>
DOUBLE PARKED <u>X</u>	ILLEGALLY PARKED <u>X</u>
COMMERCIAL <u>XX</u>	JUNK/ ABANDONED VEHICLE <u>X</u>
EXPIRED TAG <u>X</u>	BACKED IN PARKING <u>X</u>
NO PARKING PERMIT <u>X</u>	

PARKING IN HANDICAPPED WITHOUT DECAL \_\_\_\_\_ \*ADDITIONAL COMMENTS PLEASE  
CIRCLE WHETHER TOW WILL BE INITIATED BY: **ON CALL** OR **PATROLLING**

DATED THIS 24 DAY OF 09, 20 24 ACCEPTED AND APPROVED BY: Michale Emery  
TARGET RECOVERY & TOWING INC. AGENT \_\_\_\_\_

EXHIBIT B

**PATROL ENFORCEMENT AGREEMENT**

Please place a C, P, T or N/A next to the service type for which vehicles may be removed from property described on page 1 of the contract.

**C= Property calls in P= Towing company patrols T= Towing company tags N/A= Not applicable**

- 1.  P No valid permit, no valid residents, tenant, or visitor permit.
- 2.  P Tow away zone, sign posted and or pavement drawings
- 3.  Abandonment/ inoperable vehicles. Flat tires, vehicles on jacks, blocks, missing wheels, major parts, remain parked in same locations longer than \_\_\_ hours, expired inspection or license plates. If tagging rules apply, please state length of warning.
- 4.  P Fire lanes, vehicles parked in a designated fire lane.
- 5.  P Security office may call to have vehicle removed.
- 6.  P Management requests an abandoned vehicle removal.
- 7.  Vehicle wrecked or obviously inoperable.
- 8.  P No tractor, trailer, or large (over 1 ton) commercial vehicles parked on property.
- 9.  P Vehicles parked on grass, off pavement or on landscaping.
- 10.  Vehicles parked in handicap space, ramp, or unloading zone with no handicap permit.
- 11.  P Vehicle blocking or in isle or roadway.
- 12.  P No after-hours parking (vehicle parked on property after business is closed) or (same as no overnight parking).
- 13.  Hindering access. Blocking dumpster, building entrances, loading docks or zones. Etc
- 14.  "For Sale" vehicle. Vehicle is parked out front displaying a for sale sign. Tow immediately.
- 15.  Vehicle parked in a reserved/ assigned/ designated space
- 16.  Vehicle is parked in a non-parking space that is primarily used for pedestrian access.
- 17.  P No parking at any time. Vehicle is parked on property where its posted "NO PARKING"
- 18.  Non-Customer. Vehicle operator is not a customer of this business located on the property
- 19.  Vehicle is parked on the sidewalk
- 20.  P Double parked behind another vehicle
- 21.  Vehicle parked in Manager's or Maintenance space.

Can residents/tenants call to have vehicles removed from their assigned spaces?

(Yes or No) **NO**

Furthermore, I understand that if an agent, manager or representative listed herein calls the company to have vehicle removed from the property, therefore authorizing removal the client will NOT hold TARGET RECOVERY & TOWING INC or its employees responsible for any charges that may be accumulated by said vehicle in Company's possession.

Authorized by: Michelle Emery Michele Emery 9/24/2024

(Signature)

(Printed name)

(Date)

Target Recovery & Towing Inc. PH:(813)221-6800  
3800 N. Florida Avenue Tampa, FL 33603  
11954 US Hwy 41 South Gibsonton, FL 33534  
4850 Seaberg Rd Zephyrhills, FL 33541

EXHIBIT B

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
RULE RELATING TO PARKING ENFORCEMENT**

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In accordance with Chapter 190, Florida Statutes, and on June 17, 2026, at a duly noticed public meeting, and after a public hearing, the Board of Supervisors of the K-Bar Ranch II Community Development District (“District”) adopted the following rule to govern parking enforcement on certain District property.

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1. **INTRODUCTION.** The District finds that parked vehicles can cause hazards and danger to the health, safety and welfare of District residents and the public. This rule is intended to provide the District with the ability to remove such vehicles and fine such owners consistent with this rule and as indicated herein.
  
2. **PARKING RULES.**

***City Parking Prohibitions***

The parking prohibitions (“**City Parking Rules**”) set forth in Chapter 15, Article II, Division I of the Code of Ordinances of the City of Tampa, Florida are applicable to District-owned property, including but not limited to District-owned rights-of-way. A copy of such prohibitions is attached hereto as **Exhibit 1**. The City parking prohibitions shall be enforced pursuant to a traffic enforcement agreement between the District and the City, or as set forth herein.

***Parking on CDD Streets and Other Property***

The District hereby adopts the City Parking Rules, as set forth in **Exhibit A**, and the following State Parking Rules for CDD streets and other common property. Without intending to limit the foregoing, a summary of certain of such prohibitions is listed here (taken from Sections 316.1945 and 316.195, Florida Statutes), and certain additional provisions are also hereby created below:

- a. **Direction:** Vehicles must park in the direction of authorized traffic movement.
- b. **Distance from Curb:** Right-hand wheels must be within 12 inches of the right-hand curb or edge of the roadway.
- c. **Prohibited Areas (No Stopping, Standing, or Parking):**
  - (1) Except when necessary to avoid conflict with other traffic, or in compliance with law or the directions of a police officer or official traffic control device, no person shall:
    - (a) Stop, stand, or park a vehicle:
      1. On the roadway side of any vehicle stopped or parked at the edge or curb of a street.
      2. On a sidewalk.

## EXHIBIT B

3. Within an intersection.
  4. On a crosswalk.
  5. Between a safety zone and the adjacent curb or within 30 feet of points on the curb immediately opposite the ends of a safety zone, unless the Department of Transportation indicates a different length by signs or markings.
  6. Alongside or opposite any street excavation or obstruction when stopping, standing, or parking would obstruct traffic.
  7. Upon any bridge or other elevated structure upon a highway or within a highway tunnel.
  8. On any railroad tracks.
  9. On a bicycle path.
  10. At any place where official traffic control devices prohibit stopping.
- (b) Stand or park a vehicle, whether occupied or not, except momentarily to pick up or discharge a passenger or passengers:
1. In front of a public or private driveway.
  2. Within 15 feet of a fire hydrant.
  3. Within 20 feet of a crosswalk at an intersection.
  4. Within 30 feet upon the approach to any flashing signal, stop sign, or traffic control signal located at the side of a roadway.
  5. Within 20 feet of the driveway entrance to any fire station and on the side of a street opposite the entrance to any fire station within 75 feet of such entrance (when property signposted).
  6. On an exclusive bicycle lane.
  7. At any place where official traffic control devices prohibit standing.
- d. Disabled Parking:**
- i. It is illegal to park in marked disabled spaces without a proper permit.
  - ii. It is illegal to obstruct the path of travel to an accessible parking space or curb cut.
- e. Parking and Emergency Access:**
- i. No person may park a vehicle directly across from another vehicle, regardless of permitting status.
  - ii. No vehicle shall be parked in a manner that would block access by sanitation trucks, emergency vehicles, or other governmental service providers.
- f. Parking on Common Areas Prohibited:**
- i. Except as outlined in this rule, parking on grassy areas or other common areas owned by the District or in which the District owns an easement is strictly prohibited except for authorized District vehicles and/or District contractors.
  - ii. Owners' vehicles shall be parked in the garage or driveway of the Owner's lot and shall not block the sidewalk in accordance with the Master Declaration for K-Bar Ranch II recorded at Book 25025, Page 1157 et seq. of the Official Records of Hillsborough County, Florida.

### ***Parking at CDD Amenity Clubhouse***

The District hereby adopts the following parking rules for the CDD amenity center:

## EXHIBIT B

- a. Amenity area parking is for amenity patrons and guests **only** and limited while enjoying the amenity area. No overnight parking is allowed between the hours of 10 p.m. to 6 a.m.
- b. Parking in the amenity centers shall be on a first come/first serve basis.

### ***Parking at Designated CDD Parking Spots***

The District hereby adopts the following parking rules for designated parking spots (“**Designated Parking Areas**”) at the dog park and around the community:

- a. Parking in the Designated Parking Areas is for District patrons and guests **only** and limited while enjoying the District’s common areas. No overnight parking is allowed between the hours of 10 p.m. to 6 a.m.
- c. Parking in the Designated Parking Areas shall be on a first come/first serve basis.
- d. No box trucks, trailers or other commercial vehicles are permitted in the Designated Parking Areas.

### **3. TOWING/REMOVAL PROCEDURES.**

- a. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of these rules, and the parking prohibitions stated herein, shall be approved by the District’s Board of Supervisors and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.
- b. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District’s Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles in accordance with Florida law and with the rules set forth herein (“**Towing Operator**”).
- c. **TOWING/REMOVAL AUTHORITY.**

***Roam Towing*** - The Towing Operator will/shall be permitted to conduct “roam” towing at the amenity and Designated Parking Areas, and between the hours of 12 a.m. to 6 a.m., in accordance with this Rule. The Towing Operator does not require authorization from the District to tow any vehicles in violation of this Rule. However, the Towing Operator shall render its services in accordance with this Rule, the Towing Agreement and Florida law, specifically the provisions set forth in section 715.07, Florida Statutes.

***Noticed Towing*** - The District’s staff may contact the Towing Operator for removal of a vehicle parked in violation of this Rule. The Towing Operator shall render its services in accordance with this Rule, the Towing Agreement and Florida law,

## EXHIBIT B

specifically the provisions set forth in section 715.07, Florida Statutes. Alternatively, the District's staff may elect to contact the City police or other local authority and notify such authority of any vehicle parked in violation of these rules.

4. **OTHER DISTRICT PENALTIES.** If any person is found to have violated any of the provisions of this rule, and pursuant to Sections 120.69(2) and (7), Florida Statutes and other applicable law, the District shall have the right to impose a fine of up to the amount of \$1,000 and collect such fine and attorney's fees as a contractual lien or as otherwise provided by Florida law.
5. **PARKING AT YOUR OWN RISK.** Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

Effective date: **June 17, 2026**

**EXHIBIT B**  
**Exhibit 1**

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*DIVISION 1. GENERAL PARKING REGULATIONS*

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**Sec. 15-41. Parking in city lots, garages, public streets, and other property.**

- (a) Any vehicle stopped, standing, or parked in a single parking space on any city owned or operated parking lot, garage, public street, or other property shall be parked within the lines marked for such single parking space. It is unlawful to stop, stand, or park any vehicle across any such line or mark or to park such vehicle in any such way that the same shall not be within the area so designated by such lines or markings for that single parking space.
- (b) It is unlawful for any person to remove a vehicle from any city owned or operated parking lot, garage, public street, or other property after the person shall have parked thereon without first making payment of authorized legal tender by manual or electronic means or for any person to make any attempt to defraud the city.
- (c) It is unlawful to fraudulently alter, duplicate, damage, destroy, throw away or copy any control card, spitter ticket, permit, tag, decal, citation, or receipt used for parking control issued by the parking division or to make any attempt thereof to defraud the city.
- (d) It is unlawful to deposit or cause to be deposited in any pay station, other electronic payment collection device, mechanical equipment on any city owned or operated parking lot, garage, public street, or other property any slug, device, metallic or other substitute for a coin of the United States of America or to make any attempt thereof to defraud the city.
- (e) It is unlawful and an offense for any person to deface, injure, tamper with, open, willfully break, destroy or impair the usefulness of any equipment installed on any city owned or operated parking lot, garage, public street or other property or to make any attempt thereof.
- (f) It is unlawful for the operator of a vehicle to stop, park or leave standing a vehicle on a city owned or operated parking lot, garage, public street, or other property, using pay stations, other electronic devices, mechanical equipment, meters or gates for revenue control, for a period longer than twenty-four (24) hours without first making arrangements in advance with the parking division.
- (g) No vehicle shall enter a parking garage which exceeds the height restriction posted on the clearance bar at the entrance of each garage.
- (h) It is unlawful for an operator of a vehicle to stop, stand or park such a vehicle in a space not designated or designed for its size. Standard cars are vehicles Class 9 or larger, as defined in accordance with the current domestic and imported passenger car size classification.
- (i) It is unlawful to stop, stand or park in city owned or operated parking lots, garages or other properties that are reserved for monthly parking without having a valid digital credential and/or properly displaying appropriate documentation of payment for parking privileges for the current period (hangtag, decal, etc.). (Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)
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**Sec. 15-42. Parking within designated spaces.**

Any vehicle stopped, standing, or parked in or alongside a parking space as designated pursuant to this chapter shall park within the lines or markings designating such parking space. It is unlawful to park any vehicle in any such way that the same shall not be within the area so designated by such lines, delineations, markings, or sign post that corresponds with the parking space. The front bumper of the vehicle must be even with the lines, markings, or sign post that corresponds with the parking space or in close proximity thereto without parking beyond the established parking space, post or sign.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

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**Sec. 15-43. Parking in front of residences or public or private driveways.**

- (a) All taxicabs, buses and motor vehicles for hire are prohibited from stopping, standing or parking at any time in front of any residence without permission from the owner or the occupant of such residence.
- (b) It is unlawful for any operator to stop, stand or park a vehicle, whether occupied or not, within ten (10) feet from the edge of a public or private driveway except in metered spaces or otherwise marked spaces available for parking or to momentarily pick up or discharge a passenger.
- (c) It is unlawful for any operator to stop, stand or park a vehicle across the street from a driveway if the street width is twenty-five (25) feet or less except in metered spaces or otherwise marked spaces available for parking or to momentarily pick up or discharge a passenger.
- (d) It is unlawful for any operator to stop, stand, or park a vehicle within ten (10) feet of a residential mailbox, or to by any means block the United States Postal Service or other delivery service from accessing an on-street mailbox.

**EXHIBIT B**  
**Exhibit 1**

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(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

**Sec. 15-44. Ten feet of roadway to remain open for vehicular traffic.**

It is unlawful for any operator to stop, stand or park any vehicle upon a street, in a traffic lane, in any alley or on other city owned or operated property in such a manner or under such conditions as to leave available less than ten (10) feet of the width of the traffic lane or roadway for free movement of vehicular traffic, except that an operator may stop only during the actual loading or unloading of passengers or when necessary in obedience to traffic regulations or traffic signs or signals or a police officer.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

**Sec. 15-45. Vehicles other than taxicabs, buses, etc., parking in designated stands.**

It is unlawful for the operator of any vehicle other than a bus, taxicab or for-hire automobile to stop, stand or park in an officially designated bus, taxicab or for-hire automobile stand, except that the operator of any passenger vehicle may temporarily stop in any such stop or stand for the purpose of and while actually engaged in the loading or unloading of passengers.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

**Sec. 15-46. Trucks occupying more than one parking space.**

No freight vehicle, truck, tractor truck or trailer shall occupy more than one (1) parking space where designated, except while loading or unloading and while all metered spaces used have been properly utilized or activated and/or when proper parking permits have been obtained and except in cases of emergency.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

**Sec. 15-47. Parking motor vehicles of eighty-six inches or more in width on certain streets prohibited.**

No motor vehicle, as defined by Florida Statutes, as may be amended, of eighty-six (86) inches or more in overall width (not including mirrors) shall be parked on any street, alley, or city owned or operated property, other than for loading and unloading, if parked adjacent to property designated by Code Chapter 27 as a residential district. A written warning will be provided prior to the issuance of a ticket. After twelve (12) hours of the provision of the written warning, if the motor vehicle is parked in any prohibited location, a ticket may be issued. Failure to move the motor vehicle in violation from streets, alleys, or city owned or operated property within two (2) hours after the issuance of a ticket shall subject the motor vehicle to immobilization and/or impoundment as provided under this chapter.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

**Sec. 15-48. Freight, loading and unloading spaces restricted.**

(a) Spaces designated "freight zone, freight space only, freight trucks only" shall be restricted to freight trucks and other vehicles properly marked and identified pursuant to subsection (c) of this section and engaged in the loading and unloading of materials, except for cases of emergency.

(b) No operator shall stop, stand, or park a vehicle for any purpose or length of time other than for the expeditious unloading and delivery or pickup and loading of materials in any place marked as a freight zone. During the hours when the provisions applicable to such zones are in effect, in no case shall the stop for loading and unloading exceed one (1) hour.

(c) This section is applicable only to commercial vehicles which must be identified by permanent or removable markings on both sides of the exterior of the vehicle, in letters not less than three (3) inches high, of the name of the company operating such vehicle.

(d) Spaces designated "load and unload, drop-off/pick-up" are restricted to the maximum time indicated on the sign while any vehicle is engaged in loading and unloading. It is unlawful for any operator to permit a vehicle to remain in any space for longer than the designated time. For any continuous parking in the same space, a violation will be deemed to have occurred for each interval of time designated that the vehicle remains in that space and/or if the required payment for use of the zone is not made.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

**Sec. 15-49. Parking vehicles for certain purposes prohibited; sale of motor vehicles; prohibited acts.**

(a) It is unlawful for any operator to park a motor vehicle upon a public street or highway, in a public parking lot, public garage, or other public property, or upon private property where the public has the right to travel by motor vehicle, for the principal purpose and intent of displaying the motor vehicle thereon for sale, hire, or rental unless the sale, hire, or rental of the motor vehicle is specifically authorized on such property by municipal or county regulation and the person is in compliance with all municipal or county licensing regulations.

**EXHIBIT B**  
**Exhibit 1**

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(b) Subsection (a) does not prohibit an operator from parking their own motor vehicle or their other personal property on any private real property which the operator owns or leases or on private real property which the operator does not own or lease, but for which the operator obtains the permission of the owner, or on the public street immediately adjacent thereto, for the principal purpose and intent of sale, hire, or rental.

(c) Subsection (a) does not prohibit a licensed motor vehicle dealer from displaying for sale or offering for sale motor vehicles at locations other than the dealer's licensed location if the dealer has been issued a supplemental license for off-premises sales and has complied with the requirements in subsection (a). A vehicle displayed for sale by a licensed dealer at any location other than the dealer's licensed location is subject to immediate removal without warning.

(d) A motor vehicle parked in violation of this section may be immediately towed upon instructions from any law enforcement agency with jurisdiction at the owner's expense when found in violation of subsection (a), except as provided in subsections (b) and (c), or in violation of subsection (e), subsection (f), subsection (g), or subsection (h), and the owner shall be assessed a five hundred dollar (\$500.00) penalty. A motor vehicle removed under this section shall not be released from an impound or towing and storage facility before a release form prescribed by the city has been completed verifying that the fine has been paid to the city or as provided under F.S. § 713.78(5).

(e) It is unlawful to offer a vehicle for sale if the vehicle identification number has been destroyed, removed, covered, altered, or defaced, as described in F.S. § 319.33(1)(d). A vehicle found in violation of this subsection is subject to immediate removal without warning.

(f) It is unlawful to knowingly attach to any motor vehicle a registration that was not assigned or lawfully transferred to the vehicle pursuant to F.S. § 320.261. A vehicle found in violation of this subsection is subject to immediate removal without warning.

(g) It is unlawful to display or offer for sale a vehicle that does not have a valid registration as provided in F.S. § 320.02. A vehicle found in violation of this subsection is subject to immediate removal without warning. This subsection does not apply to vehicles and recreational vehicles being offered for sale through motor vehicle auctions as defined in F.S. § 320.27(1)(c)4.

(h) A vehicle is subject to immediate removal without warning if it bears a telephone number that has been displayed on three (3) or more vehicles offered for sale within a twelve (12) month period.

(i) Any other provision of law to the contrary notwithstanding, a violation of subsection (1), subsection (5), subsection (6), subsection (7), or subsection (8) of this section shall subject the owner of such motor vehicle to towing fees reasonably necessitated by removal and storage of the motor vehicle and a fine as required by F.S. § 318.18.

(j) Nothing herein shall prohibit enforcement of any other law.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

State law reference(s)—Liens for recovering, towing, or storing vehicles and vessels, F.S. § 713.78(5); Registration required; application for registration; forms, F.S. § 320.02; Motor vehicle dealers, F.S. § 320.27(1)(c)4; Amount of penalties, F.S. § 318.18.

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**Sec. 15-50. Parking vehicles for primary purpose of vending, displaying, or advertising goods, services, or place of business.**

It is unlawful for any operator to stop, stand, or park on any street or city owned or operated parking lot, garage, or other property any vehicle for the purpose of vending, displaying, or advertising goods, services or any place of business.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

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**Sec. 15-51 Parking on city right-of-way.**

It is unlawful to park in the right-of-way except in designated parking spaces or parking lanes. For the purposes of this section, the term "right-of-way" shall have the definition as provided under Code Chapter 27.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

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**Sec. 15-52. Parking vehicles with altered or expired license tags.**

It is unlawful for any vehicle to be stopped, standing, or parked in any city owned or operated parking space, parking lot, or other parking facility or property if such vehicle is not licensed in accordance with the laws of the state, if it displays a license tag that is expired or altered such that a person cannot reasonably discern the complete license tag number or if it does not display a valid license tag.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

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**EXHIBIT B**  
**Exhibit 1**

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**Sec. 15-53. Parking on housing authority properties.**

(a) It is unlawful for an operator to stop, stand, or park a vehicle on either side of any public street in or abutting the any Tampa Housing Authority property without a valid, properly displayed residential parking permit or guest residential parking permit issued for that particular property.

(b) Resident parking permits and three (3) day visitor parking permits shall be issued by the Tampa Housing Authority, form to be approved by the Tampa Police Department, and shall be valid only for parking on the Tampa Housing Authority property for which they were issued.

(c) A resident parking permit must be conspicuously affixed to the inside upper left corner of the back window of the motor vehicle. A three (3) day visitor parking permit must be conspicuously displayed on the inside of the front window of the motor vehicle. A three (3) day visitor parking permit will be valid only for the vehicle for which it is issued.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

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**Sec. 15-54. Illegal use of license plates, exemption parking permits, or temporary exemption parking permits issued to persons with disabilities.**

(a) It is prohibited for any operator to unlawfully use a license plate, an exemption parking permit, or a temporary exemption parking permit issued to persons with disabilities.

As used herein, "unlawful use" of a license plate, exemption parking permit, or a temporary exemption parking permit issued to persons with disabilities means the use or display of such license plate, exemption parking permit, or temporary exemption parking permit by an operator or other person in charge of a motor vehicle other than by the person to whom it was duly issued; provided, that, an operator who is chauffeuring a disabled person shall be allowed, without need for an identification parking permit or a special license plate, momentary parking in any "parking by disabled permit only" public or private parking spaces, for the purpose of loading or unloading such disabled person. No penalty shall be imposed upon the operator for such momentary parking.

(b) When investigating the possibility of a violation of this section, a law enforcement officer, a duly certified code enforcement officer, or a parking enforcement specialist has the right to demand to be shown the vehicle registration, driver's license, or any state or other forms of identification of the operator or other person in charge of the motor vehicle or of the person eligible for such license plate, exemption permit, or temporary exemption parking permit. If such a request is refused, the person refusing shall be issued a citation for a violation of this subsection. That operator shall not be found guilty of violating this subsection if, prior to or at time of his court or hearing appearance, he produces in court or to the clerk of the court in which the charge is pending a vehicle registration, driver's license, or any state or other forms of identification which confirms that he is the same person to whom was issued the license plate, exemption parking permit, or temporary exemption parking permit used or displayed at the time of citation or that he is eligible for such license plate, exemption permit, or temporary exemption parking permit.

(c) A law enforcement officer or a parking enforcement specialist has the right to confiscate a license plate, an exemption parking permit, or a temporary exemption parking permit issued to persons with disabilities when, based upon personal investigation, the officer or specialist has reasonable cause to believe that there is a violation of this section. If the operator or other person in charge of the motor vehicle fails or refuses to surrender the license plate, exemption parking permit, or temporary exemption permit, they shall be issued a citation for a violation of this subsection.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

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**Sec. 15-55. Continuous parking in metered and nonmetered parking spaces.**

(a) It is unlawful for any operator to permit a vehicle to remain in any parking space in violation of any posted restrictions as provided by state law or within this chapter.

(b) It is unlawful for any operator to permit a vehicle to remain in any parking space for more than two (2) hours after a citation has been issued for violation of subsection (a) of this section.

(c) For any continuous parking in the same parking space, no more than one (1) offense under subsection (a) of this section and one (1) offense under subsection (b) of this section shall be deemed to have occurred on any one (1) date. In the case of any continuous parking in violation of subsection (a) or subsection (b) hereof covering parts, but not the entirety of, of two (2) or more dates, one (1) offense under subsection (b) shall be deemed to have occurred on each of such dates.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

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**EXHIBIT B**  
**Exhibit 1**

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**Sec. 15-56. Reserved.**

**Sec. 15-57. Stopping, standing, or parking prohibited in specified places.**

- (a) Except when necessary to avoid conflict with other traffic, or in compliance with law or the directions of a police officer or official traffic control device, no operator shall:
- (1) Stop, stand, or park a vehicle:
- a. On the roadway side of any vehicle stopped or parked at the edge or curb of a street.
  - b. On a sidewalk.
  - c. Within an intersection.
  - d. On a crosswalk.
  - e. Between a safety zone and the adjacent curb or within thirty (30) feet of points on the curb immediately opposite the ends of a safety zone, unless the City of Tampa, Hillsborough County, or the Department of Transportation indicates a different length by signs or markings.
  - f. Alongside or opposite any street excavation or obstruction when stopping, standing, or parking would obstruct traffic.
  - g. Upon any bridge or other elevated structure upon a street or highway.
  - h. On any railroad tracks.
  - i. On a bicycle or shared use path.
  - j. At any place where official traffic control devices or official signs prohibit stopping.
  - k. On the roadway or shoulder of a limited access facility, except as provided by regulation of the Department of Transportation, or on the paved portion of a connecting ramp; except that a vehicle which is disabled or in a condition improper to be driven as a result of mechanical failure or crash may be parked on such shoulder for a period not to exceed six (6) hours. This provision is not applicable to an operator stopping a vehicle to render aid to an injured person or assistance to a disabled vehicle in obedience to the directions of a law enforcement officer or to operator stopping a vehicle in compliance with applicable traffic laws.
  - l. For the purpose of loading or unloading a passenger on the paved roadway or shoulder of a limited access facility or on the paved portion of any connecting ramp. This provision is not applicable to an operator stopping a vehicle to render aid to an injured person or assistance to a disabled vehicle.
  - m. In any parking space specifically designated for charging an electric vehicle if the vehicle is not capable of using an electrical recharging station, consistent with F.S. § 366.94, or if the vehicle is not actively charging.
- (2) Stand or park a vehicle, whether occupied or not, except to momentarily pick up or discharge a passenger or passengers:
- a. In front of a public or private driveway.
  - b. Within fifteen (15) feet of a fire hydrant.
  - c. Within twenty (20) feet of a crosswalk.
  - d. Within thirty (30) feet upon the approach to any flashing signal, stop sign, or traffic control signal located at the side of a roadway.
  - e. Within twenty (20) feet of the driveway entrance to any fire station and on the side of a street opposite the entrance to any fire station within seventy-five (75) feet of such entrance (when property signposted).
  - f. On an exclusive bicycle lane.
  - g. At any place where official traffic control devices or official signs prohibit standing or parking.
  - h. In a fire lane.
  - i. Blocking access to a mailbox of a business, community mailbox unit, or package delivery locker between the hours of 8:00 a.m. and 6:00 p.m. when said mailbox or locker is directly adjacent to the roadway.
  - j. In a tow-away zone.
  - k. In a no parking zone.
  - l. On a street designated part of a parade route, right-of-way closure, or restricted area or zone after public notice.
  - m. In a reserved parking space as indicated by signage, meter bags, or other methods.
- (3) Park a vehicle, whether occupied or not, except temporarily for the purpose of, and while actually engaged in, loading or unloading merchandise or passengers:
- a. Within fifty (50) feet of the nearest rail of a railroad crossing unless the Department of Transportation establishes a different distance due to unusual circumstances.

**EXHIBIT B**  
**Exhibit 1**

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- b. At any place where official traffic control devices or official signs prohibit parking.
- (b) No person shall move a vehicle not lawfully under their control into any such prohibited area or away from a curb such a distance as is unlawful.
- (c) A vehicle which violates this section and is determined to be a public safety or welfare concern, or which has not been moved after the issuance of a ticket may be towed upon instructions from any law enforcement agency with jurisdiction. The cost of removal includes towing, storage, and administrative fees, shall be the responsibility of the registered owner of the vehicle and will be a lien against the motor vehicle in accordance with F.S. § 713.78. The removal of the vehicle shall be reported to the Department of Highway Safety and Motor Vehicles in the appropriate database to ensure the owner can locate and recover the towed vehicle.
- (Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)
- State law reference(s)—Electric vehicle charging stations, F.S. § 366.94; Liens for recovering, towing, or storing vehicles and vessels, F.S. § 713.78.
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**Sec. 15-58. Additional parking regulations.**

- (a) Except as otherwise provided in this section, every vehicle stopped or parked upon a two-way roadway shall be so stopped or parked with the right-hand wheels parallel to and within twelve (12) inches of the right-hand curb or edge of the roadway.
- (b) Except when otherwise provided in the code, every vehicle stopped or parked upon a one-way roadway shall be so stopped or parked parallel to the curb or edge of the roadway, in the direction of authorized traffic movement, with its right-hand wheels within twelve (12) inches of the right-hand curb or edge of the roadway, or its left wheels within twelve (12) inches of the left-hand curb or edge of the roadway.
- (c) Angle parking on any street or roadway shall be permitted where designated lines or official signs allow angle parking.
- (Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)
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**Sec. 15-59. Enforcement of parking requirements for persons who have disabilities.**

- (a) It is unlawful for any operator to stop, stand, or park a vehicle within, or to obstruct, any such specially designated and metered parking space provided in accordance with F.S. § 553.5041, unless the vehicle displays a properly issued disabled parking permit or a properly issued license plate and the vehicle is transporting the person to whom the displayed permit is issued. The violation may not be dismissed for failure of the marking on the parking space to comply with section 553.5041, Florida Statutes, if the space is in general compliance and is clearly distinguishable as a designated accessible parking space for people who have disabilities. Only a warning may be issued for unlawfully parking in a space designated for persons with disabilities if there is no above-grade sign.
- (1) Whenever a law enforcement officer, a parking enforcement specialist, or the owner or lessee of the space finds a vehicle in violation of this subsection, that law enforcement officer, owner, or lessor shall have the vehicle in violation removed to any lawful parking space or facility or require the operator or other person in charge of the vehicle immediately to remove the unauthorized vehicle from the parking space.
- a. Whenever any vehicle is removed under this section to a storage lot, as provided in section 15-125, the cost of the removal and parking constitutes a lien against the vehicle.
- b. Whenever any vehicle is removed under this chapter, as provided in section 15-125, to a parking garage, or other parking space, the cost of the removal and parking constitutes an invoice against the vehicle.
- (2) The owner of a leased vehicle is not responsible for a violation of this section if the vehicle is registered in the name of the lessee.
- (3) A law enforcement officer or a parking enforcement specialist has the right to demand to be shown the person's disabled parking permit and driver's license or state identification card when investigating the possibility of a violation of this section. If such a request is refused, the person in charge of the vehicle may be charged with resisting an officer without violence, as provided in F.S. § 843.02.
- (b) It is unlawful for any operator to obstruct the path of travel to an accessible parking space, curb cut, or access aisle by standing or parking a vehicle within any such designated area. The violator is subject to the same penalties as are imposed for illegally parking in a space that is designated as an accessible parking space for persons who have disabilities.
- (c) Any operator who is chauffeuring a person who has a disability is allowed, without need for a disabled parking permit or a special license plate, to stand temporarily in any such parking space, for the purpose of loading

**EXHIBIT B**  
**Exhibit 1**

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or unloading the person who has a disability. A penalty may not be imposed upon the driver for such temporary standing.

(d) (1) A vehicle that is transporting a person who has a disability and that has a properly issued permit, may be parked for a maximum of thirty (30) minutes in any parking space reserved for persons who have disabilities.

(2) Notwithstanding section (d)(1), a theme park or an entertainment complex as defined in F.S. § 509.013(9), which provides parking in designated areas for persons who have disabilities may allow any vehicle that is transporting a person who has a disability to remain parked in a space reserved for persons who have disabilities throughout the period the theme park is open to the public for that day.

(e) This section shall be enforced on public or private property.

(f) When a vehicle is parked in a properly delineated parking space for persons who have disabilities in violation of this section, it is prima facie evidence that the vehicle was parked and left in the space by the registered owner of the vehicle.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

State law reference(s)—Parking spaces for persons who have disabilities, F.S. § 553.5041; Resisting officer without violence to his or her person, F.S. § 843.02; Definitions, F.S. § 509.013(9).

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**EXHIBIT B**  
**Exhibit 1**

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**Sec. 15-60. Unattended motor vehicle.**

(a) An operator driving or in charge of any motor vehicle may not permit it to stand unattended without first stopping the engine, locking the ignition, and removing the key. A vehicle shall not be permitted to stand unattended upon any perceptible grade without stopping the engine and effectively setting the brake thereon and turning the front wheels to the curb or side of the street.

(b) This section does not apply to the operator of:

(1) An authorized emergency vehicle while in the performance of official duties that is equipped with an activated antitheft device that prohibits the vehicle from being driven;

(2) A licensed delivery truck or other delivery vehicle while making deliveries;

(3) A solid waste or recovered materials collection vehicle while collecting such items; or

(4) A vehicle that starts by remote control while the ignition, transmission, and doors are locked.

(c) This section does not apply to a fully autonomous vehicle operating with the automated driving system engaged.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

**Sec. 15-61. Reserved.**

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**EXHIBIT C**  
**Certificates of Insurance**

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Exhibit 10

[Return to Agenda](#)

**Agenda Proposal Items:**

- Have not received proposals yet for the agenda. Will provide once received

**Updates:**

- Events
  - Not advised of any planned during the transition
  - Our team is currently working on planning some events for the summer months, including a back-to-school bash in August
- Aquatics
  - We've connected with Blue Water, and one of the first things we are asking them to prioritize is spraying non-beneficial growth within the high-water mark line
- Landscape
  - Have a walk of the property scheduled for 5/14
  - Resident on Foggy Creek Ln asking for trim backs along conservation space on opposite side of retention behind home. We are investigating with the landscaper as to finishes of the area, and if we can maintain a consistent mower pass without encroaching on the conservation
- Turnover Progress from Rizzetta
  - Have not been provided with map of dog stations
    - Our team is working on creating one
  - Working on reorganization of the office
    - When taking over, we had resident files scattered out of binders
    - Had paperwork from over a year ago laying around on counters and office space
- Tennis Court Lighting
  - Have met with an electrician onsite to run dedicated power for lights at the court. Waiting on proposal
- Little Free Library
  - Location to install?
  - Request for NTE \$700
- Towing
  - Warning Stickers?
  - Security company for overnight roving patrol and sticker vehicles for towing
- A/C Routine Maintenance
  - We are working on getting quotes for quarterly A/C system maintenance

Exhibit 11

[Return to Agenda](#)



# Access Control 4G Backup For Gate Access Control

Prepared for: K BAR RANCH 2 CDD

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

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

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



- Your Technology Professionals -  
Sales, Training, & Support

Hi K BAR RANCH 2 CDD,

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

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



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

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



## Networks Infrastructure (Wi-Fi)

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

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



## Camera Systems (CCTV)

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

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



## Access Control Systems (ACS)

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

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

# 4G Proposal For Villages

Installation & Activation	Price
Installation <ul style="list-style-type: none"><li>\$165 per gate to program vlan and installation of equipment onsite.</li></ul>	\$1,650.00
<b>FREE 4G Cellular ACTIVATION</b>	\$0.00
<b>Estimated Project Total</b>	<b>\$1,650.00</b>

## Monthly Contract:

All Licenses & Services	Price	QTY	Subtotal
CIT 4G Cellular Equipment (Rental)	\$0.00	10	\$0.00
CIT 4G Cellular Service <ul style="list-style-type: none"><li>Brivo access control only</li></ul>	\$40.00	10	\$400.00
<b>Monthly Service/Rental</b> (Plus applicable taxes)			<b>\$400.00</b>

## Payment and Service Agreement Terms

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

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

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

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

### **3. Price Adjustments**

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

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

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

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

This agreement is for a 12-month term, beginning on the 1st day of the month in which the equipment is installed. The contract automatically renews annually unless terminated with a 60-day written or email notice, without penalty or charge, prior to the renewal date. Cancellation with a 60-day written or email notice.

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

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

invoice.

Response times are as follows:

- Remote support: Prioritized and handled in the order received.
- On-site service: Typical response within 48 business hours, subject to part availability.

## **7. Technician Time Rates**

Standard Business Hours (M–F, 9:00AM–5:30PM): \$165/hour (2-hour minimum, plus travel if outside radius)

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

Emergency service is not guaranteed and will be handled on a case-by-case basis, subject to technician availability and the nature of the issue.

## **8. Support Request Methods**

Customers may submit support requests by:

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

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

## **9. Refund Policy**

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

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

Any manufacturer warranties associated with equipment or products provided by the Vendor are limited to the terms and conditions set forth by the respective manufacturer.

Warranty Coverage:

- Eagle Eye Networks: 2 years
- Hanwha: 5 years
- Axis: 5 years

Warranties do not cover damage resulting from misuse, abuse, negligence, vandalism, theft, power surges, acts of God (including but not limited to lightning, flood, fire, or storm), or improper installation or handling by parties other than the Vendor or its authorized agents.

## **11. Ownership & Transferability**

All installed equipment will be owned by the HOA. In the event of a management transition, licenses (e.g., Eagle Eye Networks) may be transferred to another approved vendor, provided there are no outstanding balances. Please note: Manufacturer license transfers may be subject to additional fees. The manufacturer retains sole discretion over whether a transfer request is approved or denied. The Vendor is not responsible for any outcomes or delays resulting from manufacturer transfer policies.

## **12. Training & Access Provisioning**

A Zoom training session will be provided post-installation for Board members, management, and community representatives. Credentialed access to the system will be distributed after installation is complete. Any additional training sessions or retraining requests beyond the initial session will be billed at our standard hourly technician rate, in accordance with Section 7.

## **13. Access Control Database Responsibility**

The management company and/or Board is solely responsible for maintaining the access control system database, including but not limited to the addition, removal, or modification of users, credentials, and access permissions. The Vendor will provide free remote technical support for troubleshooting and guidance related to the access control system. However, any assistance involving data entry, user record updates, or database population can be billed at the standard technician hourly rate as outlined in Section 7. In cases where the access control database is being transferred or migrated from an existing system, the Client must provide, at a minimum, the following for each user record: first name, last name, keycard number, and keycard facility code number. If this information cannot be furnished, the Client will be required to build a new database from scratch.

## **14. No Refunds Policy**

The Vendor maintains a strict NO REFUNDS policy on deposits, project totals, service retainers, hardware purchases, or any monetary exchanges related to services rendered or contracted. All sales and service agreements are final. This policy applies regardless of project status, partial completion, or cancellation by the Client.

## **15. Scope of Phone and Remote Technical Support**

Phone and remote support is available during normal business hours, as defined in Section 7, and is intended to assist with basic system-related issues and administrative functions. Support services included at no additional charge cover tasks such as resetting user passwords, adding or removing users, and troubleshooting issues related to the Eagle Eye and Brivo software platforms. Services that fall outside the scope of standard support include additional or repeated training sessions resulting from staff turnover or role changes, as well as reviewing or investigating recorded footage for incidents. These activities, along with administrative tasks beyond routine use—such as performing detailed user audits or modifying access schedules—will be billed at the standard technician hourly rate outlined in Section 7. All support must be requested through the approved channels specified in Section 8. Any non-supported service requests will be quoted and scheduled accordingly upon approval.

Exhibit 12

[Return to Agenda](#)

2664 Cypress Ridge Blvd | Suite 103  
Wesley Chapel, FL. 33544  
<https://completeit.io>  
(813) 444-4355



**Customer Contact Information:**

K Bar Ranch 2 CDD  
3434 Colwell Avenue STE 200  
Tampa, FL, United States 33614

Estimate # 6205  
Estimate Date 05-11-26  
Sales Team Member

Total	<b>\$1,115.00</b>
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Item	Description	Unit Cost	Quantity	Line Total
Notes	INVENTORY STOCK FOR CDD	\$0.00	1.0	\$0.00
Notes	Sundrift North Gate	\$0.00	1.0	\$0.00
Gate Arm with double sided LED (For Liftmaster)	INCLUDES: 12' ARM, WIRING HARNESS, LED STIPS ON BOTH SIDES	\$785.00	1.0	\$785.00
Tech Labor-Cameras ACS	Hourly Labor Service   Minimum 2-hours   Cameras/ACS	\$165.00	2.0	\$330.00

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**THIS IS ONLY AN ESTIMATE**

Subtotal	\$1,115.00
Tax (if applicable)	\$0.00
<b>Estimate Total</b>	<b>\$1,115.00</b>

Due to ongoing tariff discussions, final pricing may be subject to change. For any questions, please contact us at [info@completeit.io](mailto:info@completeit.io).

**For Approval Sign Here:** \_\_\_\_\_

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

**Billing Contact:**

- **Name:** \_\_\_\_\_
- **Email :** \_\_\_\_\_

Exhibit 13

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Complete I.T.  
SERVICE & SOLUTIONS

# CIT Gate Controller

Prepared for: K BAR RANCH 2 CDD

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

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

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



- Your Technology Professionals -  
Sales, Training, & Support

Hi K BAR RANCH 2 CDD,

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

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



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

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



## Networks Infrastructure (Wi-Fi)

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

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



## Camera Systems (CCTV)

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

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



## Access Control Systems (ACS)

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

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

# Proposal For K Bar Ranch 2 CDD

## CIT Gate Controller:

Currently, the gate operators and the access control/camera systems are connected to separate electrical circuits. As a result, if power is lost on the access control circuit due to a breaker trip, UPS failure, GFI trip, or internet outage affecting the access control system, the gate operators are unable to detect the issue and therefore remain closed. This can prevent residents from accessing the community using vehicle stickers, the mobile app, or PIN codes.

To address this issue, Complete I.T. has developed a monitoring solution that allows both circuits and connected systems to communicate their operational status. Once implemented, if the access control and camera circuit loses power or the access control system experiences an internet failure, the gate operators will automatically transition to an open state to maintain resident access and reduce service disruptions. In addition, the system is integrated with Complete I.T.'s monitoring software, which provides email notifications to our team whenever such an event occurs. If desired, these notifications can also be sent to onsite management personnel so they may assist with awareness and resolution efforts.

For K Bar Ranch 2 CDD, Complete I.T. is proposing to provide the required equipment at no upfront cost as part of a rental arrangement. The only recurring expense would be a software monitoring fee of \$5.00 per gate, per month.

Installation & Activation	Price
Installation	\$1,650.00
• \$165 per gate to rewire the system	
<b>FREE 4G Cellular ACTIVATION</b>	\$0.00
<b>Estimated Project Total</b>	<b>\$1,650.00</b>

## Monthly Contract:

All Licenses & Services	Price	QTY	Subtotal
CIT Gate Controller Equipment (Rental)	\$0.00	10	\$0.00
CIT Gate Controller Software Package	\$5.00	10	\$50.00
<b>Monthly Service/Rental</b>			<b>\$50.00</b>

## Payment and Service Agreement Terms

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

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

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

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

### **3. Price Adjustments**

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

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

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

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

This agreement is for a 12-month term, beginning on the 1st day of the month in which the equipment is installed. The contract automatically renews annually unless terminated with a 60-day written or email notice, without penalty or charge, prior to the renewal date. Cancellation with a 60-day written or email notice.

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

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

invoice.

Response times are as follows:

- Remote support: Prioritized and handled in the order received.
- On-site service: Typical response within 48 business hours, subject to part availability.

## **7. Technician Time Rates**

Standard Business Hours (M–F, 9:00AM–5:30PM): \$165/hour (2-hour minimum, plus travel if outside radius)

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

Emergency service is not guaranteed and will be handled on a case-by-case basis, subject to technician availability and the nature of the issue.

## **8. Support Request Methods**

Customers may submit support requests by:

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

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

## **9. Refund Policy**

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

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

Any manufacturer warranties associated with equipment or products provided by the Vendor are limited to the terms and conditions set forth by the respective manufacturer.

Warranty Coverage:

- Eagle Eye Networks: 2 years
- Hanwha: 5 years
- Axis: 5 years

Warranties do not cover damage resulting from misuse, abuse, negligence, vandalism, theft, power surges, acts of God (including but not limited to lightning, flood, fire, or storm), or improper installation or handling by parties other than the Vendor or its authorized agents.

## **11. Ownership & Transferability**

All installed equipment will be owned by the HOA. In the event of a management transition, licenses (e.g., Eagle Eye Networks) may be transferred to another approved vendor, provided there are no outstanding balances. Please note: Manufacturer license transfers may be subject to additional fees. The manufacturer retains sole discretion over whether a transfer request is approved or denied. The Vendor is not responsible for any outcomes or delays resulting from manufacturer transfer policies.

## **12. Training & Access Provisioning**

A Zoom training session will be provided post-installation for Board members, management, and community representatives. Credentialed access to the system will be distributed after installation is complete. Any additional training sessions or retraining requests beyond the initial session will be billed at our standard hourly technician rate, in accordance with Section 7.

## **13. Access Control Database Responsibility**

The management company and/or Board is solely responsible for maintaining the access control system database, including but not limited to the addition, removal, or modification of users, credentials, and access permissions. The Vendor will provide free remote technical support for troubleshooting and guidance related to the access control system. However, any assistance involving data entry, user record updates, or database population can be billed at the standard technician hourly rate as outlined in Section 7. In cases where the access control database is being transferred or migrated from an existing system, the Client must provide, at a minimum, the following for each user record: first name, last name, keycard number, and keycard facility code number. If this information cannot be furnished, the Client will be required to build a new database from scratch.

## **14. No Refunds Policy**

The Vendor maintains a strict NO REFUNDS policy on deposits, project totals, service retainers, hardware purchases, or any monetary exchanges related to services rendered or contracted. All sales and service agreements are final. This policy applies regardless of project status, partial completion, or cancellation by the Client.

## **15. Scope of Phone and Remote Technical Support**

Phone and remote support is available during normal business hours, as defined in Section 7, and is intended to assist with basic system-related issues and administrative functions. Support services included at no additional charge cover tasks such as resetting user passwords, adding or removing users, and troubleshooting issues related to the Eagle Eye and Brivo software platforms. Services that fall outside the scope of standard support include additional or repeated training sessions resulting from staff turnover or role changes, as well as reviewing or investigating recorded footage for incidents. These activities, along with administrative tasks beyond routine use—such as performing detailed user audits or modifying access schedules—will be billed at the standard technician hourly rate outlined in Section 7. All support must be requested through the approved channels specified in Section 8. Any non-supported service requests will be quoted and scheduled accordingly upon approval.

Exhibit 14

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2664 Cypress Ridge Blvd | Suite 103  
Wesley Chapel, FL. 33544  
<https://completeit.io>  
(813) 444-4355



**Customer Contact Information:**

K Bar Ranch 2 CDD  
3434 Colwell Avenue STE 200  
Tampa, FL, United States 33614

Estimate # 6205  
Estimate Date 05-11-26  
Sales Team Member

<b>Total</b>	<b>\$1,900.00</b>
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Item	Description	Unit Cost	Quantity	Line Total
Notes	INVENTORY STOCK FOR CDD	\$0.00	1.0	\$0.00
Gate Arm with double sided LED (For Liftmaster)	INCLUDES: 12' ARM, WIRING HARNESS, LED STIPS ON BOTH SIDES	\$785.00	2.0	\$1,570.00
Tech Labor-Cameras ACS	Hourly Labor Service   Minimum 2-hours   Cameras/ACS	\$165.00	2.0	\$330.00

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**THIS IS ONLY AN ESTIMATE**

Subtotal	\$1,900.00
Tax (if applicable)	\$0.00
<b>Estimate Total</b>	<b>\$1,900.00</b>

Due to ongoing tariff discussions, final pricing may be subject to change. For any questions, please contact us at [info@completeit.io](mailto:info@completeit.io).

**For Approval Sign Here:** \_\_\_\_\_

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

**Billing Contact:**

- **Name:** \_\_\_\_\_
- **Email :** \_\_\_\_\_

Exhibit 15

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Review quote and press Approve or Reject below

## Cooper Pools Inc

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

## QUOTE

Quote Number  
# 692

Quote Total  
**\$542.70**

Bill To:  
K-Bar Ranch II CDD  
255 Primera Blvd Suite 160  
Lake Mary, FL 32746

Quote Date  
May 9, 2026  
Expiration Date  
June 9, 2026


LOCATION: 10820 Mistflower Lane, Tampa

Item	Description	Qty	Rate	Amount
Phosphate Treatment 1 Bottle for 3000 to 10000 gallons	Phosphate Treatment 1 Bottle for 3000 to 10000 gallons	13	27.90	362.70
Phosphate Treatment Return Visit Cleanup	Phosphate Treatment Return Visit Cleanup	1	180.00	180.00

Technician reported that the phosphates were over 500 and requested a phosphate treatment.

Subtotal	\$542.70
Tax	\$0.00
Quote Total	<b>\$542.70</b>

### Pay over time today

0% APR or as low as \$42.33 with  sunbit ⓘ

Get pre-approved (<https://apply.sunbit.com/YourPoolPro-ayuwlbyc>)

**Cooper Pools Inc**  
info@cooperpoolsinc.com

---

Name & Signature

---

Date



**Cooper Pools**

**844-766-5256**

Exhibit 16

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Anti-Pesto Bug Killers  
13596 66th St N  
Largo, FL 33771  
(727)-524-6333  
antipesto.com

# Commercial Pest Control

## Proposal

## Customer Information

### Service Location

#21891 K Bar Ranch li  
Cdd/Amenity Center  
10820 Mistflower Ln  
Tampa, FL 33647

### Billing Location

#21891 K Bar Ranch li Cdd  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614

### Contact

K Bar Ranch li Cdd/Amenity  
Center  
cddinvoice@rizzetta.com,  
manager@kbarii.com  
813-388-9646

## Commercial Pest Control Program

Anti-Pesto agrees to make inspections and treatments per annum at regular intervals against cockroaches, ants (except pharaoh & carpenter ants) rats and mice (does not cover exclusion services or repairs to the structure). Anti-Pesto will carry out additional inspections and treatments at no additional charge should re-infestation of the pests occur between regular treatments.

## Services

Description	Notes	Frequency
Commercial Pest Elimination [EOM]		6/year

## One-Time

Description	Notes
Commercial Pest Control Initial Service	

## Terms

The first payment is due on completion of the initial treatment and subsequent payments are due upon completion of the regular service. If it becomes necessary to collect any sums under this agreement, the undersigned shall be liable for all collection costs, including reasonable attorney's fees. This agreement may be canceled upon 30 days written notice by either party subsequent to the first year at any time. This is an agreement for service only and makes no guarantees against pest damage to the structure, injury to its inhabitants or its contents, nor does it provide replacement, compensation or repairs thereof. This agreement does not cover wood destroying organisms such as termites, wood boring beetles or wood destroying fungi.

This is a one year agreement that automatically renews month to month thereafter. There is a 30 days notice required for cancellation in writing

**GUARANTEE OF CUSTOMER SATISFACTION** We GUARANTEE your premises will be free of cockroach, ant and rodent infestations after we have completed your third month of service. • We Guarantee to perform a corrective service within 48 hours of normal business hours. • We Guarantee to provide the corrective service at no additional cost. • We Guarantee if your pest problem persists and there is an infestation in the physical structure after 30 days, an Anti-Pesto BugKillers, Inc. Service Manager will, after verifying the infestation, will refund your last regular service charge.

ACCEPTED IN ALL ITS TERMS AND CONDITIONS without limitations, it being specifically understood that Anti-Pesto and the undersigned will be bound only by the terms of this agreement and not by any other representations, oral or otherwise. You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Monthly deductions will be processed on the first of the month unless it falls on a holiday or weekend.

**Money Back Guarantee** If after servicing the premises of the Company for ninety days, the Company is not satisfied with the progress being made toward control of roaches and or rodents, Anti-Pesto BugKillers, Inc. will refund all monies paid through the first ninety days of this agreement. This guarantee is in effect only if The Company is in compliance with (a) housekeeping, sanitation and structural suggestions on the service report. This does not mean you will never see another cockroach, ant or rodent. It does mean the thoroughness of our services combined with your efforts to maintain the highest standards of sanitation will not allow an INFESTATION to develop.

## Pricing

INITIAL FEE

\$142.00

(PLUS APPLICABLE TAX)

INVOICED EVERY OTHER MONTH

\$142.00

(PLUS APPLICABLE TAX)



ANTI-PESTO BUG KILLERS

Dan Morris - 06/11/25

CLIENT

## General Terms & Conditions

1. This Contract between Anti-Pesto and Customer covers only the primary structure listed on the reverse side. No fences, detached garages, out-buildings, decks or other buildings or construction at the service address are covered by this Contract unless specified in writing. Prior to the structure(s) being modified, altered or otherwise changed, or if soil is removed or added around the foundation, the Customer will immediately notify Anti-Pesto in writing. Such conditions may result in the need for additional treatment of the premises. Additional services found necessary because of any addition or alteration should be provided by Anti-Pesto at the Customers expense and may require an adjustment in the annual renewal fee at the option of Anti-Pesto.
- 2.. After the 12-month period until such time that Anti-Pesto exercises to amend this Agreement, this agreement will continue to define the terms and conditions of this service on a month to month basis. Anti-Pesto reserves the right to amend the terms of this Agreement and/or adjust the price any time after the 12-month period.
  1. Severability if any part of this Contract is held to be invalid or unenforceable for any reason, the remaining terms and conditions of this Contract shall remain in full force and effect.
  2. Non-Payment - Customer agrees to pay Anti-Pesto. In the event legal action is necessary to collect any amount due to Anti-Pesto, Anti-Pesto shall be entitled to recover from the Customer all costs of collection, including all attorney's fees and expenses, in addition to any outstanding amounts due to Anti-Pesto. Charges for checks returned for nonsufficient funds and finance charges will be assessed for the period of delinquency at the highest rate allowable by law.

3. Binding Arbitration In the event of a dispute between Anti-Pesto and/or its employees and Customer arising out of or related to this Contract, including but not limited to the interpretation of the terms and conditions of this Contract, the making of the Contract, or breach of any provision of this Contract, the parties hereby expressly agree to submit their dispute to binding arbitration in Pinellas County, Florida for resolution in accordance with the rules and requirements of the American Arbitration Association. The parties acknowledge and understand that by agreeing to submit their dispute to binding arbitration they are effectively waiving their right to trial by jury as a means of resolving disputes. Furthermore, the parties acknowledge that they desire to arbitrate any dispute arising from this Contract in an effort to resolve such dispute(s) quickly and to avoid litigation. Judgement upon such arbitration award may be entered in any court having jurisdiction.
  
4. Chemical Sensitivity Virtually all pesticides have some odor for a period of time after application. If anyone living in or regularly visiting the household has a sensitivity to chemical odor or chemicals, Anti-Pesto recommends that you not enter this Agreement until a physician is consulted to determine if you are chemically sensitive. Owner agrees to communicate with Anti-Pesto if you or someone who will live in or regularly visit the structure are registered with any governmental regulatory agencies or health organizations as a chemically sensitive person. Owner/agent hereby expressly releases and agrees to hold Anti-Pesto harmless from any claims of injury to persons or property as a result of any pest control or termite treatment.
  
5. Disclaimer A. Anti-Pesto's liability under this Contract will be terminated if Anti-Pesto is prevented from fulfilling it's responsibilities under the terms of this Contract by circumstances or causes beyond the control of Anti-Pesto . B. ANTI-PESTO DISCLAIMS ANY LIABILITY FOR SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES. THE GUARANTEE OF RETREATMENT AS STATED IN THIS AGREEMENT IS GIVEN IN LIEU OF ANY OTHER GUARANTEE OR WARRANTY, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.



## Why Choose Anti-Pesto Bug Killers?

At Anti-Pesto, we know you have options when it comes to pest control. Since 1988, thousands of Tampa Bay homeowners and businesses have trusted us to protect their families and properties. Here's why we stand out.

### Experience You Can Trust

Serving Tampa Bay for over 30 years with proven local expertise. We know Florida's toughest pests and how to stop them effectively.

### Comprehensive Protection

Full-service pest control: general pests, termites, bed bugs, rodents, mosquitoes, attic restoration, insulation, and more. Advanced, long-lasting treatments that go beyond quick fixes.

### Professional Technicians

Highly trained, licensed experts who are courteous, thorough, and knowledgeable. We explain the problem and solution clearly so you know your home is in good hands.

### Fast & Reliable Service

Same-day or next-day appointments available, with consistent follow-ups to ensure pests stay gone.

### Long-Term Value

We invest more time, better materials, and proven techniques—meaning fewer repeat treatments, reduced long-term costs, and lasting peace of mind.

### Trusted by Your Neighbors

Thousands of 5-star reviews from satisfied customers. Our reputation is built on integrity, thoroughness, and genuine customer care.

### Peace of Mind Guarantee

Licensed by the Florida Department of Agriculture, offering satisfaction-focused service and warranties that back our work.

### Our Values

As a family-owned and locally operated business, we are committed to faith, family, integrity, and service. When you partner with Anti-Pesto, you partner with a company that cares.

**The Bottom Line:** Anti-Pesto may not be the cheapest option, but when it comes to protecting your home and family, cheaper rarely means better. With us, you're not just buying pest control—you're investing in safety, reliability, and results that last.



Exhibit 17

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Features Pricing Support Log in Sign up

# Free to try

Start with our free plan and choose a paid plan later.

Try it free

Free	\$9 per month*
50 Future appointments	100 Future appointments
50 Registered users	Unlimited Registered users
✗ Ad free	✓ Ad free
✗ Calendar sync	✓ Calendar sync
✓ Payments	✓ Payments
	1,000 Past reservations

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No cookies please

OK

**\$18**

per month\*

**300**

Future appointments

Unlimited  
Registered users



Ad free



Calendar sync



Payments

**3,000**

Past reservations

**\$28**

per month\*

**600**

Future appointments

Unlimited  
Registered users



Ad free



Calendar sync



Payments

**6,000**

Past reservations

**\$38**

per month\*

**900**

Future appointments

Unlimited  
Registered users



Ad free



Calendar sync



Payments

**\$48**

per month\*

**1,500**

Future appointments

Unlimited  
Registered users



Ad free



Calendar sync



Payments

**15,000**

Past reservations

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## Larger packages

\* Value Added Tax charged to residents of the European Union

\*\* Total of all *future appointments*; once appointments have taken place they no longer count towards your total

# Included with every package

## Flexible Scheduling

### Multiple resources

Manage scheduling of multiple resources (e.g. a person and a room) from a single schedule.

### Group bookings

Create your own event, class or workshop schedule, define the capacity of every slot and allow multiple people to book the same slot.

### Service appointments

Offer certain services to your customer, each with its own price and duration. Offer multiple services on the same schedule and allow customers to book services of their choice

### Event bookings

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is or only for certain hours. Easily switch library increase in number of bookings.

Offer a series of classes or create recurring appointments at certain time intervals with the same person (or resource). Appointments can repeat, with complex patterns like the 2nd Saturday every month.

### Waiting lists

Add users to the waiting list, when you're completely booked on your schedule and send an automatic notification when a spot is available. Waiting list queues can be maintained for each separate time slot.

### Complex scheduling scenarios

Combine multiple calendars together for the most complex scheduling scenarios: e.g. "booking a treatment requires that both a room and a therapist are available". [See more scenarios](#)

# Integrations

### Booking Widget

Seamlessly and easily integrate your appointment schedule on your own website via a small JavaScript snippet.

### Online meetings

Automatically add a Zoom or Google Meet link to an appointment.

### Webhooks and API

Connect your SuperSaaS schedule with other systems through webhooks or our API. Use 3rd party integration tools like Make and Zapier to connect SuperSaaS to your favorite platforms including Slack, MailChimp, Twilio, etc.

### Custom "Book Now" button

Design your own custom "Book Now" button and add it to your website to accept bookings on your SuperSaaS schedule.

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with our single sign-on widget for

### Single-sign on

If your site already has its own login system you can log them in via our API, so your clients won't have to log in twice.

### 3rd party JavaScript

Add your own JavaScript code to your booking pages, such as Google Analytics or live chat integration.

# Payments & Pricing

### Online payments

Accept online payments from your customers in 200+ currencies via payment processors like PayPal, Stripe, Mollie, ePay, PayU, Klarna Pay Later, Square etc.

### Credit system

Handle payments in your own currency and sell packages in your webshop with the help of the credit system.

### Manual payment methods

Accept direct bank transfers or checks and configure the system to request admin approval before sending confirmation of appointment bookings.

### Invoicing

Automatically send an invoice in your own format before or after an appointment via Stripe, PayPal, Moneybird or Paystack.

### Hold off bookings

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Can we place a cookie, so we can collect anonymous statistics? [More information.](#)

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Create pricing rules, so the appointment price depends on its length, the start time of the booking (e.g., "Seasonal/weekend pricing"), surcharge for additional services and many other factors.

### **Dynamic pricing**

Offer discounts or premiums based on available spots or the day of booking (e.g., "Early bird discount" or "Last minute price")

### **Promotions**

Offer limited time discounts (% or amount) based on the number of bookings (e.g., "Book 10 sessions now, get 1 free")

### **Coupon codes**

Offer limited time discounts (% or amount) based on coupon codes (e.g., "Get 10% discount with this code")

## **Confirmations & Reminders**

### **Booking confirmation**

Receive automatic confirmation emails/SMS when a booking is added to your schedule.

### **Cancellation notifications**

Get notified when a client cancels a reservation on your schedule.

### **Email domain**

Send your reminders & notifications with your own "From" address or through your own email provider.

### **Verify email addresses**

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ification link.

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Automatically send email/text reminders to customers at a certain time before the scheduled appointment time.

### **Follow-up & reviews**

Send follow-up messages after the appointment to share relevant information, request feedback or generate more customer reviews.

### **Personalized notifications**

Customize your email/SMS notifications by inserting dynamic texts, for example, to address users by name or confirm the details of the booking.

### **Formatted notifications**

Apply styling to your emails using HTML format.

### **Export email addresses**

Easily download email addresses to a file, for example to inform of a canceled class/event.

## **Custom Layout & Forms**

### **Your logo, colors, and style sheet**

Make the system truly your own by modifying the system in your own colors, adding your logo and your own favicon. Apply your own CSS for advanced customization.

### **Include images**

Add images of your resources, staff members, events or services offered on your schedule.

### **Modify your layout**

Control which value fields you want to display on your schedule, modify date and time and number

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erSaaS's availability in 35 languages.

### Custom domain name

Customize your booking page's domain with our custom domain name feature.

### Redirect URL

Show additional information to customers with a special landing page or redirect them to your website with a redirect URL option.

### Custom forms

Capture additional information by adding your own custom booking fields, drop-down lists and forms to the registration process.

### Attachments

Ask clients to attach files which are then stored in Dropbox.

# Booking Constraints

### Control your availability

Manage which days and during what hours you want to allow users to make a booking on your schedule. Add special days and holidays, and create exceptions for certain days, if required.

### Limit bookings per user

Restrict the booking quantity by the same user to a certain number of slots at the same time, per day, per week, per month or in total (including the ones in the future). For example, students can only book a maximum of 3 lessons per week.

### Multiple slot bookings

Accept more than one booking for the same time slot, for example, allowing up to 5 team members to book the same time slot.

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on your schedule and until when they can

### Start time constraints

Constraint the start time of your appointments, for example, allow appointments to begin only at 9:00, 11:00, 12:00 and so on.

### Min/max length of an appointment

Accept appointments of default fixed length, offer multiple appointment duration options from a drop-down menu or define the minimum and maximum permitted length of an appointment.

## Access Control

### Control access to schedules

Allow anyone with the schedule link to create a booking on your schedule or request them to create an account with you before adding a booking. Limit access to users with shared password, with specific email domain, people you specify in advance or use an interface with your server.

### User groups

Limit access to certain schedules by creating user groups, and assign which schedules they can access.

### Block notorious users

Block and unblock customers, easily detect abuse and revert it as per your convenience.

### User management

Allow team members to manage their individual schedule or some specific schedule by adding them as superuser to those schedules. Give 'superusers' additional access rights to do maintenance tasks.

### Internal notes

Add customer notes or additional information about your customers, only viewable to internal staff

Can we place a cookie, so we can collect anonymous statistics? [More information.](#)

**No cookies please**

ents that come in by phone or mail.

# Calendar Customization

## Custom appointment length

Allow customers to select from custom time intervals or allow custom time slot durations with an option to round off the end time to the nearest time interval.

## Appointment details

Specify what information users are required to fill out when creating an appointment.

## Buffer time

Avoid back-to-back meetings and automatically add buffer time in between appointments, for example to allow for room cleaning or travel time.

## Time zones

Manage your business across the world with our multiple time zone support.

## Add your location

Specify the location of your classes/events/workshops if you have centers at multiple locations.

## Customizable terminology

Irrespective of how you refer to your end-users, you can customize the term used by the system for your end users. For example, you can configure the system to call them students, clients, customers or anything else you want.

# Security & Reliability

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ment booking schedules.

MISSION-CRITICAL OPERATION

Above 99.99% up-time. (less than 30 minutes downtime per year.)

### **Terms & conditions**

You can request your clients to accept your terms & conditions before they can make a booking on your schedule.

### **GDPR compliancy**

Fully compliant with all GDPR regulations for data privacy.

### **Accessibility (WCAG 2.1 AA)**

Compliant with the new European Accessibility Act for people with disabilities or impairment.

# Reporting

### **Track attendance**

Mark the status of your bookings, whether the user has attended, is absent or unavailable during the booking slot with an additional supervisor field.

### **Receive daily reporting**

Receive daily reports with a simple overview of the bookings made during the day.

### **Statistics**

Keep track of the number of bookings and view booking statistics on your schedule.

### **Google Analytics**

Understand how visitors interact with your schedule and get insights into customer behavior with Google Analytics integration.

Can we place a cookie, so we can collect anonymous statistics? [More information.](#)

ference or for internal information

**No cookies please**

### **Import/Export**

Easily add existing user information with individual account passwords or export all appointment data in a usable format for further data analytics & processing.

# **Calendar Sync (all paid packages)**

### **Synchronize Availability**

Read availability from your Google or Outlook calendar to SuperSaaS to avoid double bookings.

#### **Google Calendar**

Publish appointments or classes in SuperSaaS to your Google calendar.

#### **Outlook**

Avoid scheduling clashes by automatically exporting your SuperSaaS bookings to your Outlook calendar.

#### **Apple iCalendar**

See a glance of upcoming events and update your appointments from your SuperSaaS calendar in your Apple's iCalendar.

#### **Office 365**

Add your SuperSaaS bookings to your Office 365 calendar.

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## **flexible system**

s or schedules

- ✓ There is **no limit** to the number of appointments you can make per month
- ✓ There is **no minimum** subscription length, so you can sign up for one month only if you need it for an event
- ✓ Change your package **at any time** or even downgrade back to the free version without losing your settings
- ✓ You are welcome to keep using the **free service for non-commercial use**

## Self-service is good service, and we pass on the savings

If you compare our service to others' you will notice we offer the best value by far. We can offer such a great price because our systems are fully automated, keeping your data confidential and our cost structure low. You set everything up yourself, or you ask your web developer do it for you. Only when you use the feedback form does a real person get involved. This way we don't need to charge you with any additional setup fees or support costs.

Our refund policy is simple: we always provide a full refund in the (unlikely) case that you are not satisfied.

## We also offer programs for affiliates and resellers.

[Read more](#)

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[No cookies please](#)

# Connect your booking calendar with your favorite apps and services

## Google Calendar

Update your real-time availability from your Google calendar to your SuperSaaS appointment calendar



## Microsoft 365 Calendar

Show availability in your Microsoft calendar in SuperSaaS, and show appointments from SuperSaaS in your Microsoft calendar



## Dropbox

Ask your users to upload a photo, resume, or any file, and it will land directly in your personal Dropbox



## WordPress

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s website and allow single sign-on with

**No cookies please**



## PayPal

Accept online payments on your online appointment schedule via PayPal or many other payment providers



## Google Analytics

Understand how visitors interact with your schedule and get visitor insights on your calendar



## Zoom

Let appointments in SuperSaaS automatically create a meeting in Zoom



## Twilio

Send SMS appointment reminders via Twilio or a dozen other SMS providers

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## Instagram

Turn followers into customers by integrating your SuperSaaS appointment schedule with your Instagram page



Many more integrations

# Trusted by more than 205,000 customers worldwide.

Get started for free

Contact us



Product

Features

Pricing

Demos

Integrations

Resources

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Contact us

About Us

About Us

Careers

Affiliates & Resellers

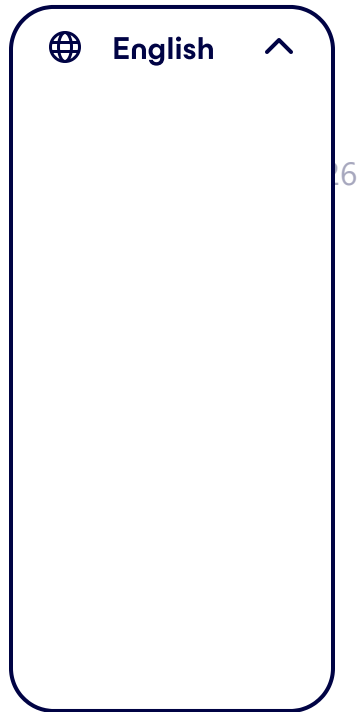
Developers

Testimonials

Legal

Privacy Policy

Terms of Use



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# SuperSaas Demos

The SuperSaas website offers a comprehensive list of demo options, suitable for most needs. The website demos included full page and widget options. The widget options would be added onto an existing website, operating as a pop-up window that keeps the user on the original site. The full-page option will open a new tab and direct the user there. The examples on this sheet were conducted from the “Reserve a room” demo option.



### Register for an event

**Variation:** single event aimed at a group of people  
**Feature:** option to see who else signed up  
**Example uses:** conferences, events, seminars

Full page demo

Widget example 4



### Reserve a room

**Variation:** multiple things in one resource schedule  
**Feature:** variable appointment lengths, see all rooms or a specific room  
**Example uses:** share a car, hot desking, tennis courts

Full page demo

Widget example 5



### Choose and book a service

**Variation:** various services by different employees  
**Feature:** employees set their availability, week widget  
**Example uses:** salons, massage therapists, spas

Full page demo

Widget example 6



### Book a class

**Variation:** multiple bookings per time slot  
**Feature:** automatically adds a waiting list to full slots  
**Example uses:** seminars, classes, events

Full page demo

Widget example 1



### Schedule an appointment

**Variation:** one booking per time slot  
**Feature:** indicates available time slots, widget list view  
**Example uses:** driving schools, piano lessons

Full page demo

Widget example 2



### Make a multi-day reservation

**Variation:** month calendar with booking on day basis  
**Feature:** price is updated based on selected options  
**Example uses:** property rental, guesthouses

Full page demo

Widget example 3

<https://www.supersaas.com/schedule/demo/Therapist-3>

The full-screen option would look similar to the images below. The admin would be able to determine what the rooms are, what the hours are, whether repeated appointments are allowed, how far in advance someone can schedule an appointment, whether to have a waiting list or not, the type of booking, etc. Though not visible in this demo, the software does have confirmation and reminder additions as a part of all of the paid plans. The software would allow the admin to receive confirmation emails or SMS messages when a booking is added to the schedule and send one to the residents who are making the appointments. There is an option to enable reminders and follow-

up messages to avoid no-shows. The software does have an option to send the reminders and notifications with an existing email domain, and the messages can be customized for both email and SMS. Regarding the access control features, admin could determine whether anyone with the schedule link could create a booking, or if they are required to create an account to do so. Anyone can view the appointment in the system, but they would have to utilize the full-page option to change or cancel the appointment. The full-page option is usually sent through email with the confirmation. Admin controls the authorization and edit rights and are able to determine exactly how much access a person can have to the system. Users can be blocked in the case of lost privileges, system abuse, etc. There is only one admin for the whole account, but that admin can create superusers, which are users with additional functions. The software offers payment and pricing options, including integrated payment via PayPal, Stripe, Square, Mollie, personal, etc. The admin can create pricing rules, offer promotions, and configure online payments and invoicing.

## Demonstration of a Meeting Room Reservation System

This schedule puts no predefined limits on length or start time, suitable for a shared resource such as a meeting room. The system will check that no reservations overlap and that all times fall within office hours.

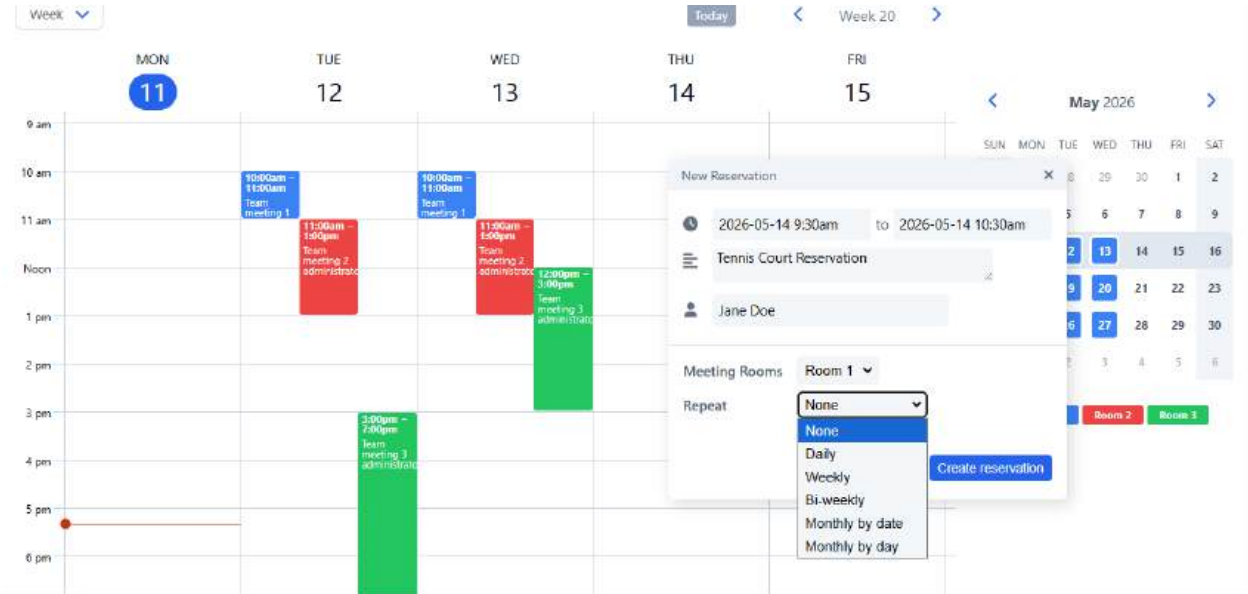
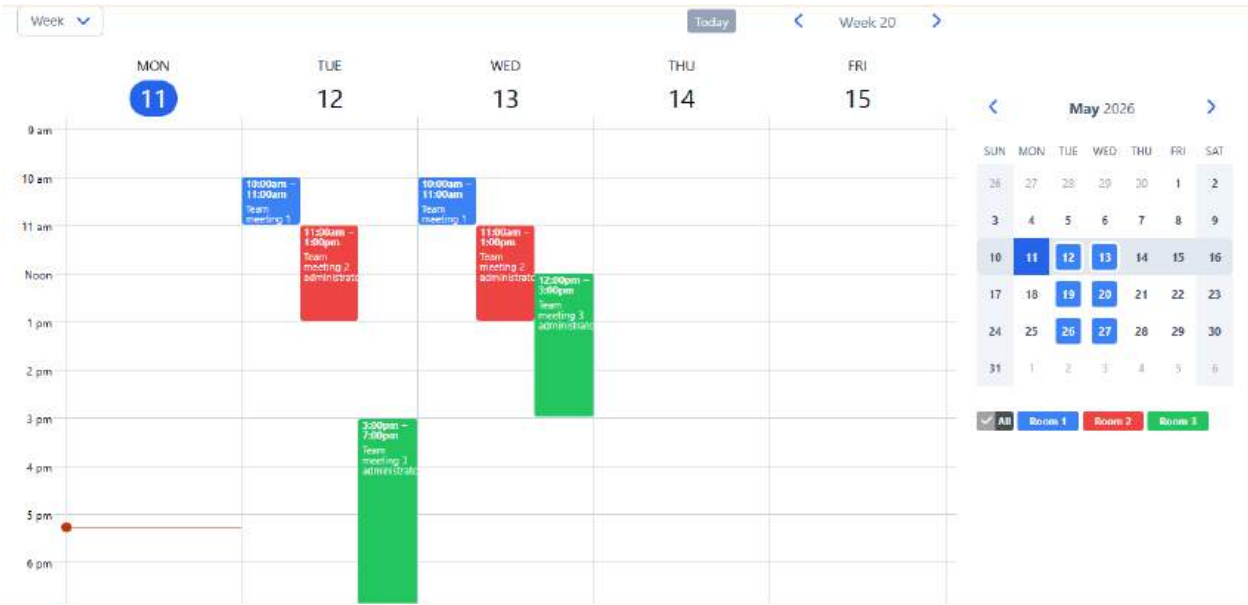
Different meeting rooms have different colors, these can be changed at any time.

- = Meeting room 1
- = Meeting room 2
- = Meeting room 3

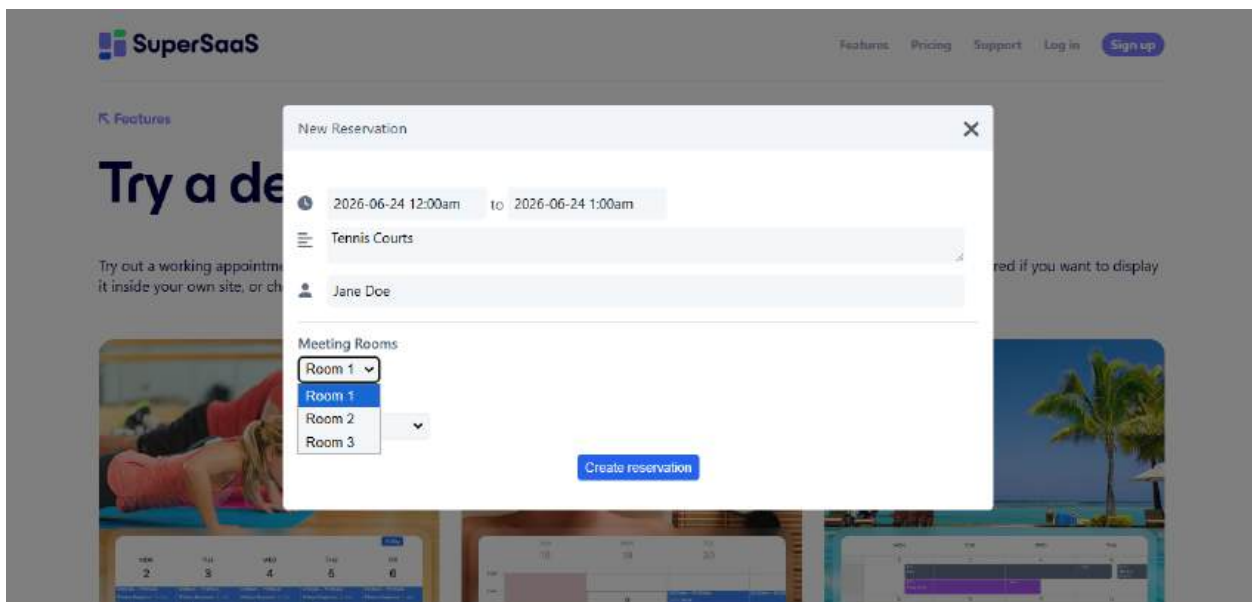
Feel free to add and delete entries on this schedule to see how it works. For the purpose of this demonstration, everyone can edit everyone else's entries, even when not logged in.

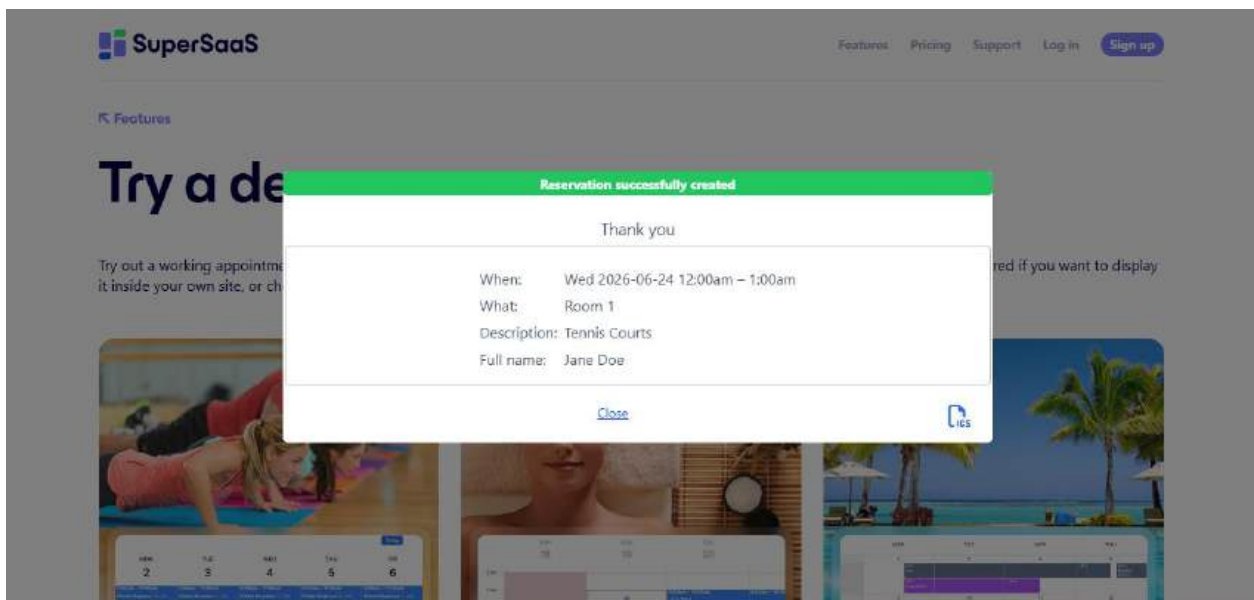
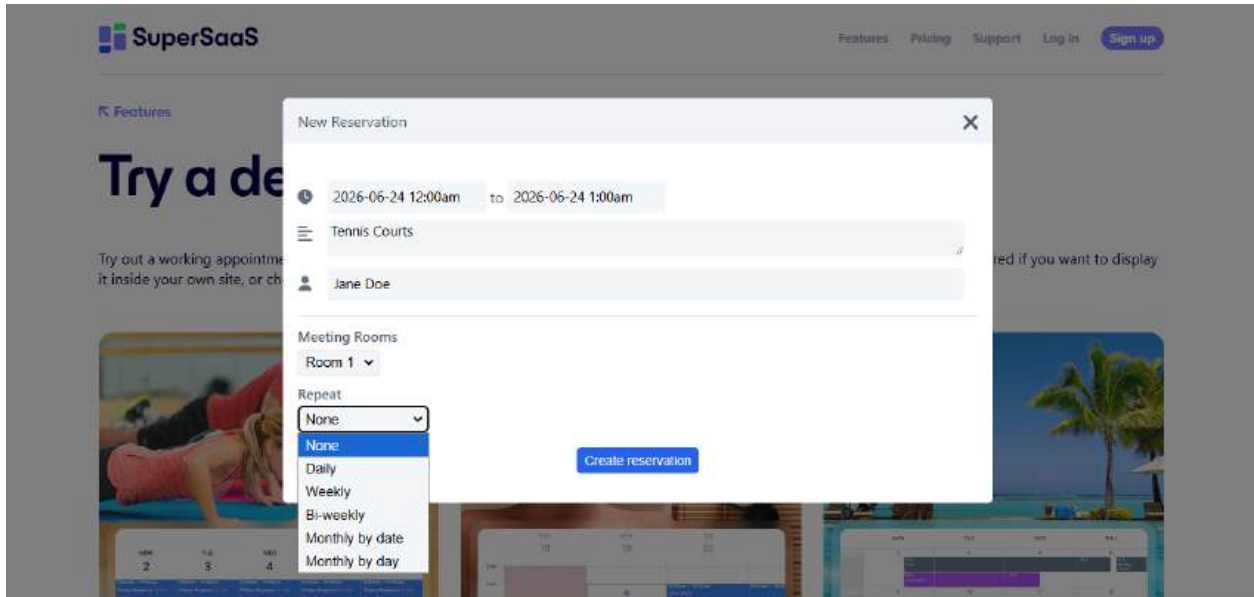
You can also view this schedule on a [mobile device](#)

[Leave demo](#)



The admin could set blocked out times or days where the courts/rooms are unavailable for use, set holiday hours, etc. The widget option would look similar to the images below.





## SuperSaaS Pricing Sheet

Monthly Plan:	Free	\$9	\$18	\$28	\$38	\$48	\$70	\$98	\$120	\$150	\$180
Maximum number of upcoming appointments	50	100	300	600	900	1,500	3,000	6,000	9,000	12,000	15,000
Maximum number of registered users	50	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
Ad free	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Calendar sync (outlook/google calendar/iCalendar)	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Payments	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Past reservations that can be kept	500	1,000	3,000	6,000	9,000	15,000	30,000	60,000	90,000	120,000	150,000

Exhibit 18

[Return to Agenda](#)

<b>Neighborhood</b>	<b>Location</b>	<b>Lift</b>	<b>Notes</b>
Brairbrook	Brairbrook and Rolling Moss (-By DW)	0.25	
Winsome Manor	inside gate - Left side by white fence	0.25	Cracks by DW and Mailboxes
Sundrift North	Left Side by outside Gate	0.25	
	Right Side by Dog Station-Inside Gate	0.5	
	Left Side Inside Gate	TP	Complete Slab Resurface
	Near 11014 before lake	0.5	Lift with Crack
Gilded	Front Left by DW		Damaged Concrete (Cracks)
Old Spanish	2 Full Slabs damaged	Right and Left Side	Cracking on both slabs needs full surface grind and cover
Hawk Valley	Mailbox Parking	0.25	1st parking spots
	Mailbox Parking	0.25	Last parking spots

Neighborhood	Location	Lift	Notes
Winsome Manor	10760	0.25-0.5	Center
	10708	0.25-0.5	Center
	10729	0.25-0.5	Center
	10741	0.25-0.5	Center
	10749	0.25-0.5	Center
	10771	0.25-0.5	Center
	10768	0.25-0.5	Center
	Sundrift North	11056	0.25-0.5
11030 x2		0.25-0.5	Both Sides- Corner of Concrete missing
11022		0.25-0.5	Left Side
11055		0.25-0.5	Center
Sundrift South	10934	0.25-0.5	Left Side
	11122	0.25-0.5	Center
	11108	0.25-0.5	Center
	10812	0.25-0.5	Center
	10841	0.25-0.5	Center
Gilded	10607	0.15-0.25	Left Side
	10607	Missing	Missing Concrete
Old Spanish	19211	Missing	Cracking by drain
Hawk Valley	19353	0.25	Right Side

Storm Drains in several areas are lifting separte from the sidewalk- we do not handle these but I do suggest getting an opinion on how to get this handled.

Exhibit 19

[Return to Agenda](#)



# Estimate

Date	Estimate #

Name / Address

Ship To

P.O. No.	Terms	Rep	Project

Description	Qty	Rate	Total
<b>Top Patch® Synthetic Pavement Pro Kit</b> (kit includes Top Patch premix, Top Patch aggregate, Top Patch Cure)  <b>Color:</b> <b>Agg Type:</b>			
		<b>Total</b>	

Exhibit 20

[Return to Agenda](#)



5196 Le Tourneau Circle, Tampa, FL 33610  
Office 813-874-3600

Date  
Quote #  
Phone #  
Terms

Project Name:

**\*Roadway Concepts is an approved SLBE & WBE with the City of Tampa\***

Description	Qty	U/M	Rate	Total
<p>Top Guard Brand Detectable Warnings (color) -</p> <p>Top Guard Brand Truncated Domes are manufactured, installed &amp; warranted by Roadway Concepts certified installers by the square foot.</p> <p>Final invoice and quantities are based upon final field measure of actual product installed following ADA requirements. Detailed measurements are available upon request.</p> <p><b>Mobilization</b> (Included number of MOBs listed. Additional MOB price each, as needed).</p> <p><b>Removal Charge</b> (as needed)</p> <p><b>NOTE:</b> This quote is based upon the completion of the specified work within the mobilization (MOB) quantities listed.</p> <p>In the event additional mobilizations are needed to fulfill project requirements (and is no fault to Roadway Concepts), each MOB will be subject to a minimum mobilization charge, equivalent to the mobilization price stated above, per occurrence.</p>		sqft		
		each		
		each		

			<b>Subtotal</b>
			<b>Sales Tax (0.0%)</b>
			<b>Total</b>
	Cell Phone	Web Site	
candace@roadwayconcepts.com	813-412-5151	www.RoadwayConcepts.com	

## TOP GUARD DETECTABLE WARNING CERTIFIED INSTALLATION PROCEDURE

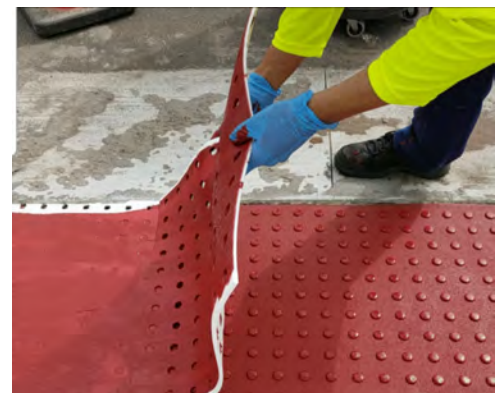
### 1 PREPARATION & PRIME



### 2 BASE



### 3 TRUNCATED DOMES



- Installed on new or old Concrete and Asphalt, brick, wood and most every other surface
- Surface to be dry and reasonably cured
- Every DW is formed and made on site. Seamless, no waste, no joints, no glues & screws
- Domes always in direction of travel, never a trip hazard. Open to pedestrians in 20 minutes.

Roadway Concepts - 5196 LeTourneau Circle - Tampa, FL 33610 - 813.874.3600

[www.RoadwayConcepts.com](http://www.RoadwayConcepts.com) - [info@roadwayconcepts.com](mailto:info@roadwayconcepts.com)

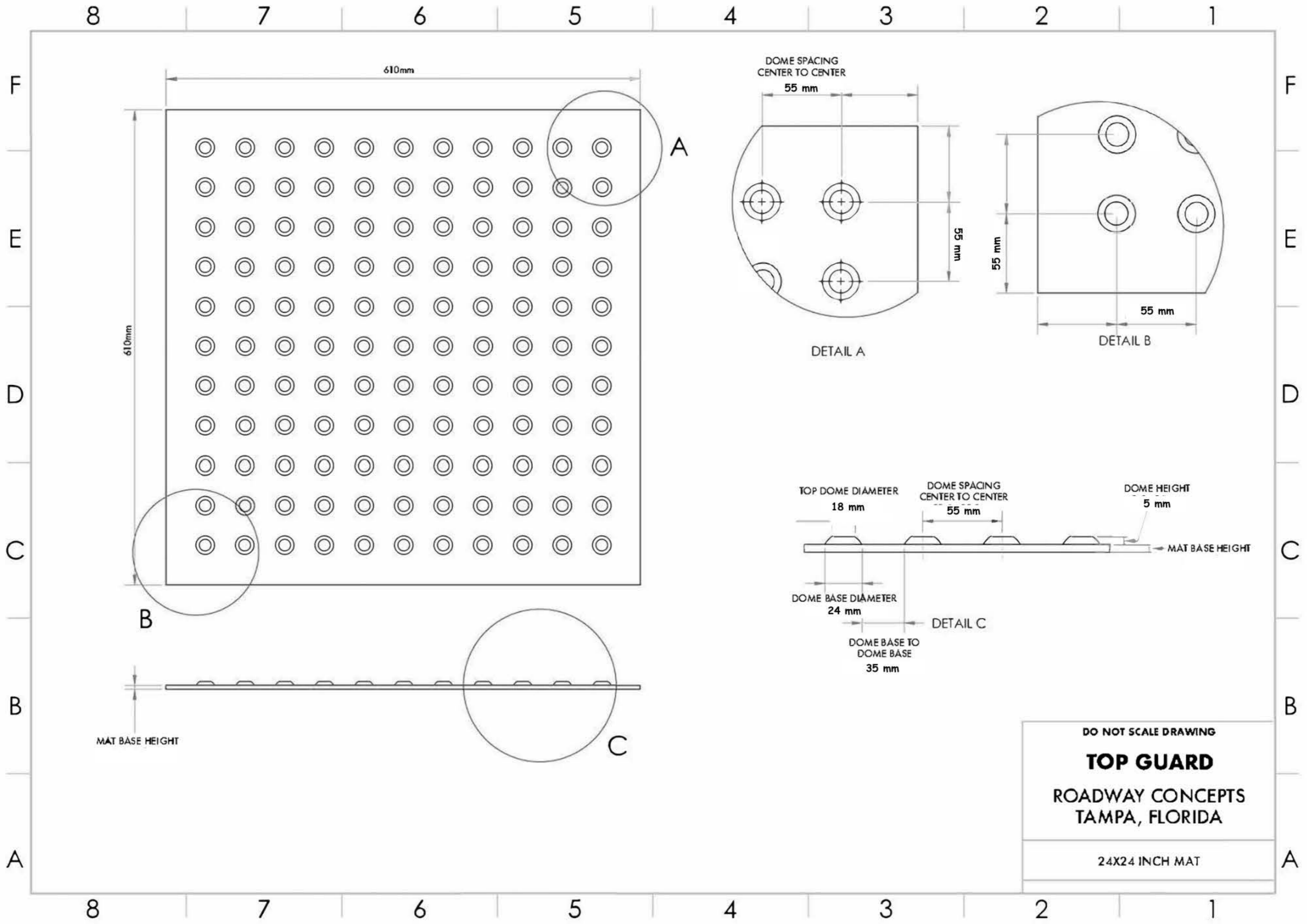


Exhibit 21

[Return to Agenda](#)

**Arbitrage Rebate Computation  
Proposal For  
K-Bar Ranch II Community Development District  
(Orange County, Florida)  
Special Assessment Revenue Bonds**





# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

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

May 1, 2026

K-Bar Ranch II Community Development District  
c/o Ms. Ms. Patricia Thibault  
District Manager  
Haven Management Solutions  
255 Primera Boulevard, Suite 160  
Lake Mary, FL 32746

Re: Arbitrage Rebate Computation Proposal for the K-Bar Ranch II Community Development District (Orange County, Florida) Tax-Exempt Bonds, Series 2017 & Series 2021

To Whom It May Concern:

We have prepared our Arbitrage Rebate Computation Proposal for the above-referenced K-Bar Ranch II Community Development District (the "District") bond issues (the "Bonds"). AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Bonds. We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

### **Firm History**

AMTEC was incorporated in 1990 and maintains a prominent client base of community development districts, colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 8,000 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

### **Southeast Client Base**

We provide arbitrage rebate services to over 350 bond issues aggregating more than \$9.1 billion of tax-exempt debt in the southeastern United States. In Florida, we are exclusive rebate consultant to the City of Palm Beach and Broward County, in addition to working on nearly 100 separate CDD bond issuances throughout the State. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, New Jersey, Montana, Mississippi, Alaska and West Virginia.

## Proposal

We are proposing rebate computation services based on the following:

- \$4,395,000 Special Assessment Revenue Bonds, Series 2017 A-1
- \$7,135,000 Special Assessment Revenue Bonds, Series 2017 A-2
- \$5,420,000 Special Assessment Revenue Bonds, Series 2017 A-3
- Fixed Rate Debt
- Acquisition and Construction, Debt Service Reserve, and Debt Service Funds

Our guaranteed fee for rebate computations for the Bonds is \$450 per year and will encompass all activity from December 22, 2017, the date of the closing, through December 31<sup>st</sup> each year through 2031. The fee is based upon the size as well as the complexity of the Bonds. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

### AMTEC Professional Fee – Series 2017 A-1, A-2 & A-3 Bonds

Report Date	Type of Report	Period Covered	Fee
May 15, 2026	Rebate and Opinion	Closing – December 31, 2024	\$ 450
May 15, 2026	Rebate and Opinion	Closing – December 31, 2025	\$ 450
December 31, 2026	Rebate and Opinion	Closing – December 31, 2026	\$ 450
December 31, 2027	Rebate and Opinion	Closing – December 31, 2027	\$ 450
December 31, 2028	Rebate and Opinion	Closing – December 31, 2028	\$ 450
December 31, 2029	Rebate and Opinion	Closing – December 31, 2029	\$ 450
December 31, 2030	Rebate and Opinion	Closing – December 31, 2030	\$ 450
December 31, 2031	Rebate and Opinion	Closing – December 31, 2031	\$ 450

## Proposal

We are proposing rebate computation services based on the following:

- \$6,135,000 Special Assessment Bonds, Series 2021
- Fixed Rate Debt
- Acquisition and Construction, Debt Service Reserve, Cost of Issuance and Debt Service Funds

Our guaranteed fee for rebate computations for the Bonds is \$450 per year and will encompass all activity from June 30, 2021, the date of the closing, through June 30<sup>th</sup> each year through 2031. The fee is based upon the size as well as the complexity of the Bonds. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

### AMTEC Professional Fee – Series 2021 Bonds

Report Date	Type of Report	Period Covered	Fee
June 30, 2026	Rebate and Opinion	Closing – June 30, 2026	\$ 450
June 30, 2027	Rebate and Opinion	Closing – June 30, 2027	\$ 450
June 30, 2028	Rebate and Opinion	Closing – June 30, 2028	\$ 450
June 30, 2029	Rebate and Opinion	Closing – June 30, 2029	\$ 450
June 30, 2030	Rebate and Opinion	Closing – June 30, 2030	\$ 450
June 30, 2031	Rebate and Opinion	Closing – June 30, 2031	\$ 450

## AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through each report date;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;
- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on \_\_\_\_\_, 2026.

K-Bar Ranch II Community Development District

Consultant: American Municipal Tax-Exempt  
Compliance Corporation



By: \_\_\_\_\_

By: \_\_\_\_\_

Michael J. Scarfo  
Senior Vice President

Exhibit 22

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## RESOLUTION 2026-16

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2025/2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, on August 14, 2025, the Board of Supervisors ("**Board**") of K-Bar Ranch II Community Development District ("**District**"), adopted Resolution 2025-05 providing for the adoption of the District's Fiscal Year 2025/2026 annual budget ("**Budget**"); and

**WHEREAS**, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual and anticipated appropriations of the Budget; and

**WHEREAS**, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2025-05 authorize the Board to amend the Budget at any time within Fiscal Year 2025/2026 or within sixty (60) days following the end of the Fiscal Year 2025/2026; and

**WHEREAS**, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations; and

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT:

#### 1. BUDGET AMENDMENT.

- a. The Board has reviewed the District Manager's proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2025/2026.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget

for K-Bar Ranch II Community Development District for the fiscal year ending September 30, 2026, as amended and adopted by the Board of Supervisors.”

**2. APPROPRIATIONS.** There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

**3. CONFLICTS.** This Resolution is intended to amend, in part, Resolution 2025-05, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2025-05 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**5. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 20th day of May, 2026.

**ATTEST:**

**K-BAR RANCH II COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A**  
Amended Fiscal Year 2025/2026 Budget

**STATEMENT 1**  
**K -BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**  
**FY 26 PROPOSED BUDGET AMENDMENT**

	FY 2026 ADOPTED	FY 2026 PROPOSED AMENDMENT	FY 2026 AMENDED BUDGET
<b>1 REVENUES</b>			
<b>2 SPECIAL ASSESSMENTS</b>			
3 SPECIAL ASSESSMENTS VIA TAX ROLL	2,004,580	-	2,004,580
4 TAX ROLL FOR TRANSFER TO RESERVE FUND			
<b>5 SPECIAL ASSESSMENTS Total</b>	<b>2,004,580</b>	<b>-</b>	<b>2,004,580</b>
<b>6 INTEREST INCOME</b>			
7 INTEREST INCOME	-	-	-
<b>8 INTEREST INCOME Total</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>9 PRIOR YEAR BALANCE</b>			
10 FUND BALANCE FORWARD - UNASSIGNED	-	495,233	495,233
<b>11 PRIOR YEAR BALANCE Total</b>	<b>-</b>	<b>495,233</b>	<b>495,233</b>
<b>12 OTHER MISC. REVENUES</b>			
13 MISCELLANEOUS REVENUES	-	-	-
<b>14 OTHER MISC. REVENUES Total</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>15 REVENUES Total</b>	<b>2,004,580</b>	<b>495,233</b>	<b>2,499,813</b>

		FY 2026 ADOPTED	FY 2026 PROPOSED AMENDMENT	FY 2026 AMENDED BUDGET
<b>16</b>	<b>EXPENDITURES</b>			
<b>17</b>	<b>FINANCE AND ADMINISTRATIVE</b>			
<b>18</b>	SUPERVISORS FEES	13,000	-	13,000
<b>19</b>	ADMINISTRATIVE SERVICES	5,213	-	5,213
<b>20</b>	DISTRICT MANAGEMENT	23,321	-	23,321
<b>21</b>	DISTRICT ENGINEER	17,000	-	17,000
<b>22</b>	ASSESSMENT ROLL	5,624	-	5,624
<b>23</b>	FINANCIAL & REVENUE COLLECTIONS	5,624	-	5,624
<b>24</b>	ACCOUNTING SERVICES	20,853	-	20,853
<b>25</b>	AUDITING SERVICES	5,000	-	5,000
<b>26</b>	MISCELLANEOUS FEES	-	-	-
<b>27</b>	PUBLIC OFFICIALS LIABILITY INSURANCE	4,105	-	4,105
<b>28</b>	BANK FEES	1,100	-	1,100
<b>29</b>	DUES, LICENSES & FEES	500	-	500
<b>30</b>	LEGAL ADVERTISING	5,000	-	5,000
<b>31</b>	WEBSITE FEES & FOR REMEDIATION	4,378	-	4,378
<b>32</b>	DISTRICT COUNSEL	35,000	-	35,000
<b>33</b>	LITIGATION.MEDIATION	75,000	-	75,000
<b>34</b>	<b>FINANCE AND ADMINISTRATIVE Total</b>	<b>220,718</b>	<b>-</b>	<b>220,718</b>

		FY 2026 ADOPTED	FY 2026 PROPOSED AMENDMENT	FY 2026 AMENDED BUDGET
<b>35</b>	<b>DEBT ADMINISTRATION</b>			
<b>36</b>	DISSEMINATION AGENT	6,000	-	6,000
<b>37</b>	TRUSTEE FEES	10,040	-	10,040
<b>38</b>	ARBITRAGE REBATE CALCULATION	900	-	900
<b>39</b>	<b>DEBT ADMINISTRATION Total</b>	<b>16,940</b>	<b>-</b>	<b>16,940</b>
<b>40</b>	<b>SECURITY OPERATIONS</b>			
<b>41</b>	GATE MAINTENANCE & REPAIRS	60,000	-	60,000
<b>42</b>	SECURITY CAMERAS CLUBHOUSE	-	-	-
<b>43</b>	SECURITY MONITORING SERVICES	51,734	-	51,734
<b>44</b>	<b>SECURITY OPERATION Total</b>	<b>111,734</b>	<b>-</b>	<b>111,734</b>
<b>45</b>	<b>ELECTRIC UTILITY SERVICES</b>			
<b>46</b>	UTILITY SERVICES	95,000	-	95,000
<b>47</b>	UTILITY-RECREATION FACILITIES	40,000	-	40,000
<b>48</b>	UTILITY-STREET LIGHTS	175,000	-	175,000
<b>49</b>	<b>ELECTRIC UTILITY SERVICES Total</b>	<b>310,000</b>	<b>-</b>	<b>310,000</b>
<b>50</b>	<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>			
<b>51</b>	GARBAGE-RECREATION FACILITY	6,000	-	6,000
<b>52</b>	<b>GARBAGE/SOLID WASTE CONTROL SERVICES Total</b>	<b>6,000</b>	<b>-</b>	<b>6,000</b>
<b>53</b>	<b>WATER-SEWER COMBINATION SERVICES</b>			
<b>54</b>	UTILITY SERVICES	3,500	-	3,500
<b>55</b>	<b>WATER-SEWER COMBINATION SERVICES Total</b>	<b>3,500</b>	<b>-</b>	<b>3,500</b>

		FY 2026 ADOPTED	FY 2026 PROPOSED AMENDMENT	FY 2026 AMENDED BUDGET
<b>56</b>	<b>STORM WATER CONTROL</b>			
57	AQUATIC MAINTENANCE	58,320	-	58,320
58	LAKE/POND BANK MAINTENANCE & REPAIR	5,000	-	5,000
59	WETLAND MONITORING & MAINTENANCE	5,000	-	5,000
<b>60</b>	<b>STORM WATER CONTROL Total</b>	<b>68,320</b>	<b>-</b>	<b>68,320</b>
<b>61</b>	<b>OTHER PHYSICAL ENVIRONMENT</b>			
62	PROPERTY INSURANCE	50,099	-	50,099
63	GENERAL LIABILITY INSURANCE	4,163	-	4,163
64	ENTRY AND WALLS REPAIRS & MAINTENANCE	8,000	-	8,000
65	LANDSCAPE MAINTENANCE	400,000	-	400,000
66	WELL MAINTENANCE	15,000	-	15,000
67	TREE REMOVAL	25,000	-	25,000
68	LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES	25,000	-	25,000
69	LANDSCAPE INSPECTION SERVICES	13,200	-	13,200
70	FIRE ANT TREATMENT	10,000	-	10,000
71	HOLIDAY DECORATIONS	25,000	-	25,000
72	STORM CLEANUP	50,000	-	50,000
73	LANDSCAPE- MULCH	55,000	-	55,000
74	LANDSCAPE ANNUALS	47,093	-	47,093
75	IRRIGATION REPAIR	25,000	-	25,000
76	WILDLIFE MANAGEMENT SERVICES	5,000	-	5,000
77	RUST PREVENTION	19,140	-	19,140
<b>78</b>	<b>OTHER PHYSICAL ENVIRONMENT Total</b>	<b>776,695</b>	<b>-</b>	<b>776,695</b>

		FY 2026 ADOPTED	FY 2026 PROPOSED AMENDMENT	FY 2026 AMENDED BUDGET
<b>79</b>	<b>ROAD &amp; STREET FACILITIES</b>			
<b>80</b>	PARKING LOT REPAIR & MAINTENANCE	1,500	-	1,500
<b>81</b>	ROADWAY REPAIR & MAINTENANCE	5,000	-	5,000
<b>82</b>	SIDEWALK MAINTENANCE % REPAIR	5,000	-	5,000
<b>83</b>	STREET SIGN REPAIR & MAINTENANCE	500	-	500
<b>84</b>	GATE MAINTENANCE & REPAIRS	-	-	-
<b>85</b>	<b>ROAD &amp; STREET FACILITIES Total</b>	<b>12,000</b>	<b>-</b>	<b>12,000</b>
<b>86</b>	<b>PARK &amp; RECREATION</b>			
<b>87</b>	MANAGEMENT CONTRACT	278,284	-	278,284
<b>88</b>	LIGHTING REPLACEMENT	2,500	-	2,500
<b>89</b>	CLUBHOUSE MAINTENANCE & REPAIR	10,000	-	10,000
<b>90</b>	OFFICE SUPPLIES	2,500	-	2,500
<b>91</b>	TENNIS COURT MAINTENANCE & SUPPLIES	-	-	-
<b>92</b>	CLUBHOUSE- FACILITY JANITORIAL SERVICE	-	-	-
<b>93</b>	POOL SERVICE CONTRACT	34,080	-	34,080
<b>94</b>	POOL PERMITS	300	-	300
<b>95</b>	POOL REPAIR & MAINTENANCE	6,500	-	6,500
<b>96</b>	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	3,500	-	3,500
<b>97</b>	FURNITURE REPAIR/REPLACEMENT	12,500	-	12,500
<b>98</b>	PLAY GROUND EQUIPMENT MAINTENANCE & REPAIRS	500	-	500
<b>99</b>	TELEPHONE, CABLE & INTERNET	4,000	-	4,000
<b>100</b>	ATHLETIC COURT/FIELD/PLAYGROUND MAINTENANCE	5,000	-	5,000
<b>101</b>	PEST CONTROL & TERMITE BOND	3,509	-	3,509
<b>102</b>	CLUBHOUSE SUPPLIES	3,500	-	3,500
<b>103</b>	UTILITY GOLF CART MAINTENANCE	1,500	-	1,500

		FY 2026 ADOPTED	FY 2026 PROPOSED AMENDMENT	FY 2026 AMENDED BUDGET
104	GATE MAINTENANCE & REPAIRS	-		-
105	DOG WASTE STATION SUPPLIES & MAINTENANCE	500	-	500
106	<b>PARK &amp; RECREATION Total</b>	<b>368,673</b>	<b>-</b>	<b>368,673</b>
107	<b>SPECIAL EVENTS &amp; CONTINGENCY</b>			
108	CLUBHOUSE-SPECIAL EVENTS	15,000	-	15,000
109	MISCELLANEOUS CONTINGENCY	95,000	70,233	165,233
110	CAPITAL OUTLAY	-	-	-
111	<b>SPECIAL EVENTS &amp; CONTINGENCY Total</b>	<b>110,000</b>	<b>70,233</b>	<b>180,233</b>
112	<b>TOTAL EXPENDITURES BEFORE OTHER FINANCING</b>	<b>2,004,580</b>	<b>70,233</b>	<b>2,074,813</b>
113	<b>ADDITIONAL SOURCES/(USES) OF FUNDS</b>			
114	<b>OTHER FINANCING</b>			
115	INTERFUND TRANSFER (REVENUE)	-	-	-
116	INTERFUND TRANSFER (EXPENSE) TO RESERVE FUND	-	425,000	425,000
117	ASSET PURCHASE	-		
118	<b>OTHER FINANCING Total</b>	<b>-</b>	<b>425,000</b>	<b>425,000</b>
119	<b>TOTAL EXPENDITURES</b>	<b>2,004,580</b>	<b>495,233</b>	<b>2,499,813</b>
120				

	FY 2026 ADOPTED	FY 2026 PROPOSED AMENDMENT	FY 2026 AMENDED BUDGET
<b>121</b> NET CHANGE IN FUND BALANCE	-	-	-
<b>122</b> FUND BALANCE - BEGINNING RESERVE FUND			
<b>123</b> FUND BALANCE - BEGINNING - GENERAL FUND - FY 25 Audited - Unassigned		-	1,013,486
<b>124</b> FUND BALANCE ENDING	-	-	1,013,486
<b>125</b>			
<b>126</b> ASSIGNED:OPERATING			318,264
<b>127</b> TRANSFER TO RESERVES			425,000
<b>128</b> UNASSIGNED			270,222
<b>129</b> FUND BALANCE TOTAL			1,013,486

**STATEMENT 2**  
**K -BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2026 PROPOSED BUDGET AMENDMENT**

	FY 2026 ADOPTED	PROPOSED AMENDMENT	VARIANCE
<b>REVENUES</b>			
INTEREST	-	-	-
SPECIAL ASSESSMENTS	120,000	-	120,000
<b>REVENUES Total</b>	<b>120,000</b>	<b>-</b>	<b>120,000</b>
<b>EXPENDITURES</b>			
CAPITAL RESERVES	-	-	-
<b>EXPENDITURES Total</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURE:</b>	<b>120,000</b>	<b>-</b>	<b>120,000</b>
<b>OTHER FINANCING SOURCES &amp; USES</b>			
TRANSFER IN - GENERAL FUND	-	425,000	425,000
<b>OTHER FINANCING SOURCES &amp; USES Total</b>	<b>-</b>	<b>425,000</b>	<b>425,000</b>
<b>NET CHANGE IN FUND BALANCE</b>		<b>425,000</b>	<b>545,000</b>
<b>FUND BALANCES</b>			
FUND BALANCE BEGINNING - AUDITED FY 25			300,112
INCREASE INF FUND BALANCE	-		545,000
<b>FUND BALANCES Total</b>	<b>-</b>	<b>-</b>	<b>845,112</b>

Reserve Study Balance	1,107,199
Deficit in Recommended	262,087

Exhibit 23

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**STATEMENT 1**  
**K -BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2027 PROPOSED BUDGET**

	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 AMENDED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	VARIANCE 2026 to 2027
<b>1 REVENUES</b>							
<b>2 SPECIAL ASSESSMENTS</b>							
3 SPECIAL ASSESSMENTS VIA TAX ROLL	1,695,515	1,867,963	2,049,022	2,004,580	1,952,760	2,004,580	-
4 TAX ROLL FOR TRANSFER TO RESERVE FUND	-	-	-	-	-	201,903	201,903
<b>5 SPECIAL ASSESSMENTS Total</b>	<b>1,695,515</b>	<b>1,867,963</b>	<b>2,049,022</b>	<b>2,004,580</b>	<b>1,952,760</b>	<b>2,206,483</b>	<b>201,903</b>
<b>6 INTEREST INCOME</b>							
7 INTEREST INCOME	12,676	27,514	39,218	-	22,714	-	-
<b>8 INTEREST INCOME Total</b>	<b>12,676</b>	<b>27,514</b>	<b>39,218</b>	<b>-</b>	<b>22,714</b>	<b>-</b>	<b>-</b>
<b>9 PRIOR YEAR BALANCE</b>							
10 FUND BALANCE FORWARD - UNASSIGNED	-	-	-	495,233	-	-	(495,233)
<b>11 PRIOR YEAR BALANCE Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>495,233</b>	<b>-</b>	<b>-</b>	<b>(495,233)</b>
<b>12 OTHER MISC. REVENUES</b>							
13 MISCELLANEOUS REVENUES	37,682	18,525	14,861	-	7,488	-	-
<b>14 OTHER MISC. REVENUES Total</b>	<b>37,682</b>	<b>18,525</b>	<b>14,861</b>	<b>-</b>	<b>7,488</b>	<b>-</b>	<b>-</b>
<b>15 REVENUES Total</b>	<b>1,745,873</b>	<b>1,914,002</b>	<b>2,103,101</b>	<b>2,499,813</b>	<b>1,982,962</b>	<b>2,206,483</b>	<b>(293,330)</b>
<b>16 EXPENDITURES</b>							
<b>17 FINANCE AND ADMINISTRATIVE</b>							
18 SUPERVISORS FEES	8,342	8,800	13,400	13,000	5,200	14,000	1,000
19 ADMINISTRATIVE SERVICES	4,820	5,061	5,061	5,213	2,404	2,404	(2,809)
20 DISTRICT MANAGEMENT	21,563	22,352	22,642	23,321	11,317	21,234	(2,087)
21 DISTRICT ENGINEER	8,998	18,605	26,971	17,000	25,658	32,000	15,000
22 ASSESSMENT ROLL	5,200	5,460	5,460	5,624	5,187	5,187	(437)
23 FINANCIAL & REVENUE COLLECTIONS	5,200	5,460	5,460	5,624	2,594	5,187	(437)
24 ACCOUNTING SERVICES	19,282	20,246	20,246	20,853	9,617	19,234	(1,619)
25 AUDITING SERVICES	6,000	4,840	4,800	5,000	-	5,500	500
26 MISCELLANEOUS FEES & MAILINGS	996	-	-	-	-	1,500	1,500
27 PUBLIC OFFICIALS LIABILITY INSURANCE	2,733	2,829	3,027	4,105	3,209	3,519	(586)
28 BANK FEES & CREDIT CARD FEES	1,417	1,007	1,308	1,100	1,168	1,400	300
29 DUES, LICENSES & FEES	242	175	1,571	500	375	2,250	1,750
30 LEGAL ADVERTISING	8,633	4,987	1,309	5,000	302	1,500	(3,500)
31 WEBSITE FEES & FOR REMEDIATION	3,001	2,737	2,738	4,378	2,138	2,800	(1,578)

		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 AMENDED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	VARIANCE 2026 to 2027
32	DISTRICT COUNSEL	44,135	84,481	116,276	35,000	22,166	55,000	20,000
33	LITIGATION.MEDIATION	-	-	-	75,000	140,281	-	(75,000)
34	<b>FINANCE AND ADMINISTRATIVE Total</b>	<b>140,562</b>	<b>187,040</b>	<b>230,269</b>	<b>220,718</b>	<b>231,616</b>	<b>172,715</b>	<b>(48,003)</b>
35	<b>DEBT ADMINISTRATION</b>							
36	DISSEMINATION AGENT	6,000	6,000	6,000	6,000	3,000	2,404	(3,596)
37	TRUSTEE FEES	7,927	10,961	11,044	10,040	10,034	6,500	(3,540)
38	ARBITRAGE REBATE CALCULATION	900	900	450	900	-	900	-
39	<b>DEBT ADMINISTRATION Total</b>	<b>14,827</b>	<b>17,861</b>	<b>17,494</b>	<b>16,940</b>	<b>13,034</b>	<b>9,804</b>	<b>(7,136)</b>
40	<b>SECURITY OPERATIONS</b>							
41	GATE MAINTENANCE & REPAIRS	40,567	52,068	69,995	60,000	9,122	25,000	(35,000)
42	GATE INTERNET	-	-	-	-	9,964	15,000	15,000
43	SECURITY MONITORING SERVICES	140,967	134,480	32,029	51,734	23,351	51,224	(510)
44	<b>SECURITY OPERATION Total</b>	<b>181,534</b>	<b>186,548</b>	<b>102,024</b>	<b>111,734</b>	<b>42,437</b>	<b>91,224</b>	<b>(20,510)</b>
45	<b>ELECTRIC UTILITY SERVICES</b>							
46	UTILITY SERVICES	80,313	92,973	86,344	95,000	38,395	97,850	2,850
47	UTILITY-RECREATION FACILITIES	17,998	18,804	15,046	40,000	7,060	40,800	800
48	UTILITY-STREET LIGHTS	149,049	147,955	180,416	175,000	96,149	183,750	8,750
49	<b>ELECTRIC UTILITY SERVICES Total</b>	<b>247,360</b>	<b>259,732</b>	<b>281,806</b>	<b>310,000</b>	<b>141,604</b>	<b>322,400</b>	<b>12,400</b>
50	<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>							
51	GARBAGE-RECREATION FACILITY	2,925	3,198	5,798	6,000	4,266	8,700	2,700
52	<b>GARBAGE/SOLID WASTE CONTROL SERVICES Total</b>	<b>2,925</b>	<b>3,198</b>	<b>5,798</b>	<b>6,000</b>	<b>4,266</b>	<b>8,700</b>	<b>2,700</b>
53	<b>WATER-SEWER COMBINATION SERVICES</b>							
54	UTILITY SERVICES - WATER	1,913	2,319	9,634	3,500	13,253	28,800	25,300
55	<b>WATER-SEWER COMBINATION SERVICES Total</b>	<b>1,913</b>	<b>2,319</b>	<b>9,634</b>	<b>3,500</b>	<b>13,253</b>	<b>28,800</b>	<b>25,300</b>
56	<b>STORM WATER CONTROL</b>							
57	AQUATIC MAINTENANCE	44,460	49,253	58,320	58,320	29,160	60,653	2,333
58	LAKE/POND BANK MAINTENANCE & REPAIR	4,600	1,490	908	5,000	908	5,000	-
59	STORMWATER ASSESSMENTS	-	-	-	-	9,070	9,100	9,100
60	WETLAND MONITORING & MAINTENANCE	4,739	4,308	-	5,000	-	5,000	-
61	<b>STORM WATER CONTROL Total</b>	<b>53,799</b>	<b>55,051</b>	<b>59,228</b>	<b>68,320</b>	<b>39,138</b>	<b>79,753</b>	<b>11,433</b>

		FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 AMENDED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	VARIANCE 2026 to 2027
<b>62</b>	<b>OTHER PHYSICAL ENVIRONMENT</b>							
<b>63</b>	PROPERTY INSURANCE	28,300	42,791	42,221	50,099	41,688	41,584	(8,515)
<b>64</b>	GENERAL LIABILITY INSURANCE	3,341	3,458	3,700	4,163	3,996	3,530	(633)
<b>65</b>	ENTRY AND WALLS REPAIRS & MAINTENANCE	10,375	4,698	-	8,000	-	8,000	-
<b>66</b>	LANDSCAPE MAINTENANCE	425,206	376,872	437,416	400,000	239,285	459,063	59,063
<b>67</b>	WELL MAINTENANCE	37,924	9,509	11,438	15,000	-	15,000	-
<b>68</b>	TREE REMOVAL	-	-	-	25,000	-	25,000	-
<b>69</b>	LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES	12,749	21,901	7,827	25,000	6,506	25,000	-
<b>70</b>	LANDSCAPE INSPECTION SERVICES	-	10,800	12,000	13,200	6,600	9,600	(3,600)
<b>71</b>	FIRE ANT TREATMENT	-	8,125	7,625	10,000	-	10,000	-
<b>72</b>	HOLIDAY DECORATIONS	16,750	19,148	21,448	25,000	20,198	25,000	-
<b>73</b>	STORM CLEANUP	-	-	-	50,000	-	50,000	-
<b>74</b>	LANDSCAPE- MULCH	42,456	50,000	53,550	55,000	9,360	55,000	-
<b>75</b>	LANDSCAPE ANNUALS	24,411	22,974	43,442	47,093	31,060	40,950	(6,143)
<b>76</b>	FIELD SERVICES	8,800	-	-	-	-	-	-
<b>77</b>	IRRIGATION REPAIR	25,592	20,207	13,042	25,000	8,517	25,000	-
<b>78</b>	WILDLIFE MANAGEMENT SERVICES	-	-	-	5,000	-	5,000	-
<b>79</b>	RUST PREVENTION	19,700	16,900	26,520	19,140	11,890	28,454	9,314
<b>80</b>	<b>OTHER PHYSICAL ENVIRONMENT Total</b>	<b>655,604</b>	<b>607,383</b>	<b>680,229</b>	<b>776,695</b>	<b>379,100</b>	<b>826,182</b>	<b>49,487</b>
<b>81</b>	<b>ROAD &amp; STREET FACILITIES</b>							
<b>82</b>	PARKING LOT REPAIR & MAINTENANCE	-	-	-	1,500	-	1,500	-
<b>83</b>	ROADWAY REPAIR & MAINTENANCE	-	-	-	5,000	-	5,000	-
<b>84</b>	SIDEWALK MAINTENANCE & REPAIR	-	-	-	5,000	-	5,000	-
<b>85</b>	STREET SIGN REPAIR & MAINTENANCE	-	-	-	500	-	500	-
<b>86</b>	<b>ROAD &amp; STREET FACILITIES Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>12,000</b>	<b>-</b>	<b>12,000</b>	<b>-</b>

	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 AMENDED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	VARIANCE 2026 to 2027	
<b>87</b>	<b>PARK &amp; RECREATION</b>							
<b>88</b>	MANAGEMENT CONTRACT	180,822	214,591	210,333	278,284	79,032	263,605	(14,679)
<b>89</b>	LIGHTING REPLACEMENT	627	3,997	22	2,500	28	2,500	-
<b>90</b>	CLUBHOUSE MAINTENANCE & REPAIR	5,528	11,465	20,845	10,000	1,386	15,000	5,000
<b>91</b>	OFFICE SUPPLIES	3,140	3,536	2,160	2,500	3,408	2,500	-
<b>92</b>	TENNIS COURT MAINTENANCE & SUPPLIES	869	-	-	-	-	3,000	3,000
<b>93</b>	CLUBHOUSE- FACILITY JANITORIAL SERVICE	2,728	-	-	-	-	-	-
<b>94</b>	POOL SERVICE CONTRACT	19,800	27,240	34,080	34,080	17,040	35,443	1,363
<b>95</b>	POOL PERMITS	275	275	275	300	-	300	-
<b>96</b>	POOL REPAIR & MAINTENANCE	239	4,955	11,962	6,500	147	6,500	-
<b>97</b>	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	3,314	1,198	18,413	3,500	-	3,500	-
<b>98</b>	FURNITURE REPAIR/REPLACEMENT	140	-	117	12,500	-	12,500	-
<b>99</b>	PLAY GROUND EQUIPMENT MAINTENANCE & REPAIRS	-	-	-	500	6,415	2,500	2,000
<b>100</b>	TELEPHONE, CABLE & INTERNET	3,939	3,190	3,480	4,000	1,993	4,000	-
<b>101</b>	ATHLETIC COURT/FIELD/PLAYGROUND MAINTENANCE	240	7,456	944	5,000	304	5,000	-
<b>102</b>	PEST CONTROL & TERMITE BOND	1,165	1,099	996	3,509	426	1,500	(2,009)
<b>103</b>	CLUBHOUSE SUPPLIES	4,423	3,486	2,297	3,500	1,581	3,500	-
<b>104</b>	UTILITY GOLF CART MAINTENANCE	-	1,225	1,119	1,500	154	3,500	2,000
<b>105</b>	DOG WASTE STATION SUPPLIES & MAINTENANCE	210	-	1,054	500	465	1,000	500
<b>106</b>	<b>PARK &amp; RECREATION Total</b>	<b>227,459</b>	<b>283,713</b>	<b>308,097</b>	<b>368,673</b>	<b>112,379</b>	<b>365,848</b>	<b>(2,825)</b>
<b>107</b>	<b>SPECIAL EVENTS &amp; CONTINGENCY</b>							
<b>108</b>	CLUBHOUSE-SPECIAL EVENTS	4,968	7,570	6,337	15,000	4,289	15,000	-
<b>109</b>	MISCELLANEOUS CONTINGENCY	27,569	9,880	1,354	165,233	7,407	72,154	(93,079)
<b>110</b>	CAPITAL OUTLAY	-	140,053	111,465	-	-	-	-
<b>111</b>	<b>SPECIAL EVENTS &amp; CONTINGENCY Total</b>	<b>32,537</b>	<b>157,503</b>	<b>119,156</b>	<b>180,233</b>	<b>11,696</b>	<b>87,154</b>	<b>(93,079)</b>
<b>112</b>	<b>TOTAL EXPENDITURES BEFORE OTHER FINANCING</b>	<b>1,558,520</b>	<b>1,760,348</b>	<b>1,813,735</b>	<b>2,074,813</b>	<b>988,524</b>	<b>2,004,580</b>	<b>(70,233)</b>
<b>113</b>	<b>ADDITIONAL SOURCES/(USES) OF FUNDS</b>							
<b>114</b>	<b>OTHER FINANCING</b>							
<b>115</b>	Special	-	-	139,968	-	-	-	-
<b>116</b>	INTERFUND TRANSFER (EXPENSE)	-	-	(23,396)	425,000	-	201,903	(223,097)
<b>117</b>	ASSET PURCHASE	-	-	(329,170)	-	-	-	-
<b>118</b>	<b>OTHER FINANCING Total</b>	<b>-</b>	<b>-</b>	<b>(212,598)</b>	<b>425,000</b>	<b>-</b>	<b>201,903</b>	<b>(223,097)</b>
<b>119</b>	<b>TOTAL EXPENDITURES</b>	<b>1,558,520</b>	<b>1,760,348</b>	<b>2,026,333</b>	<b>2,499,813</b>	<b>988,524</b>	<b>2,206,483</b>	<b>(293,330)</b>
<b>120</b>								
<b>121</b>	NET CHANGE IN FUND BALANCE	187,353	153,654	76,768		994,438	0	0

**STATEMENT 2****K -BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
FY 2027 PROPOSED BUDGET - RESERVES ALLOCATION**

	<b>FY 2026 ADOPTED</b>	<b>FY 2027 PROPOSED</b>	<b>VARIANCE</b>
<b>REVENUES</b>			
INTEREST	-	-	-
SPECIAL ASSESSMENTS	-	-	-
<b>REVENUES Total</b>	-	-	-
<b>EXPENDITURES</b>			
CAPITAL RESERVES	-	-	-
INCREASE IN FUND BALANCE	-	-	-
<b>EXPENDITURES Total</b>	-	-	-
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	-	-	-
<b>OTHER FINANCING SOURCES &amp; USES</b>			
TRANSFER IN - GENERAL FUND	120,000	201,903	81,903
<b>OTHER FINANCING SOURCES &amp; USES Total</b>	<b>120,000</b>	<b>201,903</b>	<b>81,903</b>
			-
<b>FUND BALANCES</b>			
FUND BALANCE BEGINNING	300,112	420,112	120,000
INCREASE INF FUND BALANCE	120,000	201,903	81,903
<b>FUND BALANCES Total</b>	<b>420,112</b>	<b>622,015</b>	<b>201,903</b>

**STATEMENT 3**  
**K - BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**  
**BUDGET DESCRIPTIONS / CONTRACTS SUMMARY**

	<b>DESCRIPTION</b>	<b>AMOUNT</b>
<b>16</b>	<b>EXPENDITURES</b>	
<b>17</b>	<b>FINANCE AND ADMINISTRATIVE</b>	
<b>18</b>	<b>SUPERVISORS FEES</b>	
	Compensation paid to elected members of the CDD Board of Supervisors for attending officially scheduled meetings, as authorized by Florida Statutes.	14,000
<b>19</b>	<b>ADMINISTRATIVE SERVICES</b>	
	Costs associated with providing administrative support to the District, including preparation of meeting agendas, minutes, correspondence, and records management.	2,404
<b>20</b>	<b>DISTRICT MANAGEMENT</b>	
	Professional management services provided by a licensed firm responsible for overseeing the District's day-to-day operations, vendor coordination, board support, and statutory compliance.	21,234
<b>21</b>	<b>DISTRICT ENGINEER</b>	
	Fees for the District's consulting engineer who provides technical services including infrastructure inspections, preparation of bid specifications, project oversight, and compliance with regulatory requirements.	32,000
<b>22</b>	<b>ASSESSMENT ROLL</b>	
	Expenses related to the preparation and certification of the annual assessment roll, which determines each property owner's share of the District's operating and debt service costs.	5,187
<b>23</b>	<b>FINANCIAL &amp; REVENUE COLLECTIONS</b>	
	Costs incurred for the administration and collection of assessments, including coordination with the county tax collector and monitoring of payments.	5,187
<b>24</b>	<b>ACCOUNTING SERVICES</b>	
	Charges for preparing the District's financial statements, general ledger maintenance, accounts payable processing, and financial reporting in accordance with governmental standards.	19,234
<b>25</b>	<b>AUDITING SERVICES</b>	
	Professional fees for the annual independent audit of the District's financial records, as required by Florida Statutes.	5,500
<b>26</b>	<b>MISCELLANEOUS MAILINGS</b>	
	Postage and material costs for District-wide mailings such as public hearing notices, budget summaries, meeting announcements, and regulatory correspondence.	1,500
<b>27</b>	<b>PUBLIC OFFICIALS LIABILITY INSURANCE</b>	
	Insurance coverage protecting the District and its Board members from claims arising from alleged wrongful acts while performing their official duties.	3,519

	<b>DESCRIPTION</b>	<b>AMOUNT</b>
28	<b>BANK FEES &amp; CREDIT CARD FEES</b>	
	Charges incurred for banking services, including account maintenance, check processing, wire transfers, and other financial transactions related to District operations.	1,400
29	<b>DUES, LICENSES &amp; FEES</b>	
	Annual fees required for the District to remain in good standing with state and regulatory entities, including Florida Department of Economic Opportunity (DEO) and other applicable agencies such as Hillsborough County Tax Collector	2,250
30	<b>LEGAL ADVERTISING</b>	
	Costs for publishing statutorily required public notices in a local newspaper, such as budget hearings, meeting schedules, and rule adoptions, in compliance with Florida law.	1,500
31	<b>WEBSITE FEES &amp; FOR REMEDIATION</b>	
	Expenses for hosting, maintaining, and updating the District's official website, as well as remediating documents to ensure ongoing ADA compliance.	2,800
32	<b>DISTRICT COUNSEL</b>	
	Legal services provided by the District's attorney, including contract reviews, legal guidance to the Board, and representation in matters related to governance and operations.	55,000
33	<b>LITIGATION.MEDIATION</b>	
	Legal services provided by the District's attorney for litigation	-
34	<b>FINANCE AND ADMINISTRATIVE Total</b>	<b>172,715</b>
35	<b>DEBT ADMINISTRATION</b>	
36	<b>DISSEMINATION AGENT</b>	
	Fees paid to a designated agent responsible for submitting the District's financial and operating disclosures to bondholders and regulatory agencies, as required by continuing disclosure agreements.	2,404
37	<b>TRUSTEE FEES</b>	
	Annual fees paid to the bond trustee (usually a bank or financial institution) for administering the District's bond accounts, processing debt service payments, and maintaining compliance with trust indenture provisions.	6,500
38	<b>ARBITRAGE REBATE CALCULATION</b>	
	Professional services for calculating arbitrage liability on tax-exempt bonds to ensure the District remains compliant with IRS regulations and avoids penalties.	900
39	<b>DEBT ADMINISTRATION Total</b>	<b>9,804</b>
40	<b>SECURITY OPERATIONS</b>	
41	<b>GATE MAINTENANCE &amp; REPAIRS</b>	
	Costs associated with hiring local law enforcement officers to provide supplemental security patrols and community presence during peak hours or special events and serve in the off duty capacity	25,000
42	<b>GATE INTERNET</b>	
	Costs Associated with the Internet Provided at the Gates For Access	15,000
43	<b>SECURITY MONITORING SERVICES</b>	
	Costs associated with maintaining the security monitoring service in the District The monthly amount is \$3,602 and a quarterly billing is \$2,000 for preventive guard maintenance	51,224

	<b>DESCRIPTION</b>	<b>AMOUNT</b>
44	<b>SECURITY OPERATION Total</b>	<b>91,224</b>
45	<b>ELECTRIC UTILITY SERVICES</b>	
46	<b>UTILITY SERVICES</b> Expenses for electric, water, and other utility services required for the general operation of District infrastructure and common areas.	97,850
47	<b>UTILITY-RECREATION FACILITIES</b> Utility charges specifically related to the operation of recreation amenities such as clubhouses, pools, and sports courts.	40,800
48	<b>UTILITY-STREET LIGHTS</b> Electric service fees for streetlights throughout the District to ensure roadway and pedestrian safety.	183,750
49	<b>ELECTRIC UTILITY SERVICES Total</b>	<b>322,400</b>
50	<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>	
51	<b>GARBAGE-RECREATION FACILITY</b> Trash collection services dedicated to recreation facilities, including the clubhouse, pools, and parks. Amount increased December 2025	8,700
52	<b>GARBAGE/SOLID WASTE CONTROL SERVICES Total</b>	<b>8,700</b>
53	<b>WATER-SEWER COMBINATION SERVICES</b>	
54	<b>UTILITY SERVICES - WATER</b> Water needed for the continuous operation of District utilities	28,800
55	<b>WATER-SEWER COMBINATION SERVICES Total</b>	<b>28,800</b>
56	<b>STORM WATER CONTROL</b>	
57	<b>AQUATIC MAINTENANCE</b>  Ongoing maintenance and treatment of community lakes and ponds to control algae, maintain water quality, and preserve aquatic health. Contract is for \$4,860 monthly with a CPI increase annually. Contract will need to be renewed in March 2027. adjusted for a 4% CPI increase	60,653
58	<b>LAKE/POND BANK MAINTENANCE &amp; REPAIR</b> Repairs and restoration of lake and pond banks due to erosion or storm damage, ensuring structural integrity and aesthetic appeal.	5,000
59	<b>STORMWATER ASSESSMENTS</b> Assessment expenditures from Hillsborough County	9,100
60	<b>WETLAND MONITORING &amp; MAINTENANCE</b> Professional monitoring and upkeep of the District's designated wetland areas to ensure environmental compliance and ecological health.	5,000
61	<b>STORM WATER CONTROL Total</b>	<b>79,753</b>
62	<b>OTHER PHYSICAL ENVIRONMENT</b>	
63	<b>PROPERTY INSURANCE</b> Premiums for property insurance coverage on District-owned facilities and assets, protecting against damage or loss due to fire, weather, or vandalism.	41,584
64	<b>GENERAL LIABILITY INSURANCE</b> Premiums for general liability insurance to protect the District against claims of bodily injury, property damage, or personal injury occurring on District property.	3,530
65	<b>ENTRY AND WALLS REPAIRS &amp; MAINTENANCE</b> Repair and upkeep of community entrance features, perimeter walls, and signage to preserve appearance and structural condition.	8,000
66	<b>LANDSCAPE MAINTENANCE</b>	

	<b>DESCRIPTION</b>	<b>AMOUNT</b>
	Ongoing landscaping services including mowing, trimming, fertilization, and plant bed maintenance throughout District common areas.	459,063
<b>67</b>	<b>WELL MAINTENANCE</b>	
	Routine maintenance and repairs for irrigation wells that support the District's landscape and common area irrigation systems.	15,000
<b>68</b>	<b>TREE REMOVAL</b>	
	The removal of dead or dying trees thruout the District	25,000
<b>69</b>	<b>LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES</b>	-
	Replacement of damaged, diseased, or aging plants, shrubs, and trees within common areas and along community roadways.	25,000
<b>70</b>	<b>LANDSCAPE INSPECTION SERVICES</b>	-
	Third-party inspections and reporting to ensure the landscape contractor is meeting performance standards and maintenance expectations.	9,600
<b>71</b>	<b>FIRE ANT TREATMENT</b>	-
	Treatment and control of fire ant infestations within common areas, parks, and recreational spaces to protect residents and property.	10,000
<b>72</b>	<b>HOLIDAY DECORATIONS</b>	-
	Purchase, installation, and removal of holiday lights and decorations at community entrances and designated common areas. Track lighting contract was entered into with a five year term in September 2023. The annual payment is \$12,898. The remaining annual payment amount of \$6,250 is related to additional wreath decorations thruout the District. An additinal amount is set aside for any other decorations that may be deemed necessary.	25,000
<b>73</b>	<b>STORM CLEANUP</b>	-
	The cleanup associated with the impacts of storms and hurricanes on District property	50,000
<b>74</b>	<b>LANDSCAPE- MULCH</b>	-

	<b>DESCRIPTION</b>	<b>AMOUNT</b>
	Periodic application of mulch to plant beds for weed control, moisture retention, and enhancement of community aesthetics.	55,000
<b>75</b>	<b>LANDSCAPE ANNUALS</b>	-
	Installation and seasonal replacement of flowering annual plants in high-visibility locations such as entrances and amenity centers. Contractor shall install 500 (4") annuals up to 4 times per year	40,950
<b>76</b>	<b>FIELD SERVICES</b>	-
	This category is no longer utilized as it has moved to landscape inspection services	-
<b>77</b>	<b>IRRIGATION REPAIR</b>	
	Costs for the repair and replacement of irrigation system components, including valves, pumps, sprinkler heads, and controllers.	25,000
<b>78</b>	<b>WILDLIFE MANAGEMENT SERVICES</b>	
	Contracted services for the humane removal, relocation, or management of wildlife that may pose safety or property concerns within the District.	5,000
<b>79</b>	<b>RUST PREVENTION</b>	
	Treatment systems and products used to prevent rust staining on buildings, sidewalks, and landscape features caused by irrigation using well water.	<b>28,454</b>
<b>80</b>	<b>OTHER PHYSICAL ENVIRONMENT Total</b>	<b>826,182</b>
<b>81</b>	<b>ROAD &amp; STREET FACILITIES</b>	
<b>82</b>	<b>PARKING LOT REPAIR &amp; MAINTENANCE</b>	
	Expenses related to the repair and maintenance of the amenity parking lot	1,500
<b>83</b>	<b>ROADWAY REPAIR &amp; MAINTENANCE</b>	
	Expenses for the repair and upkeep of community roadways, including asphalt patching, signage, striping, and minor resurfacing work.	<b>5,000</b>
<b>84</b>	<b>SIDEWALK MAINTENANCE &amp; REPAIR</b>	
	Expenses related to the maintenance and repairs of District owned sidewalks	<b>5,000</b>
<b>85</b>	<b>STREET SIGN REPAIR &amp; MAINTENANCE</b>	
	Expenses related to the maintenance and repairs of District owned signage	<b>500</b>
<b>86</b>	<b>ROAD &amp; STREET FACILITIES Total</b>	<b>12,000</b>
<b>87</b>	<b>PARK &amp; RECREATION</b>	
<b>88</b>	<b>MANAGEMENT CONTRACT</b>	-
	Payment for professional management services provided under contract to oversee the District's operations, vendors, compliance, and Board support.	263,605
<b>89</b>	<b>LIGHTING REPLACEMENT</b>	-
	Expenses related to the repairs and maintenance of the lighting at the amenity center	2,500
<b>90</b>	<b>CLUBHOUSE MAINTENANCE &amp; REPAIR</b>	-
	General maintenance and repair for clubhouse items	15,000
<b>91</b>	<b>OFFICE SUPPLIES</b>	-
	The costs related to purchase of basic office supplies for the amenity center	2,500
<b>92</b>	<b>TENNIS COURT MAINTENANCE &amp; SUPPLIES</b>	-
	Expenses related to the maintenance and repair of the infrastructure related to the tennis facility	3,000
<b>93</b>	<b>CLUBHOUSE- FACILITY JANITORIAL SERVICE</b>	-
	Routine janitorial services for cleaning and sanitizing the clubhouse facilities, including restrooms, floors, and common areas.	-
<b>94</b>	<b>POOL SERVICE CONTRACT</b>	-

	<b>DESCRIPTION</b>	<b>AMOUNT</b>
	Contracted services for regular cleaning, chemical balancing, and maintenance of community pools to ensure safety and regulatory compliance. Th District contracts with Suncoast for \$2,300 per month	35,443
<b>95</b>	<b>POOL PERMITS</b>	
	Permit fees required by local or state health departments for operation of public swimming pools within the District.	300
<b>96</b>	<b>POOL REPAIR &amp; MAINTENANCE</b>	-
	Expenses related to maaintenance and repair of pool related needs	6,500
<b>97</b>	<b>FACILITY A/C &amp; HEATING MAINTENANCE &amp; REPAIRS</b>	
	Scheduled service and emergency repairs for HVAC systems in District-owned facilities to ensure climate control and equipment efficiency.	3,500
<b>98</b>	<b>FURNITURE REPAIR/REPLACEMENT</b>	
	Costs for repairing or replacing worn or damaged furniture in community amenities, including the clubhouse and common areas.	12,500
<b>99</b>	<b>PLAY GROUND EQUIPMENT MAINTENANCE &amp; REPAIRS</b>	-
	Repairs and upkeep of playground structures, surfacing, and safety features to maintain usability and comply with safety standards.	2,500
<b>100</b>	<b>TELEPHONE, CABLE &amp; INTERNET</b>	-
	Monthly service charges and equipment support for telephone, fax, and internet connections at District facilities and amenities. Brighthouse approximates \$750 per month	4,000
<b>101</b>	<b>ATHLETIC COURT/FIELD/PLAYGROUND MAINTENANCE</b>	-
	Ongoing maintenance and minor repairs of athletic courts, parks, and decorative fountains to ensure usability and visual appeal.	5,000
<b>102</b>	<b>PEST CONTROL &amp; TERMITE BOND</b>	-
	Scheduled pest control services and termite protection to safeguard District facilities and landscaped areas from infestation and structural damage. Contract provides for quarterly payment of \$142. Additional expenses for any additional pest control services that may be warranted	1,500
<b>103</b>	<b>CLUBHOUSE SUPPLIES</b>	-
	Purchase of general cleaning supplies for the maintenance of the clubhouse area	3,500
<b>104</b>	<b>UTILITY GOLF CART MAINTENANCE</b>	-
	Routine maintenance and repair costs for District-owned vehicles used by staff for community operations and inspections. Inclusive of gas for the cart	3,500
<b>105</b>	<b>DOG WASTE STATION SUPPLIES &amp; MAINTENANCE</b>	
	Expenses for purchasing and restocking dog waste bags and supplies for community dog waste stations to support cleanliness and resident compliance.	1,000

	<b>DESCRIPTION</b>	<b>AMOUNT</b>
106	<b>PARK &amp; RECREATION Total</b>	<b>365,848</b>
107	<b>SPECIAL EVENTS &amp; CONTINGENCY</b>	
108	<b>CLUBHOUSE-SPECIAL EVENTS</b>	-
	Funding for resident-oriented events and programs held at the clubhouse or community areas, including holiday celebrations, socials, and activities.	15,000
109	<b>MISCELLANEOUS CONTINGENCY</b>	-
	Unallocated reserve funds set aside to cover unforeseen or miscellaneous expenses not specifically budgeted elsewhere.	72,154
110	<b>CAPITAL OUTLAY</b>	-
	Funds allocated for significant purchases or construction projects involving new assets or major facility improvements. Includes an amount of \$36,272 for fence	-
111	<b>SPECIAL EVENTS &amp; CONTINGENCY Total</b>	<b>87,154</b>
112	<b>TOTAL EXPENDITURES BEFORE OTHER FINANCING</b>	<b>2,004,580</b>
113	<b>ADDITIONAL SOURCES/(USES) OF FUNDS</b>	
114	<b>OTHER FINANCING</b>	
	<b>INTERFUND TRANSFER (REVENUE)</b>	
	Transfer of funds from other funds to the general operating fund	-
116	<b>INTERFUND TRANSFER (EXPENSE)</b>	
	Transfer of funds from the general operating fund to other funds	<b>201,903</b>
117	<b>ASSET PURCHASE</b>	
	The purchase of assets for the District	-
	<b>OTHER FINANCING Total</b>	<b>201,903</b>
	<b>ADDITIONAL SOURCES/(USES) OF FUNDS Total</b>	

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS**

LOT SIZE AND TYPE	ACTUAL	PROPOSED	INCREASE (DECREASE)	
	FISCAL YEAR 2026	FISCAL YEAR 2027	\$	%
<b>40' Phase 3: 17A-3</b>				
Debt Service	\$970.45	\$970.45 (1)	\$0.00	0.00%
Operations & Maintenance	\$2,082.76	\$2,143.83 (2)	\$61.07	2.93%
<b>Total</b>	<b>\$3,053.21</b>	<b>\$3,114.28</b>	<b>\$61.07</b>	<b>2.00%</b>
<b>50' Phase 1: 17A-1</b>				
Debt Service	\$1,169.22	\$1,169.22 (1)	\$0.00	0.00%
Operations & Maintenance	\$2,529.43	\$2,622.95 (2)	\$93.52	3.70%
<b>Total</b>	<b>\$3,698.65</b>	<b>\$3,792.17</b>	<b>\$93.52</b>	<b>2.53%</b>
<b>50' Phase 2, 3: 17A-3</b>				
Debt Service	\$1,169.22	\$1,169.22 (1)	\$0.00	0.00%
Operations & Maintenance	\$2,529.43	\$2,622.95 (2)	\$93.52	3.70%
<b>Total</b>	<b>\$3,698.65</b>	<b>\$3,792.17</b>	<b>\$93.52</b>	<b>2.53%</b>
<b>50' Parcels I,G: 21</b>				
Debt Service	\$1,169.94	\$1,169.94 (1)	\$0.00	0.00%
Operations & Maintenance	\$2,529.43	\$2,622.95 (2)	\$93.52	3.70%
<b>Total</b>	<b>\$3,699.37</b>	<b>\$3,792.89</b>	<b>\$93.52</b>	<b>2.53%</b>
<b>65' Phase 1: 17A-1</b>				
Debt Service	\$1,519.98	\$1,519.98 (1)	\$0.00	0.00%
Operations & Maintenance	\$3,199.45	\$3,341.63 (2)	\$142.18	4.44%
<b>Total</b>	<b>\$4,719.43</b>	<b>\$4,861.61</b>	<b>\$142.18</b>	<b>3.01%</b>
<b>65' Phase 2, 3: 17A-3</b>				
Debt Service	\$1,519.98	\$1,519.98 (1)	\$0.00	0.00%
Operations & Maintenance	\$3,199.45	\$3,341.63 (2)	\$142.18	4.44%
<b>Total</b>	<b>\$4,719.43</b>	<b>\$4,861.61</b>	<b>\$142.18</b>	<b>3.01%</b>
<b>65' Parcels D,G: 21</b>				
Debt Service	\$1,520.92	\$1,520.92 (1)	\$0.00	0.00%
Operations & Maintenance	\$3,199.45	\$3,341.63 (2)	\$142.18	4.44%
<b>Total</b>	<b>\$4,720.37</b>	<b>\$4,862.55</b>	<b>\$142.18</b>	<b>3.01%</b>
<b>Villa Phase 1: 17A-1</b>				
Debt Service	\$970.45	\$970.45 (1)	\$0.00	0.00%
Operations & Maintenance	\$1,636.08	\$1,664.72 (2)	\$28.64	1.75%
<b>Total</b>	<b>\$2,606.53</b>	<b>\$2,635.17</b>	<b>\$28.64</b>	<b>1.10%</b>

(1) Annual debt service assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS**

LOT SIZE AND TYPE	ACTUAL FISCAL YEAR 2026	PROPOSED FISCAL YEAR 2027	INCREASE (DECREASE)	
			\$	%

(2) Annual operations & maintenance assessment based on proposed Fiscal Year 2027 budget and includes Hillsborough County collection costs and early payment discount costs.

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2027 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE**

	FY 2027 ADMIN. BUDGET	FY 2027 FIELD BUDGET	FY 2027 TOTAL BUDGET
FY 2027 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL	\$182,519.00	2,023,963.60	\$2,206,482.60
COLLECTION COSTS @ 6.00%	\$11,650.15	\$129,189.17	\$140,839.31
<b>TOTAL GROSS FY 2027 O&amp;M ASSESSMENT</b>	<b>\$194,169.15</b>	<b>\$2,153,152.77</b>	<b>\$2,347,321.91</b>

**ALLOCATION OF OPERATIONS & MAINTENANCE ASSESSMENTS**

LOT SIZE BOND SERIES REFERENC	LOT/UNIT SIZE & PHASE	ALLOCATION OF ADMINISTRATIVE ASSESSMENT							ALLOCATION OF FIELD ASSESSMENT					TOTAL O&M BUDGET	FY 2027 O&M PER LOT
		TOTAL UNITS ASSESSED	EAU/UNIT	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	ADMIN. PER LOT	EAU/UNIT	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	FIELD PER LOT			
40' 17A-3	Phase 2,3 SF 40'	78	1.00	78.00	9.13%	\$17,734.42	\$227.36	0.80	62.40	6.94%	\$149,484.57	\$1,916.47	\$167,218.99	\$2,143.83	
50' 17A-1	Phase 1 SF 50'	71	1.00	71.00	8.31%	\$16,142.87	\$227.36	1.00	71.00	7.90%	\$170,086.61	\$2,395.59	\$186,229.48	\$2,622.95	
50' 17A-3	Phase 2,3 SF 50'	190	1.00	190.00	22.25%	\$43,199.23	\$227.36	1.00	190.00	21.14%	\$455,161.35	\$2,395.59	\$498,360.58	\$2,622.95	
50' 21	Parcel I D G SF 50'	183	1.00	183.00	21.43%	\$41,607.67	\$227.36	1.00	183.00	20.36%	\$438,392.25	\$2,395.59	\$479,999.93	\$2,622.95	
65' 17A-1	Phase 1 SF 65'	101	1.00	101.00	11.83%	\$22,963.80	\$227.36	1.30	131.30	14.61%	\$314,540.45	\$3,114.26	\$337,504.25	\$3,341.63	
65' 17A-3	Phase 2,3 SF 65'	80	1.00	80.00	9.37%	\$18,189.15	\$227.36	1.30	104.00	11.57%	\$249,140.95	\$3,114.26	\$267,330.10	\$3,341.63	
65' 21	Parcel I D G SF 65'	95	1.00	95.00	11.12%	\$21,599.61	\$227.36	1.30	123.50	13.74%	\$295,854.88	\$3,114.26	\$317,454.49	\$3,341.63	
Villa 17A-1	Phase 1 Villa	56	1.00	56.00	6.56%	\$12,732.40	\$227.36	0.60	33.60	3.74%	\$80,491.69	\$1,437.35	\$93,224.10	\$1,664.72	
<b>TOTAL</b>		<b>854</b>		<b>854.00</b>	<b>100.00%</b>	<b>\$194,169.15</b>		<b>898.80</b>		<b>100.00%</b>	<b>\$2,153,152.77</b>		<b>\$2,347,321.91</b>		
LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount Costs (4%)						(\$11,650.15)				(\$129,189.17)				(\$140,839.31)	
<b>NET REVENUE TO BE COLLECTED</b>						<b>\$182,519.00</b>				<b>\$2,023,963.60</b>				<b>\$2,206,482.60</b>	

**TOTAL DEBT SERVICE REVENUE**

LOT SIZE BOND SERIES REFERENC	LOT/UNIT SIZE & PHASE	TOTAL # OF LOTS ASSESSED			TOTAL EXPECTED REVENUE						
		SERIES 2017 A-1	SERIES 2017 A-3	SERIES 2021	SERIES 2017 A-1	SERIES 2017 A-3	SERIES 2021				
40' 17A-3	Phase 2,3 SF 40'	0	78	0	\$0.00	\$75,695.10	\$0.00				
50' 17A-1	Phase 1 SF 50'	70	0	0	\$81,845.40	\$0.00	\$0.00				
50' 17A-3	Phase 2,3 SF 50'	0	190	0	\$0.00	\$222,151.80	\$0.00				
50' 21	Parcel I D G SF 50'	0	0	183	\$0.00	\$0.00	\$214,099.02				
65' 17A-1	Phase 1 SF 65'	101	0	0	\$153,517.98	\$0.00	\$0.00				
65' 17A-3	Phase 2,3 SF 65'	0	80	0	\$0.00	\$121,598.40	\$0.00				
65' 21	Parcel I D G SF 65'	0	0	95	\$0.00	\$0.00	\$144,487.40				
Villa 17A-1	Phase 1 Villa	56	0	0	\$54,345.20	\$0.00	\$0.00				
<b>TOTAL</b>		<b>227</b>	<b>348</b>	<b>278</b>	<b>\$289,708.58</b>	<b>\$419,445.30</b>	<b>\$358,586.42</b>				
LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount Costs (4%)						(\$17,382.51)		(\$25,166.72)		(\$21,515.19)	
<b>NET REVENUE TO BE COLLECTED</b>						<b>\$272,326.07</b>		<b>\$394,278.58</b>		<b>\$337,071.23</b>	

**FY 2027 PER UNIT ANNUAL ASSESSMENTS**

LOT/UNIT SIZE & PHASE	DEBT SERVICE (1)			FY 2027 O&M	TOTAL (2)
	SERIES 2017 A-1	SERIES 2017 A-3	SERIES 2021		
Phase 2,3 SF 40'	\$0.00	\$970.45	\$0.00	\$2,143.83	\$3,114.28
Phase 1 SF 50'	\$1,169.22	\$0.00	\$0.00	\$2,622.95	\$3,792.17
Phase 2,3 SF 50'	\$0.00	\$1,169.22	\$0.00	\$2,622.95	\$3,792.17
Parcel I D G SF 50'	\$0.00	\$0.00	\$1,169.94	\$2,622.95	\$3,792.89
Phase 1 SF 65'	\$1,519.98	\$0.00	\$0.00	\$3,341.63	\$4,861.61
Phase 2,3 SF 65'	\$0.00	\$1,519.98	\$0.00	\$3,341.63	\$4,861.61
Parcel I D G SF 65'	\$0.00	\$0.00	\$1,520.92	\$3,341.63	\$4,862.55
Phase 1 Villa	\$970.45	\$0.00	\$0.00	\$1,664.72	\$2,635.17

(1) Annual debt service assessment per lot adopted in connection with the K-Bar Ranch II CDD Series 2017A-1, Series 2017A-3 and Series 2021 bond issues. Annual debt service assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

(2) Annual assessment that will appear on the November 2026 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

Exhibit 24

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**RESOLUTION 2026-17  
[FY 2027 BUDGET APPROVAL RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the K-Bar Ranch II Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

**WHEREAS**, the Board now desires to set the required public hearing on the Proposed Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 19, 2026  
TIME: 6:00:00 PM  
LOCATION: 10820 Mistflower Lane  
Tampa, FL 33647

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 20TH DAY OF MAY, 2026.**

ATTEST:

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("**Board**") of the K-Bar Ranch II Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

DATE: August 19, 2026  
TIME: 6:00:00 PM  
LOCATION: 10820 Mistflower Lane  
Tampa, FL 33647

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Proposed Budget**"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Haven Management Solutions, LLC, 255 Primera Boulevard, Suite 160 Lake Mary, FL 32746, (407) 574-3250 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at <https://www.kbarranchiicdd.org/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. 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), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

District Manager

**[IF NO O&M ASSESSMENT NOTICE: PUBLISH TWICE, ONE WEEK APART WITH FIRST PUBLICATION AT LEAST 15 DAYS PRIOR TO THE PROPOSED BUDGET HEARING]**

Exhibit 25

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*Craig Latimer*  
**Supervisor of Elections**

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING  
AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

Community Development District	Number of Registered Electors
K-Bar Ranch II CDD	1015

We ask that you respond to our office with a current list of CDD office holders by **June 1<sup>st</sup>** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or [pthomas@votehillsborough.gov](mailto:pthomas@votehillsborough.gov).

Respectfully,

Patricia "Patti" Thomas  
Administrative Assistant/Candidate Services

Exhibit 26

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K Bar Ranch II

Comparison of Fence Proposals - Page 1

Exhibit	Gilded Woods Vendor	Amount
31	Witt Fence	\$ 1,370.00

Exhibit	Lift/Pump Station Vendor	Amount
29	Witt Fence	\$ 9,800.00
34	Ever Fence	\$ 5,416.00

Exhibit	Mailbox/Common Vendor	Amount
27	Witt Fence	\$ 4,889.00

Exhibit	Mossy Pine	Amount
30	Witt Fence	\$ 4,800.00

Exhibit	Old Spanish Entry Vendor	Amount
32	Witt Fence	\$ 1,920.00
33	Ever Fence	\$ 1,508.00

Exhibit	Sundrift Vendor	Amount
28	Witt Fence	\$ 2,740.00
38	Tampa Fence - Sundrift 1	\$ 6,252.00
38	Tampa Fence - Sundrift 2	\$ 2,452.00

Exhibit	Tennis Court	Amount
48	Witt Fence	\$ 2,995.00
49	Ever Fence	\$ 1,750.00
50	Jons	\$ 650.00
51	Fence Outlet	\$ 1,944.00

Exhibit	All Inclusive	Amount
36	All State Fence	\$ 10,995.00
37	Fence Outlet	\$ 6,937.00
39	Elite Fence	\$ 21,930.00
40	Smith Fence	\$ 47,554.00

## K-Bar Ranch II CDD Fence Extension Project Proposal Comparison

Prepared for CDD Board consideration. The following summarizes submitted contractor proposals, warranty information, pricing comparisons, and overall evaluation.

### Proposal Comparison

Company	Total Price	Approx. LF	Approx. \$/LF	Fence Grade	Warranty	Customer Ratings
Fence Outlet	\$6,937	~237'	~\$29/LF	Commercial Grade	1-year workmanship + manufacturer warranty	4.6★ (1,700+ reviews), BBB A+
Tampa Fence LLC	\$8,704	~223'	~\$39/LF	Residential Grade	Limited lifetime workmanship warranty	Limited public review footprint
Elite Fence & Outdoor	\$21,930	~229'	~\$48/LF	Commercial Grade	10-year limited + 2-year workmanship + lifetime manufacturer warranty	4.7-4.8★, BBB A+
All State Fence & Deck	\$10,995	~208'	~\$53/LF	Commercial Grade	Not specified	Limited public review data
Jon's Custom Fence	~\$11,738	~240'	~\$49/LF	Commercial-style	Not specified	Very limited online footprint
Witt Fence Co.	\$15,355	~224'	~\$69/LF	Commercial-style Aluminum	1-year workmanship warranty	Limited review information

### Approximate Cost Per Linear Foot

Company	Approximate Cost Per LF
Fence Outlet	~\$29/LF
Tampa Fence LLC	~\$39/LF
Elite Fence & Outdoor	~\$48/LF
All State Fence & Deck	~\$53/LF
Jon's Custom Fence	~\$49/LF
Witt Fence Co.	~\$69/LF

## Final Recommendation Summary

**Best Overall Value:** Fence Outlet — Lowest cost, commercial-grade specification, strong public reputation, and confirmed warranty language.

**Best Professional / Lowest Risk:** Elite Fence & Outdoor — Strongest warranty package, polished documentation, commercial-grade materials, and strong customer reviews.

**Best Mid-Range Option:** Tampa Fence LLC — Reasonable pricing, detailed proposal, and strong workmanship protection.

Recommendation: Fence Outlet and Elite Fence & Outdoor appear to be the strongest finalists based on pricing, commercial-grade materials, warranty protection, proposal detail, and overall project risk profile.

Exhibit 27

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# Witt Fence Co

6720 U.S. 301 S.  
Riverview, Florida 33578  
(813) 671-1995  
info@wittfence.com | wittfence.com



## RECIPIENT:

### K-Bar Ranch II CDD

K-Bar Ranch Clubhouse  
10820 Mistflower Lane  
Tampa, Florida 33647

## Estimate #7183

Sent on	Apr 27, 2026
Subdivision	K-Bar Ranch II
Job Type	Vinyl
Approximate Project Length	2 Days
Clearing Needed by Others	No
Onsite Contact	Gregory Halstead
Total Footage	0.0 LF

**Total \$4,889.00**


Product/Service	Description	Qty.	Total
Savannah Tan Vinyl Fence 4' High	186' of 4' High Tan Savannah Vinyl Fence, 1" Wide Pickets	1	\$4,889.00*

\* Non-taxable

**Total \$4,889.00**

## Attachments

View online <https://l.jbbr.io/jQjEP2s>

 photo\_1777324769779.jpg

# Witt Fence Co

6720 U.S. 301 S.  
Riverview, Florida 33578  
(813) 671-1995  
info@wittfence.com | wittfence.com



## Reviews

### Pam Hawkins



Chris and his crew were punctual, communicative, flexible and really heard me. i have small dogs and needed the fence to be flush to the ground with no daylight showing and that is what i got. The fence is beautiful in its simplicity. I am very happy with the fence and Witt and have already recommended them to 2 friends who will need fencing in the near future. Keep up the great work boys!!

### Teresa Rimes



Our experience today was fabulous. He was so polite and courteous. Called me every step of the way. Was here about thirty minutes and my gate was up and running.

### Terry Moore



This company is outstanding and the people that work with clients listen and are very competent. I strongly recommend if you what I new fence or repair an old one clearly this is the one to contact. Earl Simendinger

This Estimate is valid for the next 10 days, after which values may be subject to change.

THERE COULD BE OTHER ISSUES THAT WERE NOT APPARENT DURING OUR INITIAL INSPECTION THAT MAY REQUIRE ADDITIONAL PARTS AND LABOR

- CUSTOMER IS RESPONSIBLE FOR MOVING ANY LANDSCAPING IF NEEDED
- CUSTOMER IS RESPONSIBLE FOR POWER & PHONE LINES BEING RUN TO INSTALLATION SITE, IF NEEDED
- CUSTOMER IS RESPONSIBLE FOR ANY PERMITS AND/OR ARCHITECTURAL DRAWINGS, IF NEEDED

WITT FENCE CO. INC., will provide, install and warranty all products and equipment included above. WITT FENCE CO. INC., will provide a written one-year workmanship warranty for all parts included in this estimate. The preceding is an outline of the estimated cost for the completion of the project.

WITT FENCE CO. INC., hereby offers for the amount shown in estimate, subject to the approval of Witt Fence Co. Inc. Management and subject to the below listed conditions, to furnish, deliver and install (where proposal covers installation) the materials listed above in accordance with the specification set forth below and any sketches, specifications to drawings attached here too or provided at time of in-person estimate:

WOOD ADVISORY: Regardless of species, wood will split, crack or warp as a result of the natural drying process. Splitting near the end of wood is expected and will not affect the integrity of the fence. Gaps will also develop between pickets and posts as the wood dries. An untreated fence will change color as it ages.

LEGAL ADVISORY: All sums due to WITT FENCE CO., INC. under this agreement shall be due and payable upon completion. In the event WITT FENCE CO., INC. shall employ the services of an attorney, whether to collect any sum due or any other purpose whatsoever arising out of this agreement, customer shall pay all attorney's fees and costs incurred by WITT FENCE CO., INC., whether of not suit shall be files.

WARNING TO CUSTOMER: A penalty of 2% unpaid balance, not to exceed 24% per year, will be charged for each 30 days full payment lags contract payment date.

CUSTOMER HEREBY ASSUMES FULL RESPONSIBILITY FOR THE LOCATION OF THE LINE UPON WHICH IS SAID MATERIALS ARE TO BE INSTALLED.

Customer agrees to defend, hold harmless and indemnify WITT FENCE CO., INC. from and against all claims, liabilities and expenses arising out of the location of said fence, including attorney's fees. Customer shall be solely responsible for any

# Witt Fence Co

6720 U.S. 301 S.  
Riverview, Florida 33578  
(813) 671-1995  
info@wittfence.com | wittfence.com



damage to underground wires, pipes, cables, sprinkler systems, etc.

If sight is not prepped (landscaping cleared to Estimator's specifications, Installers are not able to access) customer agrees for landscaping charges or a trip charge at Witt Fence's discretion.

Customer must meet with installer to determine fence placement and gate functionality (location & swing). In the event you will need something changed after the date of installation, a minimum of \$195.00 service fee will be applied.

#### -TERMS OF PAYMENT-

Price includes cost of material, labor and tax (if any).

All Credit/Debit card transactions are subject to an additional 3% processing fee.

Any Deposit collected will be considered non-refundable unless otherwise specified.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



6720 US-301  
 RIVERVIEW, FL 33578  
 WITTFENCE.COM  
 813.671.1998  
 INFO@WITTFENCE.COM

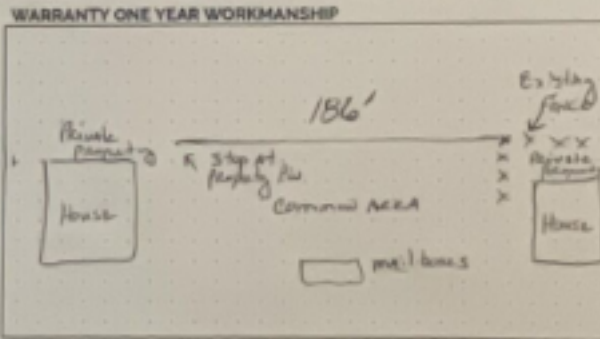
**Estimate, Proposal, & Invoice for Fence Installation**

ESTIMATOR <i>Rich</i>	DATE 4/27/26	ESTIMATE #	JOB #
CUSTOMER NAME K BAR Ranch LLC / Greenway Halstead		INSTALLATION TIME FRAME	
INSTALLATION ADDRESS 10820 Mistflower Ln. / Common Area / mail boxes Clashmore New Planting Dr. / mail boxes			
CITY Tampa	ZIP 33647	PHONE 201-281-9239	
REMARKS Encl. 10/26/26			

<input checked="" type="checkbox"/> LEVEL ABOVE THE TOP <small>FENCE WILL BE LEVEL WITH HIGHEST CORNER. CUSTOMER TOTAL IN QUOTE</small> 	<input type="checkbox"/> FOLLOW GRADE OF GROUND <small>FENCE WILL BE LEVEL WITH GRADE AT THE TOP AND MAY FALL ABOVE OR BELOW THE BOTTOM</small> 	POLE APPROVAL NEEDED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO PERMIT NEEDED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO CLEANING BY CUSTOMER REQUIRED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	WARRANTY COMMENTS YES
--	--	---	-----------------------------

**FENCING PLAN**

OVERALL LENGTH 186'	OVERALL HEIGHT 4'
WALL GATE	DRIVE GATE
TOP STYLE Standard caps	POST STYLE Savannah
ACCENTS Spice Picket	STAINING
LINE POST 5" x 5"	GATE POST
EDGING LINE / ALUMINUM / STEEL	
WIND BREAKER GALVAZ	DIAMETER TOP RAIL
DIAMETER LINE POST	DIAMETER TOP RAIL
LINE POST SPACING FT	FINISH OR BARRED IRON
AVAILABLE UP	BASE UP



**NOTES**  
 186' of 4' High T&Ving Savannah  
 \$4,889.00

TOTAL PRICE \$ _____ DISCOUNTS \$ _____ DEPOSIT \$ _____ TERMS OF PAYMENT ? <small>PRICE INCLUDES COST OF MATERIAL, LABOR AND TAX IF ANY</small> <small>OTHER COMMENTS: PLANTING ORDER</small>	<b>ESTIMATOR</b>  <b>ACCEPTED BY CUSTOMER</b>  <small>QUOTES ARE SUBJECT TO SPECIFICATIONS OUTLINED ON THIS ESTIMATE AND ALL TERMS AND CONDITIONS INCLUDED ON THE BACK OF THIS PAGE</small>
---	---

PRICE VALID FOR 60 DAYS

WHITE - CUSTOMER YELLOW - FILE

Exhibit 28

[Return to Agenda](#)

# Witt Fence Co

6720 U.S. 301 S.  
Riverview, Florida 33578  
(813) 671-1995  
info@wittfence.com | wittfence.com



## RECIPIENT:

### K-Bar Ranch II CDD

K-Bar Ranch Clubhouse  
10820 Mistflower Lane  
Tampa, Florida 33647

## Estimate #7194

Sent on	Apr 28, 2026
Subdivision	K-Bar Ranch II
Job Type	Aluminum
Approximate Project Length	1 Day
Clearing Needed by Others	No
Onsite Contact	Gregory Halstead
Total Footage	0.0 LF

**Total \$2,740.00**

Product/Service	Description	Qty.	Total
Emily 3 Rail Flat Top Commercial 5' High	40' of 5' High 3 Rail Emily Flat Top Commercial 3/4" Picket With 2"X2" Posts, Manufactured in The USA By Antebellum Manufacturing	1	\$2,740.00*


\* Non-taxable

**A deposit of \$822.00 will be required to begin. This deposit is considered non-refundable unless otherwise specified by Witt Fence Co.**

**Total \$2,740.00**

## Attachments

View online <https://l.jbbr.io/xfTIT8O>

 photo\_1777416964347.jpg

# Witt Fence Co

6720 U.S. 301 S.  
Riverview, Florida 33578  
(813) 671-1995  
info@wittfence.com | wittfence.com



## Reviews

### Kim Zabielski



Service was prompt. Job completed per the estimate. Installers were professional and courteous. Highly recommend this company.

### Pam Hawkins



Chris and his crew were punctual, communicative, flexible and really heard me. I have small dogs and needed the fence to be flush to the ground with no daylight showing and that is what I got. The fence is beautiful in its simplicity. I am very happy with the fence and Witt and have already recommended them to 2 friends who will need fencing in the near future. Keep up the great work boys!!

### Teresa Rimes



Our experience today was fabulous. He was so polite and courteous. Called me every step of the way. Was here about thirty minutes and my gate was up and running.

This Estimate is valid for the next 10 days, after which values may be subject to change.

THERE COULD BE OTHER ISSUES THAT WERE NOT APPARENT DURING OUR INITIAL INSPECTION THAT MAY REQUIRE ADDITIONAL PARTS AND LABOR

- CUSTOMER IS RESPONSIBLE FOR MOVING ANY LANDSCAPING IF NEEDED
- CUSTOMER IS RESPONSIBLE FOR POWER & PHONE LINES BEING RUN TO INSTALLATION SITE, IF NEEDED
- CUSTOMER IS RESPONSIBLE FOR ANY PERMITS AND/OR ARCHITECTURAL DRAWINGS, IF NEEDED

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**WOOD ADVISORY:** Regardless of species, wood will split, crack or warp as a result of the natural drying process. Splitting near the end of wood is expected and will not affect the integrity of the fence. Gaps will also develop between pickets and posts as the wood dries. An untreated fence will change color as it ages.

**LEGAL ADVISORY:** All sums due to WITT FENCE CO., INC. under this agreement shall be due and payable upon completion. In the event WITT FENCE CO., INC. shall employ the services of an attorney, whether to collect any sum due or any other purpose whatsoever arising out of this agreement, customer shall pay all attorney's fees and costs incurred by WITT FENCE CO., INC., whether of not suit shall be filed.

**WARNING TO CUSTOMER:** A penalty of 2% unpaid balance, not to exceed 24% per year, will be charged for each 30 days full payment lags contract payment date.

**CUSTOMER HEREBY ASSUMES FULL RESPONSIBILITY FOR THE LOCATION OF THE LINE UPON WHICH IS SAID MATERIALS ARE TO BE INSTALLED.**

Customer agrees to defend, hold harmless and indemnify WITT FENCE CO., INC. from and against all claims, liabilities and expenses arising out of the location of said fence, including attorney's fees. Customer shall be solely responsible for any

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damage to underground wires, pipes, cables, sprinkler systems, etc.

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Customer must meet with installer to determine fence placement and gate functionality (location & swing). In the event you will need something changed after the date of installation, a minimum of \$195.00 service fee will be applied.

**-TERMS OF PAYMENT-:**

Price includes cost of material, labor and tax (if any).

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Any Deposit collected will be considered non-refundable unless otherwise specified.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



4720 SW-305  
 RIVERVIEW, FL 33578  
 WITTFENCE.COM  
 813.671.1998  
 INFO@WITTFENCE.COM

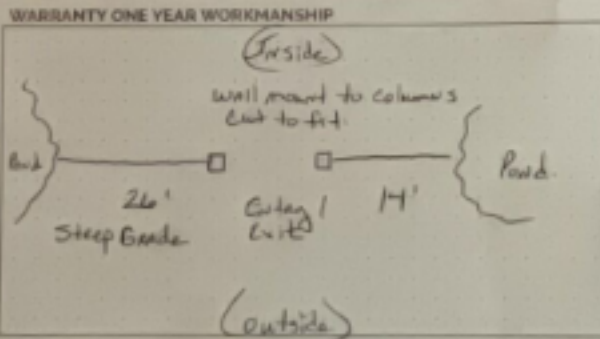
Estimate, Proposal, & Invoice for Fence Installation

ESTIMATE # Rich DATE 4/20/26 ESTIMATE # \_\_\_\_\_ FOR # \_\_\_\_\_  
 PROJECT # \_\_\_\_\_  
 CUSTOMER NAME KBAE Ranch II CDD / Gregory Halstead  
 INSTALLATION ADDRESS 10820 Mistflower Ln / Sundae Ft. De.  
 CITY Tampa ZIP 33647 PHONE 201-281-9239  
 ESTIMATOR Greg

LEVEL ACROSS THE TOP  
 FOLLOW GRADE OF GROUND  
 WALL APPROVAL NEEDED? YES  NO   
 PERMIT NEEDED? YES  NO   
 CLEARING BY CUSTOMER REQUIRED? YES  NO

FENCING PLAN

OVERALL LENGTH <u>40'</u>	OVERALL HEIGHT <u>5'</u>
WALK GATE	DRIVE GATE
WIND / VELOCITY	
TYPE WOOD	POST STYLE
POSTS	STRINGS
LINE POST	LINE POST
CORNER / ALUMINUM <u>Alum</u>	
EMERGENCY <u>3" Rail Flat Top</u>	
LINE POST SPACING FT <u>2"</u>	STRINGS <u>3/4" Pickets</u>
LINE POST BRACING FT <u>6'</u>	STRINGS BRACING <u>Standard caps</u>
MAKE <u>As per</u>	STRINGS BRACING <u>Standard caps</u>



NOTES  
\$2,740<sup>00</sup>  
same time install as other projects

TOTAL PRICE \$ \_\_\_\_\_  
 DISCOUNTS \$ \_\_\_\_\_  
 DEPOSIT 30%

ESTIMATOR  
Rich Ugeux

PRICE INCLUDES COST OF MATERIAL, LABOR AND TAX IF ANY  
 TERMS OF PAYMENT ?  
 WITH COMPLETION OF PURCHASE ORDER

ACCEPTED BY CUSTOMER  
 CUSTOMER AGREES TO USE SPECIFICATIONS LISTED ON THIS ESTIMATE AND THE TERMS AND CONDITIONS INCLUDED ON THE BACK OF THIS PAGE

Exhibit 29

[Return to Agenda](#)

# Witt Fence Co

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info@wittfence.com | wittfence.com



## RECIPIENT:

### K-Bar Ranch II CDD

K-Bar Ranch Clubhouse  
10820 Mistflower Lane  
Tampa, Florida 33647

## Estimate #7184

Sent on	Apr 27, 2026
Subdivision	K-Bar Ranch II
Job Type	Chain Link
Approximate Project Length	3 Days
Clearing Needed by Others	No
Onsite Contact	Gregory Halstead
Total Footage	0.0 LF

**Total \$9,800.00**


Product/Service	Description	Qty.	Total
Chain Link Fence Custom	98' of 6' high 8 gauge black vinyl coated chain link fence, 3" terminals, 2 1/2" line posts, 1 5/8" top rail, corner, and end bracing, 1-14' wide double drive gate, core drill 2 posts, bull dog hinges, industrial drop rod and truss rods.	1	\$9,800.00*

\* Non-taxable

**Total \$9,800.00**

## Attachments

View online <https://l.jbbr.io/9P8w5vu>

 photo\_1777332009776.jpg

# Witt Fence Co

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Riverview, Florida 33578  
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## Reviews

### Pam Hawkins



Chris and his crew were punctual, communicative, flexible and really heard me. i have small dogs and needed the fence to be flush to the ground with no daylight showing and that is what i got. The fence is beautiful in its simplicity. I am very happy with the fence and Witt and have already recommended them to 2 friends who will need fencing in the near future. Keep up the great work boys!!

### Teresa Rimes



Our experience today was fabulous. He was so polite and courteous. Called me every step of the way. Was here about thirty minutes and my gate was up and running.

### Terry Moore



This company is outstanding and the people that work with clients listen and are very competent. I strongly recommend if you what I new fence or repair an old one clearly this is the one to contact. Earl Simendinger

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damage to underground wires, pipes, cables, sprinkler systems, etc.

If sight is not prepped (landscaping cleared to Estimator's specifications, Installers are not able to access) customer agrees for landscaping charges or a trip charge at Witt Fence's discretion.

Customer must meet with installer to determine fence placement and gate functionality (location & swing). In the event you will need something changed after the date of installation, a minimum of \$195.00 service fee will be applied.

**-TERMS OF PAYMENT-**

Price includes cost of material, labor and tax (if any).

All Credit/Debit card transactions are subject to an additional 3% processing fee.

Any Deposit collected will be considered non-refundable unless otherwise specified.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



4720 US-301  
 SIVERVIEW, FL 33678  
 WWW.WHITEFENCE.COM  
 813.671.1992  
 INFO@WHITEFENCE.COM

Estimate, Proposal, & Invoice for Fence Installation

Customer: Rich Date: 7/20/20 Address: K Base Ranch 11 CDD / Gregory Halstead  
10830 Matthews Ln / Lift Station  
 City: Tampa State: 33647 Phone: 201-281-9239  
 Name: Greg

LEVEL ADDRESS THE TOP  
 PRICE WILL BE LEVEL WITH HIGHEST UNDER  
 CUSTOMER TO ALL 4 SIDES

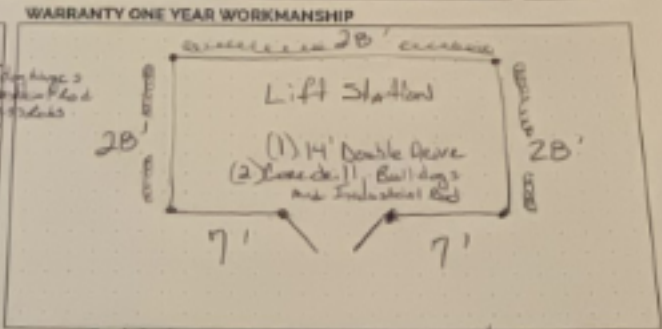
FOLLOW GRADE OF SURROUND  
 PRICE WILL BE BASED ON LEVEL THE TOP AND  
 MAY INCLUDE GRASS CUTTER SERVICE

PERMITS NECESSARY: YES  NO   
 PERMIT NUMBER:   
 CLEARED BY CUSTOMER REQUIRED: YES  NO

Customer: Greg  
 Estimate: 201-281-9239  
 COMMENTS: Yes

**FENCING PLAN**

OVERALL LENGTH	OVERALL WIDTH
90'	6'
WALK GATE	DRIVE GATE
	1-14' <u>Double Drive</u>
WOOD / VINYL	
TYPE WOOD	
TOP STYLE	POCKET STYLE
PICKETS	SPINDLES
LINE POST	GATE POST
CHAIN LINK / WIRE	BLACK
DIAMETER LINE POST	DIAMETER TOP RAIL
2 1/2"	1 3/8"
LINE POST BRACING FT.	
10'	
AVAILABLE UP	Copper and End Beaching



NOTES: 9'0x6' Black Chain link in greyed/white  
Core drill Gateposts in concrete, Copper and  
End Beaching (1) 14' Wide Double Drive, Bull Dog Hinges,  
Industrial End Post & Tens Rods.  
Permit by HOA \$9,800.00

TOTAL PRICE \$ 9,800.00  
 DISCOUNTS \$ 0  
 DEPOSIT \$ 2,940.00

ESTIMATOR  
 PREP: Rich Lopez  
 ACCEPTED BY CUSTOMER  
 CUSTOMER AGREES TO JOB SPECIFICATIONS OUTLINED ON THIS ESTIMATE AND ALL TERMS AND  
 CONDITIONS INCLUDED ON THE BACK OF THIS PAGE  
 PRINT: \_\_\_\_\_ SIGN: \_\_\_\_\_

PRICE INCLUDES COST OF MATERIAL, LABOR AND TAX IF ANY  
**TERMS OF PAYMENT:**  
 UPON COMPLETION, PAYABLE CASH

Exhibit 30

[Return to Agenda](#)

# Witt Fence Co

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info@wittfence.com | wittfence.com



## RECIPIENT:

### K-Bar Ranch II CDD

K-Bar Ranch Clubhouse  
10820 Mistflower Lane  
Tampa, Florida 33647

## Estimate #7190

Sent on	Apr 28, 2026
Subdivision	K-Bar Ranch II
Job Type	Aluminum
Approximate Project Length	1 Day
Clearing Needed by Others	No
Onsite Contact	Gregory Halstead
Total Footage	0.0 LF

**Total \$4,800.00**

Product/Service	Description	Qty.	Total
Emily 3 Rail Flat Top Commercial 5' High	70' of 5' High 3 Rail Emily Flat Top Commercial 3/4" Picket With 2"X2" Posts, Manufactured in The USA By Antebellum Manufacturing	1	\$4,800.00*


\* Non-taxable

**A deposit of \$1,440.00 will be required to begin. This deposit is considered non-refundable unless otherwise specified by Witt Fence Co.**

**Total \$4,800.00**

## Attachments

View online <https://l.jbbr.io/JGSaLR1>

 photo\_1777416072557.jpg

# Witt Fence Co

6720 U.S. 301 S.  
Riverview, Florida 33578  
(813) 671-1995  
info@wittfence.com | wittfence.com



## Reviews

### Kim Zabielski



Service was prompt. Job completed per the estimate. Installers were professional and courteous. Highly recommend this company.

### Pam Hawkins



Chris and his crew were punctual, communicative, flexible and really heard me. I have small dogs and needed the fence to be flush to the ground with no daylight showing and that is what I got. The fence is beautiful in its simplicity. I am very happy with the fence and Witt and have already recommended them to 2 friends who will need fencing in the near future. Keep up the great work boys!!

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**-TERMS OF PAYMENT-:**

Price includes cost of material, labor and tax (if any).

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**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



4720 US-301  
 RIVERVIEW, FL 33578  
 WITTFENCE.COM  
 813.671.3995  
 INFO@WITTFENCE.COM

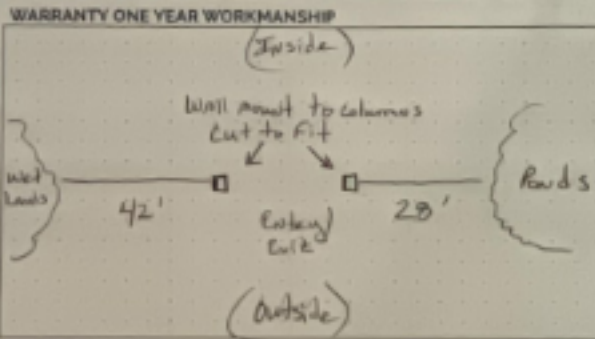
Estimate, Proposal, & Invoice for Fence Installation

ESTIMATOR <i>Rich</i>	DATE 4/28/26	ESTIMATE #	JOB #
INSTALLER		INSTALLATION TIME FRAME	
CUSTOMER NAME K-BAR Ranch 11 CND / Gregory Halstead			
INSTALLATION ADDRESS 10820 Mistflower Ln / Mossy Pine Dr.			
CITY Tampa	ZIP 33647	PHONE 201-281-9239	
E-MAIL ADDRESS <i>Greg</i>			

<input type="checkbox"/> LEVEL ACROSS THE TOP <small>FENCE WILL BE LEVEL WITH GROUND GRADE EXCEPT WHERE NOTED OTHERWISE TO VARY</small>	<input checked="" type="checkbox"/> FOLLOW GRADE BY CHAINING <small>FENCE WILL BE INSTALLED ALONG THE TOP AND NOT FOLLOW GRADE SALES AT THE BOTTOM</small>	SOIL APPROVAL NEEDED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	PERMIT NEEDED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	CONCRETE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<input type="checkbox"/> CLEARING BY CUSTOMER REQUIRED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				

**FENCING PLAN**

OVERALL LENGTH 70'	OVERALL HEIGHT 5'
WALK GATE	DRIVE GATE
WOOD / TRAIL	
TYPE WOOD	
TOP STYLE	POST STYLE
POSTS	STRINGS
LINE POST	GATE POST
ALLOWANCE / MARK Emily 3/4" Flat Top 2" 3/4" Posts 6' Standard caps Make Bottom Spaced Boards to Posts	



NOTES  
 \$4800  
 Structure install as other projects

TOTAL PRICE \$ \_\_\_\_\_  
 DISCOUNTS \$ \_\_\_\_\_  
 DEPOSIT 30%

PRICE INCLUDES COST OF MATERIAL, LABOR AND TAX OF JMT  
 TERMS OF PAYMENT ?  
 UPON COMPLETION PURCHASE ORDER

ESTIMATOR  
*Rich Ugea*  
 ACCEPTED BY CUSTOMER  
CUSTOMER AGREES TO JOB SPECIFICATIONS OUTLINED ON THIS ESTIMATE AND THE TERMS AND CONDITIONS INCLUDED ON THE BACK OF THIS PAGE.

Exhibit 31

[Return to Agenda](#)

# Witt Fence Co

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Riverview, Florida 33578  
(813) 671-1995  
info@wittfence.com | wittfence.com



## RECIPIENT:

### K-Bar Ranch II CDD

K-Bar Ranch Clubhouse  
10820 Mistflower Lane  
Tampa, Florida 33647

## Estimate #7193

Sent on	Apr 28, 2026
Subdivision	K-Bar Ranch II
Job Type	Aluminum
Approximate Project Length	1 Day
Clearing Needed by Others	No
Onsite Contact	Gregory Halstead
Total Footage	0.0 LF

**Total \$1,370.00**

Product/Service	Description	Qty.	Total
Emily 3 Rail Flat Top Commercial 5' High	20' of 5' High 3 Rail Emily Flat Top Commercial 3/4" Picket With 2"X2" Posts, Manufactured in The USA By Antebellum Manufacturing	1	\$1,370.00*


\* Non-taxable

**A deposit of \$411.00 will be required to begin. This deposit is considered non-refundable unless otherwise specified by Witt Fence Co.**

**Total \$1,370.00**

## Attachments

View online <https://l.jbbr.io/d7Dgy31>

 photo\_1777416796260.jpg

# Witt Fence Co

6720 U.S. 301 S.  
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## Reviews

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Any Deposit collected will be considered non-refundable unless otherwise specified.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



6700 95-301  
 GIVENVIEW, FL 33579  
 WITFENCE.COM  
 813.671.1963  
 INFO@WITFENCE.COM

**Estimate, Proposal, & Invoice for Fence Installation**

Customer: Rich      Date: 7/28/16

Address: KBAE Ranch II CDD / Gregory Holstead  
10820 Mistflower Ln / Gilded woods Ln

City: Tampa      Zip: 33647      Phone: 201-281-9239

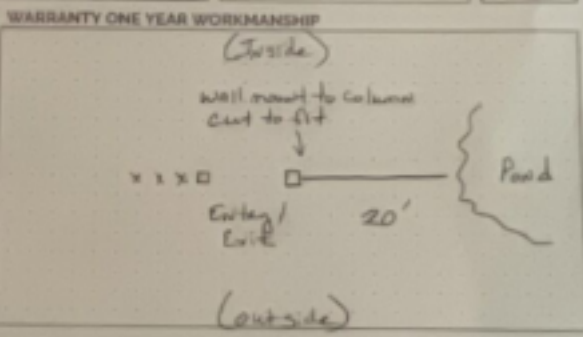
Estimator: Greg

I HAVE APPROVED THE FENCE  
 I HAVE APPROVED THE FENCE  
 I HAVE APPROVED THE FENCE

WILL APPROVAL BE REQUIRED?  YES  NO  
 APPROVAL NUMBER: \_\_\_\_\_  
 IS FINANCING BY CUSTOMER REQUIRED?  YES  NO

**FENCING PLAN**

POST SPACING: <u>20'</u>	POST HEIGHT: <u>5'</u>
RAILS: _____	BRACE RAILS: _____
MODE / PANEL: _____	
TOP RAILS: _____	SHOULDER: _____
TOP STYLE: _____	SHOULDER: _____
POSTS: _____	SPACINGS: _____
LINE POSTS: _____	LINE POSTS: _____
Notes: <u>Blank</u>	
LINE POST BRACKET: <u>2"</u>	POST BRACKET: <u>3/4" Posts</u>
LINE POST BRACKET: <u>6'</u>	POST BRACKET: <u>Standard caps</u>
Notes: <u>As per</u>	Notes: <u>Steel</u>
Notes: <u>Bottom</u>	Notes: <u>Connects to Pools</u>



NOTES: \$1,370<sup>est</sup>  
since the install as other projects

TOTAL PRICE \$ \_\_\_\_\_  
 DISCOUNTS \$ \_\_\_\_\_  
 DEPOSIT 30%

ESTIMATOR: Rich Upton

ACCEPTED BY CUSTOMER: \_\_\_\_\_

TERMS OF PAYMENT: \_\_\_\_\_

Exhibit 32

[Return to Agenda](#)

# Witt Fence Co

6720 U.S. 301 S.  
Riverview, Florida 33578  
(813) 671-1995  
info@wittfence.com | wittfence.com



## RECIPIENT:

### K-Bar Ranch II CDD

K-Bar Ranch Clubhouse  
10820 Mistflower Lane  
Tampa, Florida 33647

## Estimate #7192

Sent on	Apr 28, 2026
Subdivision	K-Bar Ranch II
Job Type	Aluminum
Approximate Project Length	1 Day
Clearing Needed by Others	No
Onsite Contact	Gregory Halstead
Total Footage	0.0 LF

**Total \$1,920.00**

Product/Service	Description	Qty.	Total
Emily 3 Rail Flat Top Commercial 5' High	28' of 5' High 3 Rail Emily Flat Top Commercial 3/4" Picket With 2"X2" Posts, Manufactured in The USA By Antebellum Manufacturing	1	\$1,920.00*


\* Non-taxable

**A deposit of \$576.00 will be required to begin. This deposit is considered non-refundable unless otherwise specified by Witt Fence Co.**

**Total \$1,920.00**

## Attachments

View online <https://l.jbbr.io/ePkASCL>

 photo\_1777416568330.jpg

# Witt Fence Co

6720 U.S. 301 S.  
Riverview, Florida 33578  
(813) 671-1995  
info@wittfence.com | wittfence.com



## Reviews

### Kim Zabielski



Service was prompt. Job completed per the estimate. Installers were professional and courteous. Highly recommend this company.

### Pam Hawkins



Chris and his crew were punctual, communicative, flexible and really heard me. I have small dogs and needed the fence to be flush to the ground with no daylight showing and that is what I got. The fence is beautiful in its simplicity. I am very happy with the fence and Witt and have already recommended them to 2 friends who will need fencing in the near future. Keep up the great work boys!!

### Teresa Rimes



Our experience today was fabulous. He was so polite and courteous. Called me every step of the way. Was here about thirty minutes and my gate was up and running.

This Estimate is valid for the next 10 days, after which values may be subject to change.

THERE COULD BE OTHER ISSUES THAT WERE NOT APPARENT DURING OUR INITIAL INSPECTION THAT MAY REQUIRE ADDITIONAL PARTS AND LABOR

- CUSTOMER IS RESPONSIBLE FOR MOVING ANY LANDSCAPING IF NEEDED
- CUSTOMER IS RESPONSIBLE FOR POWER & PHONE LINES BEING RUN TO INSTALLATION SITE, IF NEEDED
- CUSTOMER IS RESPONSIBLE FOR ANY PERMITS AND/OR ARCHITECTURAL DRAWINGS, IF NEEDED

WITT FENCE CO. INC., will provide, install and warranty all products and equipment included above. WITT FENCE CO. INC., will provide a written one-year workmanship warranty for all parts included in this estimate. The preceding is an outline of the estimated cost for the completion of the project.

WITT FENCE CO. INC., hereby offers for the amount shown in estimate, subject to the approval of Witt Fence Co. Inc. Management and subject to the below listed conditions, to furnish, deliver and install (where proposal covers installation) the materials listed above in accordance with the specification set forth below and any sketches, specifications to drawings attached here too or provided at time of in-person estimate:

**WOOD ADVISORY:** Regardless of species, wood will split, crack or warp as a result of the natural drying process. Splitting near the end of wood is expected and will not affect the integrity of the fence. Gaps will also develop between pickets and posts as the wood dries. An untreated fence will change color as it ages.

**LEGAL ADVISORY:** All sums due to WITT FENCE CO., INC. under this agreement shall be due and payable upon completion. In the event WITT FENCE CO., INC. shall employ the services of an attorney, whether to collect any sum due or any other purpose whatsoever arising out of this agreement, customer shall pay all attorney's fees and costs incurred by WITT FENCE CO., INC., whether of not suit shall be files.

**WARNING TO CUSTOMER:** A penalty of 2% unpaid balance, not to exceed 24% per year, will be charged for each 30 days full payment lags contract payment date.

**CUSTOMER HEREBY ASSUMES FULL RESPONSIBILITY FOR THE LOCATION OF THE LINE UPON WHICH IS SAID MATERIALS ARE TO BE INSTALLED.**

Customer agrees to defend, hold harmless and indemnify WITT FENCE CO., INC. from and against all claims, liabilities and expenses arising out of the location of said fence, including attorney's fees. Customer shall be solely responsible for any

# Witt Fence Co

6720 U.S. 301 S.  
Riverview, Florida 33578  
(813) 671-1995  
info@wittfence.com | wittfence.com



damage to underground wires, pipes, cables, sprinkler systems, etc.

If sight is not prepped (landscaping cleared to Estimator's specifications, Installers are not able to access) customer agrees for landscaping charges or a trip charge at Witt Fence's discretion.

Customer must meet with installer to determine fence placement and gate functionality (location & swing). In the event you will need something changed after the date of installation, a minimum of \$195.00 service fee will be applied.

**-TERMS OF PAYMENT-:**

Price includes cost of material, labor and tax (if any).

All Credit/Debit card transactions are subject to an additional 3% processing fee.

Any Deposit collected will be considered non-refundable unless otherwise specified.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Re: Follow up on KBar Ranch II Fence Estimate**

---

**From** Rich Unger <rich@wittfence.com>  
**Date** Fri 5/1/2026 2:14 PM  
**To** Witt Fence Information <info@wittfence.com>  
**Cc** Haven Mgt <Havenadmin@havenmgtsol.com>

Good afternoon,

The quote #7192, \$1920.00, is for the area at Old Spanish Rd, next to entry/ exit. Please let me know if any questions or concerns. If any issues viewing any estimate let us know.

Thank You,  
Rich Unger  
Estimator  
(813) 695-2867  
[Rich@wittfence.com](mailto:Rich@wittfence.com)  
Wittfence.com

On Thu, Apr 30, 2026 at 2:38 PM Witt Fence Information <[info@wittfence.com](mailto:info@wittfence.com)> wrote:

Hello,

I have included my estimator, Rich, in this reply. He was the one on-site and will provide the location details and the estimate you are looking for. Please allow up to 24 hours for him to reach out to you.

Best regards,

Cassie

On Thu, Apr 30, 2026 at 2:13 PM Haven Mgt <[Havenadmin@havenmgtsol.com](mailto:Havenadmin@havenmgtsol.com)> wrote:

Hi there,

Can you please kindly confirm the location for this fence and provide the estimate? I am unable to view the estimate.

Thank you!



**Witt Fence Co**

## Estimate

Hi K-Bar Ranch II CDD,

Thank you for choosing Witt Fence Co. to provide an estimate on your project.

Your estimate total is \$1,920.00 as of Apr 28, 2026.

If you would like to move forward, please utilize the link included to e-sign your estimate. (If your estimate contains options, please be sure to check the option(s) you wish to go forward with)

If you have any questions or concerns regarding this estimate, please don't hesitate to get in touch with us at [info@wittfence.com](mailto:info@wittfence.com).

Sincerely,

Witt Fence Co  
(813) 671-1995

---

## Details

[View Estimate](#)

Total  
\$1,920.00

Required deposit  
\$576.00

--

Thank you for Choosing Witt Fence Company  
6720 US Highway 301 S  
Riverview, FL 33578  
P: (813)671-1995  
F: (813)671-7166



Exhibit 33

[Return to Agenda](#)



**EVERFENCE**<sup>™</sup>  
FENCE MADE EASY<sup>™</sup>

**Contractor: EverFence - Tampa**

**501 E Kennedy Blvd Suite 1400, Tampa, Florida  
33602**

**Phone: (813) 706-3597**

---

## 1. Fence Construction Contract

**Client:** Mitch Severson at K Bar  
Ranch 2, CDD

**Address:** 10820 Mistflower Ln,  
FL 33647

**Job Address:** ,

**Email:**

manager@kbarii.com

**Cell-Phone:** (813)  
388-9646

**Home Phone:** (813)  
388-9646

**Sales Rep:** Brandon

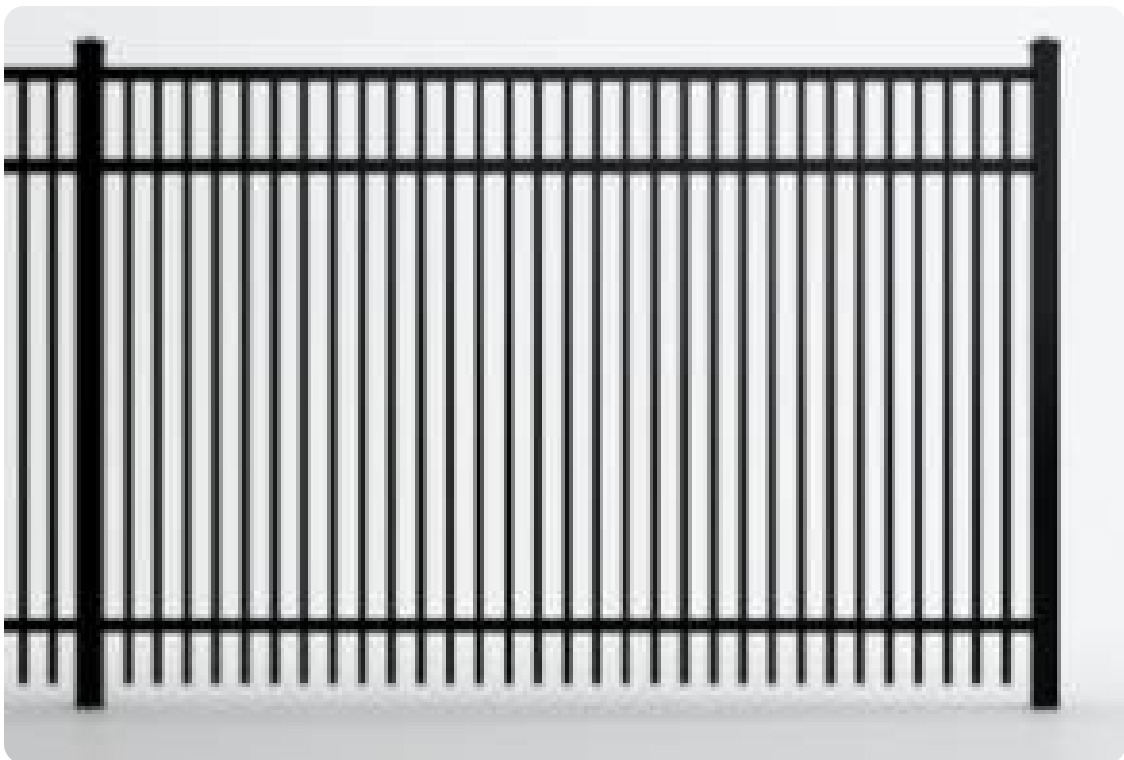
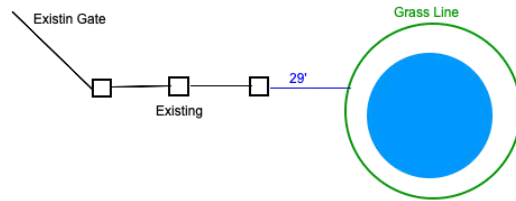
Zimmerman

**Sales Rep Contact:**

---

## 2. Project Illustration

[\(Click below to see full drawing\)](#)







**\*\*Old Spanish Entry Extension\*\***

Combining Projects to complete Multiple areas at one time can pay a role in reducing overall investment cost!

Extending existing entry barrier fence from current endpoint 29' to grass line at the edge of pond. Matching Existing Fence Style

ID	Description	Unit Price	Tot Disc	Qty	Extended
#293	<b>Custom:</b> Aluminum 6' Wide Black Flat Top/Rake Bottom 3 Rail - 5' High (< 50 LnFt)	52.00		29	1,508.00
	* Elegant, Durable Perimeter Solution				
	* Sleek, high-end appearance that enhances curb appeal				
	* Engineered for long-term durability in Florida conditions				
	* Maintenance-free finish with lasting color and performance				
	* Ideal for defining property lines while maintaining visibility				
	* Commonly used for pools and decorative perimeter applications				
	* Strong, lightweight design built for stability and longevity				
	* Limited Lifetime Warranty on Material and Workmanship				

**Subtotal** 1,508.00

Tax 0% 0.00

**Grand Total** \$1,508.00

**Current Balance** \$1,508.00

### 3. Terms and Conditions

1. THE FLORIDA MECHANIC'S LIEN LAW - Under Florida's Mechanic's Lien Law, any contractor, laborer, supplier, or other person who helps to improve your property but is not paid for his work or supplies, has a right to enforce a claim against your property. This means that after a court hearing your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen, even if you paid your contractor in full, if the subcontractor, laborer, or supplier remains unpaid.
2. Unless otherwise specified in writing, the Customer is responsible for:
3. Marking sprinklers and property lines.
4. Obtaining required building permits.
5. Damaged sprinkler lines.
6. Notifying neighbors/neighboring property owners of work to be done.
7. Removal of all plants, trees, greenery, obstructions, etc. on the fencing line.
8. Customer agrees to hold contractor harmless and not liable for zoning laws or other provisions regarding the construction of fences, decks or

- other projects when done in compliance with customer's instructions.
9. A 20-day preliminary lien notice will be filed if full payment is not made within 5 days of completion of the project. Completion is signified by the signature and completion of the Installation Completion Form. If repairs are required, the customer may only hold 10% retention until the repairs have been completed.
  10. Everfence Corporation assumes no responsibility for damage to bricks, pavements, or any other surface item during setting posts or other items related to the installed product. Everfence Corporation is not responsible for the structural integrity of block, masonry brick, or other walls on top of which we install fence or other materials. Everfence Corporation is not responsible for waterproofing of existing structures and surfaces.
  11. Line of work shall follow Client's/surveyor's stakes and lines; or as closely as is reasonably possible or the old fence line wherever such is readily visible, and no obstruction exists. A new fence line may deviate as necessary to accommodate construction of new fence. Removal of obstructions to work is the expense and responsibility of the customer unless otherwise noted in the contract.
  12. Fence heights in contract are approximate. Exact height of fences is at sole discretion of the contractor and shall be determined during progress of work based on most efficient methods of construction. Heights follow ground level, as necessary.
  13. Customer shall advise contractor of all drain, sprinkler, underground utilities, and other objects on premises which may be adversely affected by excavation. Notice shall be submitted in writing by client to contractor before beginning work or contractor is released from all liability for damage to said utilities or other underground fixtures or equipment.
  14. Client agrees to pay all monies due to the Everfence Corporation immediately upon completion of job. If not received within 5 days, a \$50.00 (USD) late fee will be applied to the final bill.
  15. Customer consents to placard being placed on fence for warranty purposes. EverFence also has the rights to using any fence installed for marketing purposes.

## **BUYER'S AGREEMENT**

This Buyer's Agreement ("Agreement") is entered into between the Buyer(s) ("Buyer") and EverFence ("Seller").

### **1. Payment Terms:**

The Buyer agrees to pay the full amount set out above. Any changes to this agreement must be executed in writing and approved by both parties. Any such changes that involve extra cost will become an extra charge over and above the amount herein stipulated.

### **2. Security Interest:**

To secure payment of balance set out above, BUYER(S) hereby grant(s) to SELLER a security interest in each item above-described. Upon default of payment of said balance when due, SELLER shall have all rights and remedies of a secured party under the Uniform Commercial Code and from time to time in effect in the State of Florida.

### **3. Attorney Fees and Interest:**

Buyer agrees to pay all attorney fees, court costs, filing fees, including charges or commissions, all fees that may be assessed to us by any collection agency retained to pursue this matter. Buyer also agrees to pay interest at the rate of one and a half percent per month (Eighteen percent per year) on any account over 60 days past due, subject to lien.

### **4. Returned Checks:**

All returned checks will be charged a \$35 handling fee.

### **5. Restocking Fee:**

Buyer agrees to pay a 20% (or 50% for any custom work) restocking fee on canceled orders.

### **6. Obstructions:**

EverFence will not be responsible for moving or repairing sprinkler systems, obstructions such as large rocks, trees, and excessive bush/shrub removal. Tree stumps must be removed at the owner's expense. Accidental sprinkler damage will be repaired at the owner's expense.

**7. Excavation:**

Excavation over and above standard installation requirements shall incur an extra charge.

**8. Permits:**

The Buyer is responsible for obtaining ALL necessary building permits unless stated otherwise.

**9. Governing Law:**

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

**10. Entire Agreement:**

This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements and understandings, whether written or oral, relating to the subject matter of this Agreement.

**11. Acknowledgement:**

Buyer acknowledges that he or she has read and understands all terms and conditions of this contract.

**12. Modifications:**

This Agreement may not be modified or amended except in writing executed by both parties.

**13. Cancellation:**

Buyer(s) have the right to cancel this agreement without penalty or obligation by providing written notice of cancellation to EverFence Corporation within 72

hours of the date of this agreement. If the Buyer(s) cancel this agreement, EverFence Corporation will refund all payments made by the Buyer(s) under this agreement within 10 days after receiving the notice of cancellation.

### **NOTICE OF CANCELLATION**

You may cancel this transaction, without any penalty of obligation, within three business days from the signed date of this agreement (Saturday is considered a business day). Any cancellations received beyond the three business days are subject to a 50% (of cash price) cancellation charge; if order is already in production, the purchaser agrees to pay full contract price. If you cancel within the three business days, the contractor must return to you anything you paid within 10 days of receiving the Notice of Cancellation. For your part, you must make available to the contractor at your residence, in substantially as good condition as you received them, goods delivered to you under this contract or sale. If you do make the good available to the contractor and the contractor does not pick them up within 20 days of the date of your notice of cancellation, you may keep them without any further obligation. If you fail to make the goods available to the contractor, or if you agree to return the goods to the contractor and fail to do so, then you remain liable for performance of all obligations under this contract/agreement.

---

By checking this box  and signing below, both parties acknowledge that they have read and agreed to all terms and conditions of this contract.

---

**Client Signature**

**Mitch Severson at K Bar Ranch 2, CDD**

**5/5/2026**

**EverFence Representative: Brandon Zimmerman**

**Date: 5/5/2026**

**I accept the terms of this agreement.**

Exhibit 34

[Return to Agenda](#)



**EVERFENCE**<sup>™</sup>  
FENCE MADE EASY<sup>™</sup>

**Contractor: EverFence - Tampa**

**501 E Kennedy Blvd Suite 1400, Tampa, Florida  
33602**

**Phone: (813) 706-3597**

---

## 1. Fence Construction Contract

**Client:** Mitch Severson at K Bar  
Ranch 2, CDD

**Address:** 10820 Mistflower Ln,  
FL 33647

**Job Address:** ,

**Email:**

manager@kbarii.com Zimmerman

**Cell-Phone:** (813)  
388-9646

**Home Phone:** (813)  
388-9646

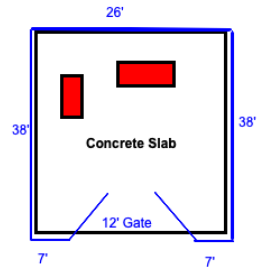
**Sales Rep:** Brandon

**Sales Rep Contact:**

---

## 2. Project Illustration

(Click below to see full drawing)



Driveway









ID	Description	Unit Price	Tot Disc	Qty	Extended
#293	<b>Custom:</b> Vinyl Fence - Tan - 6' High, 6' Wide * Premium, Low-Maintenance Solution * Long-lasting material engineered for Florida's climate * 9' Posts placed 3' into the ground to increase durability and stability * 6' Wide panels with 6' between posts to increase durability and stability * Hurricane resistant up to Category 3 (125 mph winds) * Maintenance-free ownership—no painting, staining, or sealing required * Clean, modern appearance with consistent color throughout * Privacy-focused design with fully enclosed panel options * Built with UV protection to maintain appearance over time * Ideal for homeowners looking for a "set it and forget it" solution * Strong structural systems designed for durability and	32.00		128	4,096.00

stability  
\* Limited Lifetime Warranty on Material and Workmanship

#293	<b>Custom:</b>	900.00	1	900.00
	VINYL Double Gate - Tan - 12' Wide			
	* Clean, Seamless Entry			
	* Matches vinyl fencing for a consistent, modern appearance			
	* Full privacy design for a secure, enclosed feel			
	* Gate Post Reinforced with aluminum I-Beam insert to prevent sagging			
	* Hurricane resistant up to Category 3 (125 mph winds)			
	* Includes industrial-strength, auto-closing hinges			
	* Includes gravity latch for secure, reliable closure			
	* Alternate drop rods (allows access from either side of gate)			
	* Limited lifetime material warranty			
	* Limited lifetime workmanship warranty			
#293	<b>Custom:</b>	70.00	6	420.00
	Core Drill. Inserting Posts into concrete for front Panel.			

---

<b>Subtotal</b>	<b>5,416.00</b>
Tax 0%	0.00
<b>Grand Total</b>	<b>\$5,416.00</b>
<b>Current Balance</b>	<b>\$5,416.00</b>

### 3. Terms and Conditions

1. THE FLORIDA MECHANIC'S LIEN LAW - Under Florida's Mechanic's Lien Law, any contractor, laborer, supplier, or other person who helps to improve your property but is not paid for his work or supplies, has a right to enforce a claim against your property. This means that after a court hearing your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen, even if you paid your contractor in full, if the subcontractor, laborer, or supplier remains unpaid.
2. Unless otherwise specified in writing, the Customer is responsible for:
3. Marking sprinklers and property lines.
4. Obtaining required building permits.
5. Damaged sprinkler lines.
6. Notifying neighbors/neighboring property owners of work to be done.
7. Removal of all plants, trees, greenery, obstructions, etc. on the fencing line.

8. Customer agrees to hold contractor harmless and not liable for zoning laws or other provisions regarding the construction of fences, decks or other projects when done in compliance with customer's instructions.
9. A 20-day preliminary lien notice will be filed if full payment is not made within 5 days of completion of the project. Completion is signified by the signature and completion of the Installation Completion Form. If repairs are required, the customer may only hold 10% retention until the repairs have been completed.
10. Everfence Corporation assumes no responsibility for damage to bricks, pavements, or any other surface item during setting posts or other items related to the installed product. Everfence Corporation is not responsible for the structural integrity of block, masonry brick, or other walls on top of which we install fence or other materials. Everfence Corporation is not responsible for waterproofing of existing structures and surfaces.
11. Line of work shall follow Client's/surveyor's stakes and lines; or as closely as is reasonably possible or the old fence line wherever such is readily visible, and no obstruction exists. A new fence line may deviate as necessary to accommodate construction of new fence. Removal of obstructions to work is the expense and responsibility of the customer unless otherwise noted in the contract.
12. Fence heights in contract are approximate. Exact height of fences is at sole discretion of the contractor and shall be determined during progress of work based on most efficient methods of construction. Heights follow ground level, as necessary.
13. Customer shall advise contractor of all drain, sprinkler, underground utilities, and other objects on premises which may be adversely affected by excavation. Notice shall be submitted in writing by client to contractor before beginning work or contractor is released from all liability for damage to said utilities or other underground fixtures or equipment.
14. Client agrees to pay all monies due to the Everfence Corporation immediately upon completion of job. If not received within 5 days, a \$50.00 (USD) late fee will be applied to the final bill.
15. Customer consents to placard being placed on fence for warranty purposes. EverFence also has the rights to using any fence installed for

marketing purposes.

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### **3. Attorney Fees and Interest:**

Buyer agrees to pay all attorney fees, court costs, filing fees, including charges or commissions, all fees that may be assessed to us by any collection agency retained to pursue this matter. Buyer also agrees to pay interest at the rate of one and a half percent per month (Eighteen percent per year) on any account over 60 days past due, subject to lien.

### **4. Returned Checks:**

All returned checks will be charged a \$35 handling fee.

### **5. Restocking Fee:**

Buyer agrees to pay a 20% (or 50% for any custom work) restocking fee on canceled orders.

### **6. Obstructions:**

EverFence will not be responsible for moving or repairing sprinkler systems, obstructions such as large rocks, trees, and excessive bush/shrub removal. Tree stumps must be removed at the owner's expense. Accidental sprinkler damage will be repaired at the owner's expense.

**7. Excavation:**

Excavation over and above standard installation requirements shall incur an extra charge.

**8. Permits:**

The Buyer is responsible for obtaining ALL necessary building permits unless stated otherwise.

**9. Governing Law:**

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**11. Acknowledgement:**

Buyer acknowledges that he or she has read and understands all terms and conditions of this contract.

**12. Modifications:**

This Agreement may not be modified or amended except in writing executed by both parties.

**13. Cancellation:**

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---

By checking this box  and signing below, both parties acknowledge that they have read and agreed to all terms and conditions of this contract.

---

**Client Signature**

**Mitch Severson at K Bar Ranch 2, CDD**

**5/5/2026**

**EverFence Representative: Brandon Zimmerman**

**Date: 5/5/2026**

**I accept the terms of this agreement.**

Exhibit 35

[Return to Agenda](#)

**PROPOSAL  
CONTRACT**

**ALL STATE FENCE & DECK**

No 1804

"Quality Workmanship & Materials"



Phone & Fax **(727) 848-4430**

4-21-2026

Email: codrain@tampabay.rr.com

8623 KNÖB HILL CT.  
NEW PORT RICHEY, FL 34653

6HALSTEAD000@GMAIL.COM PATRICIA@HAVENAGTSOL.COM

TYPE FENCE	
<input type="checkbox"/> CHAIN LINK	
<input type="checkbox"/> WOOD	
<input type="checkbox"/> P.V.C.	
<input checked="" type="checkbox"/> ALUMINUM	5' BLACK
<input type="checkbox"/> SPACED POCKET	FLAT.
<input type="checkbox"/> VINYL C.L.	3 RAIL
<input type="checkbox"/> FIELD	COMMERCIAL
<input type="checkbox"/> 3 BOARD	
<input type="checkbox"/> 4 BOARD	
SPECIFICATION	
WOOD • PVC • ALUMINUM	
LENGTH	HEIGHT
208'	5'
TYPE	STYLE
COMMERCIAL	3 RAIL
BLACK ALUMINUM	FLAT TOP
PICKET SIZE	STRINGER
3 1/4" x 3 1/4"	1 1/4" x 1 1/4"
TYPE TOP	
<input type="checkbox"/> DOG EAR	<input type="checkbox"/> POINTED
<input type="checkbox"/> CONVEX	<input checked="" type="checkbox"/> FLAT TOP
<input type="checkbox"/> CONCAVE	<input type="checkbox"/> OTHER
CHAIN LINK	
LENGTH	HEIGHT
WIRE GAUGE	DIAM. TOP RAIL
11 1/2	
9	6
<input type="checkbox"/> TOTAL VINYL SYSTEM	
<input type="checkbox"/> VINYL WIRE ONLY	
VINYL COLOR	
DIAM. LINE POST	DIAM. TERM POST
GAUGE FRAMEWORK:	
BARBED WIRE	
# STRANDS	BARB ARMS
0 3 6	IN OUT VERT.
TENSION WIRE	
<input type="checkbox"/> 12 GAUGE	<input type="checkbox"/> 7 GAUGE
GATES	
WALK GATES	FRAMEDIAM.
ROLL GATES	FRAMEDIAM.
DRIVE GATES	FRAMEDIAM.
LATCH TYPE	OTHER
TAKE DOWN	
LENGTH	HEIGHT

CUSTOMER KBAR RANCH II CDD			BLOCK #	SUBDIVISION	LOT #
STREET 10820 MISTFLOWER LN.			PARCEL #	UNIT #	
CITY TAMPA	STATE FL.	ZIP 33647	CITY	STATE	ZIP
JOBSITE LOCATION SAME (ENTRYWAYS LISTED)		STREET	CITY	PHONE 201-281-9239	CONTACT GREG
HOME PHONE	OFFICE	FAX	BEEPER	CAR BILLY MITCH- MAINTENANCE	

1) MOSSY PINE - 42' OF 5' HIGH 3 RAIL BLACK ALUMINUM COMMERCIAL FENCE INSTALLED WITH 2" POST

2) SUNDRIFT NORTH - 70' OF 5' HIGH 3 RAIL BLACK ALUMINUM COMMERCIAL FENCE INSTALLED WITH 3" POST

3) SUNDRIFT SOUTH - 46' OF 5' HIGH 3 RAIL BLACK ALUMINUM COMMERCIAL FENCE INSTALLED WITH 3" POST

4) GUILDED NOODS - 20' OF 5' HIGH 3 RAIL BLACK ALUMINUM COMMERCIAL FENCE INSTALLED WITH 3" POST

5) OLD SPANISH - 30' OF 5' HIGH 3 RAIL BLACK ALUMINUM COMMERCIAL FENCE INSTALLED WITH 2" POST

\* ALL POST SET IN CONCRETE AND 1 END IS ATTACHED TO A STONE COLUMNS WITH RAIL WALL MOUNT BRACKETS

Job Sold By *Roy O'Drain*

NOTE - This proposal MAY be withdrawn by us if not accepted within 30 days.

RESPONSIBILITY OF BUYER. I agree to locate and identify the property line, easements and all underground cables and pipes. I agree that I am solely responsible for the location of the fence described in this proposal. I will also defend All State Fence & Deck and reimburse them for all cost in connection with any claims made by anyone about the location of the fence, including those charges for repair work if I neglect to notify the proper utilities for cable and pipe location. I am responsible for any special work described in this proposal. I am also responsible for any legal fees that arise from the installation or collection of cost of materials and labor.

- Fence when completed, shall remain the property of All State Fence & Deck until fully paid for.
- If survey is necessary the property owner is required to pay for that service.
- Verbal agreements other than expressed on this contract are not binding.
- Cash on completion unless otherwise specified.
- Not responsible for homeowner's personal underground system unless designated.
- Purchaser agrees to establish property line stakes and to clear the fence lines of all obstructions that may interfere with the erection of the said fence prior to the commencement of the erection of the said fence. Unless stated otherwise in this agreement.
- Unless otherwise specified, Seller shall follow the natural contour of the ground in erecting the fence.
- Seller is not responsible for delays due to strikes, acts of God, and all occurrences beyond the Seller's control.
- Purchaser understands that the price quoted does not include labor or materials necessary for drilling of rock or concrete, the removal of existing fence or materials other than that of fence erection. The Purchaser agrees to pay for all such extra items of labor and materials at the Seller's current rate.
- Purchaser agrees to pay for any changes or alterations in measurements or materials.
- All excess dirt from hole to be removed by Purchaser.
- Seller is not responsible for deed restrictions and sub-division ordinances for fencing.

PRICE	
TOTAL PRICE	\$ 10,995. <sup>00</sup>
DOWN PAYMENT	\$ 5,995. <sup>00</sup>
BALANCE DUE	\$ 5,000. <sup>00</sup>

CUSTOMER'S SIGNATURE \_\_\_\_\_

This Proposal becomes a Contract when signed.

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

**X** \_\_\_\_\_

REPEAT CUSTOMER     YELLOW PAGES     REFERRAL     OTHER \_\_\_\_\_



### **Maverick Aluminum Limited Lifetime Warranty**

Iron World Mfg. warrants to the original owner that all of our products will be free of manufacturing and material defects. Our powder coating finish on our aluminum fences will not peel, crack, chip, or blister for as long as you own the fence.

This warranty does not cover damages cause by improper use, application, or installation; abuse; alterations; negligence; vandalism; or acts of God. The warranty also does not extend to the normal weathering, slight discoloration, or chalking caused by prolonged exposure to the elements, mildew, or air pollution. There is no other express warranty except that stated herein.

This lifetime warranty is intended to cover original owners only and is not transferable. The original owner is covered by the warranty for as long as he owns and resides in the property on which the product was first installed. In the event of commercial or otherwise non-residential use, Iron World limits this product warranty to 20 years with a starting date of the original day of installation.

In case of a warranty claim, the owner must provide Iron World a written notice specifying the nature of the defect, along with proof of purchase, within 20 days of the failure. Iron World reserves the right to inspect the material in question to determine the validity of the claim. Defective material must be shipped to Iron Worlds facility for inspection freight pre-paid. If the product fails to conform to this warranty, Iron World will replace or repair the defective material at its discretion. Iron World shall not be liable or responsible for labor charges or other expenses whatsoever in connection with removal or installation of either the original or replacement product.

The above constitutes the complete limited lifetime warranty by Iron World and no other agreement, written or implied, is valid. No person is authorized to change or modify this warranty. Recoveries for consequential or incidental damages are hereby excluded.

Iron World Management

Exhibit 36

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Estimate #: JD457  
Estimate Date: 4/30/2026  
Expiration Date: 5/10/2026

## Commercial Sales

### PROJECT NAME AND LOCATION

K Bar Ranch II CDD  
10820 Mistflower Ln  
Tampa, FL, 33647

### CUSTOMER INFORMATION

**Customer Name and Address:**

K Bar Ranch II CDD  
10820 Mistflower Ln  
Tampa, FL, 33647

**Contact Name and Information:**

Gregory Halstead  
201-281-9239  
GHalsteadCDD@gmail.com

### FENCE OUTLET CONTACT INFORMATION

**Sales Representative:**

Jason Downs  
813-699-4163  
Jason.Downs@FenceOutlet.com

### DESCRIPTION OF WORK AND ESTIMATE

**Furnish and Install:**

**Mossy Pine:**

72' of 5'H Black Aluminum Fence - Commercial Grade - 3 Rail Flat Top

**Old Spanish**

30' of 5'H Black Aluminum Fence - Commercial Grade - 3 Rail Flat Top

**Sundrift Area 1:**

66' of 5'H Black Aluminum Fence - Commercial Grade - 3 Rail Flat Top

**Sundrift Area 2:**

45' of 5'H Black Aluminum Fence - Commercial Grade - 3 Rail Flat Top

**Gilded Woods**

24' of 5'H Black Aluminum Fence - Commercial Grade - 3 Rail Flat Top

**Optional Add Ons:**

Lift Station - 94' of 6'H Tan Vinyl Privacy Fence - 6'H x 6'W Panels - (1) 6'H x 16'W Double Gate - 2 Core Drills - \$4,995.00

Picket Fence - 172' of 4'H Tan Vinyl Picket Fence - 4'H x 6'W Panels - Closed Top - 7/8" x 1 1/2" Pickets - \$4,388.00

**ESTIMATE TOTAL COST: \$6,937.00 For Aluminum Fence Only**

FENCE OUTLET TERMS AND CONDITIONS

CONDITIONS:

- 1. Fence Outlet shall not be responsible for any site preparation.
2. The Owner/Contractor must place stakes every 50 linear feet, clearly marking any corner and end posts.
3. The Owner/Contractor must ensure a 10-foot wide, clear and stable path along the fence line.
4. Core drilling, cutting through asphalt, and excavation through rock are excluded from this estimate unless otherwise specified.
5. The Owner/Contractor must remove any utilities, trees, roots, limbs, or other obstacles that could impede the fence installation.
6. Fence Outlet will assist in identifying the general fence layout upon request; however, Fence Outlet assumes no responsibility for the identifying or verifying property lines and does not guarantee their accuracy.
7. Fence Outlet will locate public underground utilities using standard services but will not be responsible for private or unmarked underground lines.
8. The estimated price includes a single mobilization unless explicitly noted otherwise.
9. Site delays (downtime) caused by the Owner/Contractor or any other trade will lead to additional costs.
10. A final walkthrough is mandatory, and any concerns must be raised during this time.
11. Fence Outlet retains ownership of all materials until full payment is received.
12. In the event of cancellation after execution of this agreement, the buyer agrees to reimburse Fence outlet for all the material costs, labor rendered, and up to 50% of the contract value as liquidated damages.
13. Timelines: Fence Outlet will make reasonable efforts to adhere to mutually agreed project timelines.
14. Substitutions: If specified materials are unavailable, Fence Outlet may substitute with a product of equal or greater value and similar appearance, with prior approval from the customer.

TERMS:

- 1. The Fence Outlet terms and conditions must be incorporated into the final contract.
2. Any modifications to the initial agreement, whether in product, terms, or conditions, will necessitate a mutually agreed-upon change order.
3. Retainage payments must be made within 30 days of project completion.
4. Final payment is due within 30 days of project completion. A 1.5% monthly finance charge will be applied to unpaid balances beyond this period.
5. Fence Outlet shall not be liable for delays caused by Force Majeure.
6. Charges will apply for safety training, bonds, and background checks as necessary.
7. Fence Outlet provides a one-year warranty on workmanship. Material warranties are provided by the manufacturer.
8. Installation scheduling requires the following: a fully executed contract, approved site plans, notice of commencement, a 33% deposit for materials, and an approved permit.
9. Progress payments will be billed for projects extending beyond 30 days.
10. The customer agrees to pay all interest, late fees, and reasonable legal or collection costs incurred in the event of nonpayment.
11. Dispute Resolution: In the event of a dispute, both parties agree to make reasonable efforts to resolve the matter amicably.

The Parties hereby agree to the terms and conditions set forth in this Agreement and such is demonstrated by their signatures below:

Fence Outlet

Owner/Contractor

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

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

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

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

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

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

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

By accepting this proposal, issuing a purchase order, or incorporating this document into a contract by reference, the customer acknowledges and agrees to Fence Outlet's terms and conditions as outlined herein. These terms shall govern all aspects of the project unless expressly modified by mutual written agreement.

Orlando • Oviedo • Tampa • North Port • Port Richey • Melbourne • Daytona • Jacksonville

Exhibit 37

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P.O. Box 4806  
Tampa, FL 33677  
(813) 960-4300  
toddy@tampafence.com

Estimate Number:  
5704

Estimate Prepared By:  
Matt Sherer  
5/3/2026

Estimate for:  
Gregory Halstead  
K-Bar Ranch II CDD  
Job #5078 - K-Bar Ranch II CDD Entries  
10820 Mistflower Ln  
Tampa, FL 33647  
(201) 281-9239  
ghalsteadcdd@gmail.com

#### Estimate

Quote good for 7 days

#### Line Items

Product	Description	Price	Qty	Amount
FENCE INSTALL	Sundrift #1  Install 160' total of 5'H black residential grade 3rail flat top rake bottom aluminum fence. 2 X 2 posts and flat post caps included.  -67' at Mistflower and Mossy Pine  -65 at Mistflower and Peachtree.  -28' at Mistflower and Old Spanish.  **Cut in a 8'H X 4'W walk gate at the all hardware and rails at the tennis courts at the clubhouse.  All posts set in 60lbs of concrete.  Highest quality materials sourced. 50% deposit required for scheduling.	\$6,252.00	1.00	\$6,252.00
FENCE INSTALL	Sundrift #2  Install 160' total of 5'H black residential grade 3rail flat top rake bottom aluminum fence. 2 X 2 posts and flat post caps included.  41' at K-Bar and Sundrift #2  -22' at K-Bar and Gilded woods.  All posts set in 60lbs of concrete.  Highest quality materials sourced. 50% deposit required for scheduling.  ***Sundrift #2 is priced to be scheduled with Sundrift #1.***	\$2,452.00	1.00	\$2,452.00

#### Payment Options

- ACH (bank transfer): No fees.
- Credit/Debit Card Payments: A 3% fee may be added to the invoice amount.

#### Terms and Conditions

All work to be completed as expeditiously as possible according to standard procedures. Any alteration or deviation from plans or specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. Estimates are based on prices in effect on the date of estimate and may be subject to adjustment to prices in effect on date of acceptance of proposal. Tampa Fence LLC (Seller) is not responsible for delays due to weather conditions; labor difficulties; accidents; availability of materials; acts of God or circumstances beyond our control. Therefore we cannot guarantee a particular installation date and no financial liability is assumed by Tampa Fence LLC for loss of wages if property owner elects to be present during installation and a delay occurs. Additional charges will be added if the customer requests changes that cause a delay while the crew is on site.

The company is obligated only by what is written in the contract. No verbal agreements shall be considered valid. Work will be done as per plans or specifications. PURCHASER ASSUMES FULL RESPONSIBILITY FOR THE LOCATION ON THE LINE UPON WHICH SAID FENCE MATERIALS ARE TO BE INSTALLED. Purchaser agrees to defend, hold harmless, and indemnify Tampa Fence LLC, its principals, officers and/or employees from and against: Any claims arising out of or caused by any delay in the completion of contract, all claims, liabilities, and expenses for injury, death, or damage to persons, property damage, trespass; all other damage or loss arising out of the installation or location of said fence materials. Property damage referred to in this section specifically includes but shall not be limited to: Underground electrical lines; gas lines; water lines; septic tanks; sprinkler systems; drain lines; building foundations. Exceptions for sprinkler systems are outlined in the Workmanship Warranty. Purchaser agrees that Tampa Fence LLC will not be responsible for the restoration of any part of the landscape that is disturbed during installation. There will be excess dirt when post holes are dug/drilled. Tampa Fence LLC will not be required to remove or reform soil excavated from post holes during fence installation. Tampa Fence LLC is not responsible for gaps under fence due to uneven ground. This is a landscape problem.

In consideration of the price herein quoted, the Purchaser agrees that the fence lines will be clear of all obstructions and that the lines will be properly marked by customer by stakes or otherwise. The price herein named does not contemplate the encountering of rock, concrete slabs, boulders, roots or other conditions that mandate the use of jackhammers or other coring equipment; if

these conditions are encountered and if it is necessary to drill for the settling of the post or to furnish extra large or deep foundations for the posts or to perform any extra labor, an additional charge will be made to cover the additional expense involved. Contract price is for the agreed footage. Final footage may vary. Said variations will be billed on prorated basis. Access to water and electricity are required for most fence installations. Should it be necessary to utilize a generator, the Purchaser will be billed for the additional expense.

**WARRANTY:** Tampa Fence LLC offers a limited-lifetime Workmanship Warranty from the date of completion. Details of the Workmanship Warranty are provided separately. Tampa Fence uses the finest quality materials available, installed by qualified crews. Natural characteristics of wood, such as checking, shrinking, and warpage, as well as movement, can be expected.

**CHECKING:** This is a crack that can occur in the boards, rails or posts and is not considered to be a defect.

**SHRINKING:** All wood can be expected to shrink and is not considered to be a defect.

**WARPAGE:** This is the natural process of wood. It is impossible to foretell which piece of lumber may warp and is not considered a defect.

Purchaser has a legal right under federal law to cancel this transaction within three (3) days (excluding Saturday and Sunday) from date of acceptance of this proposal. Customer deposits for any non-stock or special order items are non-refundable after the order is placed.

In the event this proposal is not approved by Tampa Fence LLC, sales or credit departments, this proposal shall become null and void; any payment shall be refunded to the customer.

Purchaser agrees that: Seller shall retain a security interest in the fencing goods purchased hereunder; title thereto shall not pass and such security interest shall not terminate, until the cash price and all other charges have been fully paid. Purchaser agrees that the Seller may sell, transfer or assign this contract. No loss, damage, or destruction of said property, regardless of the cause, shall release the Purchaser from his/her obligation hereunder.

Price to installation, a 50% down payment is required. The final amount shall be immediately payable upon completion. Should default in payment occur, Purchaser agrees to allow Seller or his Agent access to the premises and possession of the goods subject to a security interest under the contract (provided such repossession may be accomplished lawfully and without breach of the peace). Upon taking possession of the goods the Seller shall then dispose of them and apply the proceeds in accordance with the provisions of the Uniform Commercial Code and other laws as applicable. The Purchaser shall pay any deficiency to which the Seller may be entitled in cash in full to the Seller upon demand. The Seller's acceptance, after the full amount may have become immediately due and payable as heretofore provided of any payment shall not be deemed to alter or affect the Purchaser's obligations and/or the Seller's rights hereunder with respect to any subsequent payments or default therein. If this order entails performance of services or leasing or rental of products, the same shall be deemed "the sale of goods" within the meaning of the Uniform Commercial Code as adopted by the State of Florida, except when doing so would result in an unreasonable consequence. This proposal constitutes the entire agreement between the Seller and Purchaser. All prior Purchaser negotiations and representations whether oral or written, are hereby superseded and merged into this Proposal. The Proposal cannot be modified or terminated except in writing signed by an authorized representative of Seller and Purchaser. The Proposal shall be binding upon and shall be enforceable by successors in interest of the Seller and Purchaser.

Final payment is due on day of completion. Tune-ups will not delay final balance being paid. Past due payments shall be subject to a delinquency charge of \$25/day after one week of non-payment.

Purchaser agrees to pay reasonable attorney fees owed and all costs of collection if, after default, this contract is placed for collection or for the enforcement of any of the Secured Party's remedies. This agreement and the account established by this agreement shall be construed and enforced according to the laws of the State of Florida.

Any controversy or claim arising out of or related to this Proposal, or the breach thereof, shall be settled by arbitration in accordance with the Construction Industry Rules of Southern Arbitration & Mediation, except as specifically excluded below. Judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

The locale of any arbitration between Seller and Purchaser shall be Tampa, Florida, unless Seller agrees to designate another locale to facilitate joinder of parties, consolidation of claims, or other interests of the Seller. Any locale designated by Seller shall be binding.

At Seller's sole election, this agreement to arbitrate shall not apply and cannot be enforced as to any claim, dispute, or other matter in controversy or question between Seller and Purchaser which Seller chooses to litigate. If Seller so elects to require Purchaser to litigate any claim, dispute, or other matter, such litigation shall take place in a court of competent jurisdiction located in Tampa, FL, if a State or Federal court action. If Seller in his sole discretion, elects to have dispute resolved through litigation, then Purchaser consents to the jurisdiction of the State and Federal Courts in Florida.

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#### **OTHER NOTES**

Exhibit 38

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**ELITE FENCE OF TAMPA BAY**

5317 N Falkenburg Rd  
 Tampa, FL 33610 US  
 +18138170392  
 elitefenceandoutdoor@gmail.com  
 www.elitefenceandoutdoor.com

**Estimate**

ADDRESS
Gregory Halstead 10820 Mistflower Lane Tampa, FL 33647

ESTIMATE #	DATE
10700	05/06/2026

**SALES REP**  
 Natasha Rios

**CUSTOMER'S PHONE NUMBER**  
 2012819239

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	<b>Aluminum</b>	5' Commercial Grade Flat Top Black Aluminum	1	10,884.00	10,884.00
		Mossy Pine: Located at entry sign 12 sections/68'			
		Sundrift 1: Located at front entry 12 Sections/65'			
		Sundrift 2: Located at back entry 8 Sections/ 40'			
		Old Spanish: 5 Sections/ 27'			
		Gilded woods 5 Sections/ 29'			
		No R&H No gates			
		*See attached warranties*			
	<b>vinyl</b>	Homeland Tan Vinyl	1	9,746.00	9,746.00
		Old Spanish: 6' Tan T&G Privacy 19 Sections/ 109' (1) 6x10 Double swing gate 2 Core-drill holes			

DATE		DESCRIPTION	QTY	RATE	AMOUNT
		Gilded Woods: 4' Tan Hanover 31 Sections/ 185' No gates  No R&H  *See attached warranties*			
	Chain Link	6' Commercial Grade Black Chain Link  (1) 6x5  To splice 1 section of the existing 8' chain link & install a single entry gate with an overhead extension to meet height of fence  *See attached warranty*	1	1,300.00	1,300.00

This quote when accepted by customer becomes a contract between the two parties. Property owner is responsible for locating, staking, clearing the fence line. Elite Fence will not be liable for any damage to sprinkler, pool lines, or private utility lines. Bounce check will result in the customer covering fee. If a sprinkler line is to be moved/replaced by elite fence a \$75 fee applies. If post and bracket setup is needed a \$75 fee applies. If contract is canceled without 72-hour notice customer will be charged a 25 % percent of the total contract. Final payment is due upon job completion. If fence sign is removed warranty would be voided. If second trip is needed due to customer not clearing fence line fees may apply. Homeowner shall clean up pet waste before installation date or fees may apply. Crew will spread dirt from digging as much as possible, no hauling of dirt included. Deposits on any special orders are not refundable. Material is Elite Fences' possession until final payment.

SUBTOTAL	21,930.00
TAX	0.00
<b>TOTAL</b>	<b>\$21,930.00</b>

Accepted By

Accepted Date

Elite Fence and Outdoor of Tampa Bay, LLC  
5317 N Falkenburg Rd  
Tampa, FL 33610  
elitefenceandoutdoor@gmail.com  
+1 (813) 817-0392  
www.elitefenceandoutdoor.com



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## 10 Year Limited Lifetime Warranty

### Covered Issues:

- Leaning or dipping posts.
- Improper closing of gates.
- Gates sagging.
- Adjustment of gate hinges and latches.
- Free standard cap replacement (must pick up at office)

### Exclusions:

- Any wood installation\*\*
- Custom gates or fence installations\*\*
- Automatic gate systems\*\*
- Slide or roll gates\*\*
- Gate guide lights.
- Damage caused by natural disasters.
- Misuse of gates or fence line.

### Non-Transferable:

- This warranty is non-transferable and applies only to the original purchaser.

### Manufacturer's Lifetime Warranty:

- Homeland vinyl and Antebellum aluminum products are covered by a lifetime manufacturer's warranty.

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\*\*2 Year Workmanship Warranty





## After Purchase Vinyl Care:

Follow proper installation instructions.

Avoid exposure of any vinyl to unusual or excessive heat sources (e.g., outdoor fire pits, grills, glass window or glass door reflections) or installation adjacent to areas that may absorb heat such as concrete, asphalt, or dark-colored gravel.

Darker colors, such as Mocha Walnut, may become hot to the touch after prolonged exposure to direct sunlight. This effect can be mitigated with umbrellas, awnings or other shade producing fixtures.

Loose dirt can be cleaned with mild soap and water. Any cleaning products should be tested in an inconspicuous area before being applied on the full vinyl surface.

Do NOT paint the PVC.

Spray-on sunscreen or bug spray products may cause discoloration of the product surface. It is recommended that such products be applied either indoors, off the deck, away from fence and rail, or in such a manner that oversprayed product will not come in contact with the vinyl.

Avoid using rubber mats on any vinyl, as they may discolor the deck surface.

Download Instructions and Literature at:  
<http://homelandvinyl.com/resources/documents/>



## Fence Fabrication Guidelines



1. Make sure all metal stiffeners are in the correct orientation for the rail as used.
2. Make sure all rails are notched.
3. U-channel trim must be screwed to the post to help stabilize T&G boards.
4. Do not use any clear wrapping or shrink wrap on fence for storage or transportation. Make sure any wrap or protection of the fence or profiles does not absorb and retain heat. It will cause warping.
5. Product expansion and contraction is temperature dependent and will vary more in longer lengths and darker colors. Please take this into account during installation.
6. Do not store or install product next to a heat source.

7. Avoid installing the product near reflective surfaces (e.g. glass windows and glass doors), which can concentrate sunlight and heat the product.

8. Avoid installing the product on or adjacent to concrete, asphalt, or dark-colored gravel.

9. Make sure rail ends have at least 1 inch clearance of each other when inserted into posts for 6' spans, and at least 1.5 inch clearance on 8' spans. This will allow for adequate expansion and contraction of rails within the posts and prevent bowing.

10. Do not put dirt or mulch against rails. It could cause rails to permanently bow out.

11. CAUTION - Make sure pickets are cut for adequate clearance within the rail pocket to allow for thermal expansion. If the pickets are binding against the rail, they will cause excessive bowing with thermal expansion.

When dealing with installation on slopes, ensure that there is adequate clearance for pickets inside of the rail and cut picket at a slight angle if necessary.

***In addition to guidelines 1-11, please consider the following information regarding Homewood series of products:***

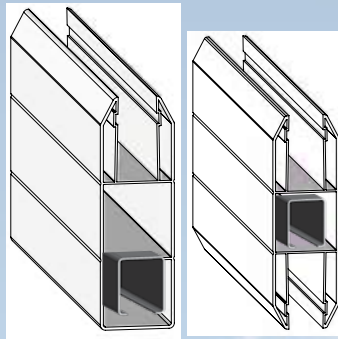
1. Metal stiffeners must be used in all rails for the Homewood series of product.
2. Midrail or HVP approved metal picket stiffeners must be used to reduce T&G bowing.
3. Scratches will be more evident in darker colors. Use caution when transporting and installing the products.

Homeland Vinyl Products does not warranty bowing of pickets. Please make sure of proper installation to reduce all of the factors mentioned.

## Proper Insert Placement & Orientation Is Important !

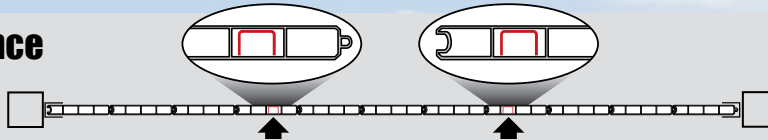
### A. 5-1/2", 7" and 8" Nexus or Gorilla Pocket Rail & Mid-Rail

Proper steel insert orientation shown for bottom rail. Reverse for top rail.

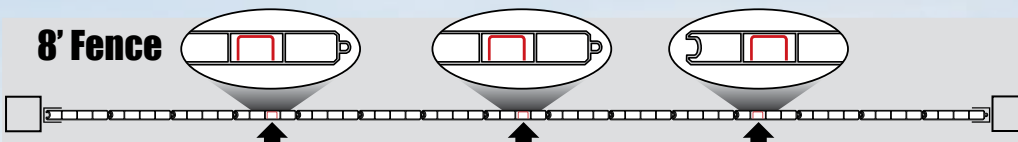


### B. Vertical Fence - Top Down View

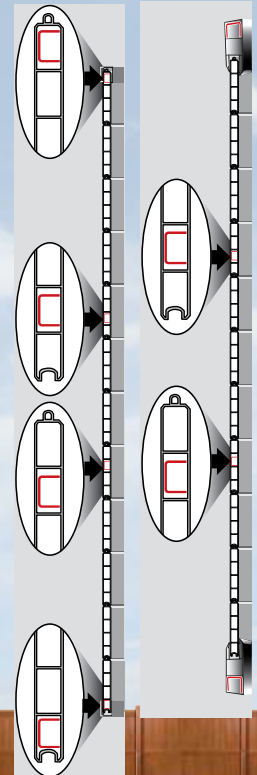
#### 6' Fence



#### 8' Fence



### C. Horizontal Fence





Iron World's Ornamental Fences are manufactured with the highest quality materials by skilled professionals to meet and exceed the most demanding standards in the industry. Our product uses galvanized steel framework and is subjected to a multi-stage pretreatment process using iron phosphate. Iron World utilizes a duplex coating of polyester resin over our galvanized steel framework for corrosion protection, durability and a flawless aesthetic appearance.

The powder coat on your Iron World Fence is warranted not to crack, chip, or peel from the date of sale to the original purchaser, subject to the following conditions:

1. The defective material must be delivered by the original purchaser with all freight charges prepaid to our factory for examination within the stated warranty period.
2. Such examinations must disclose that, in Iron World Mfg judgment, the material has become defective under normal conditions. Iron World Mfg does not warrant products that become defective by accident, alteration, neglect, abuse, misuse, improper service by unauthorized persons, or by damage caused by flood, fire, as well as acts of God.
3. Iron World Mfg obligation is limited to re-coating defective portions of the material. The warranty does not obligate Iron World Mfg to provide any service and/or labor to replace the fence, transport the fence, or provide any extra materials.
4. This limited warranty does not apply to any nonconformity in portions of rails, posts, or other systems altered during installation. Iron World recommends the following procedure when cutting any material:
  - Remove all metal shavings from the cut surface area.
  - Apply a sufficient amount of zinc-primer to completely cover the cut portion or drilled hole.
  - Apply two thorough coats of matching finish spray.

Non-compliance with this procedure will negate Iron World's limited warranty.

5. This warranty is non-transferable.
6. This warranty only applies if original purchaser registers with Iron World and is returned to our corporate office.

<u>Application</u>	<u>Length of Warranty</u>
<i>Fence Installation 0 to 1 Mile from Salt Water Coast Line</i>	<i>5 years</i>
<i>Fence Installation 2 to 20 Miles from Salt Water Coast Line</i>	<i>12 years</i>
<i>Fence Installation Over 20 Miles from Salt Water Coast Line</i>	<i>20 years</i>

Name: \_\_\_\_\_ Purchase Date \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Exhibit 39

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*"Securing Perimeters with Trust Since 1977"*

**Date: May 12, 2026**

**To: K-Bar Ranch II CDD**

**Attention: Gregory Halstead**

**Telephone: 201-281-9239**

**Email: ghalsteadcdd@gmail.com**

**Project: K-Bar Ranch II CDD Fence and Gates**

**Project Address: 10820 Mistflower Ln, Tampa, FL 33647**

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## **Project Proposal**

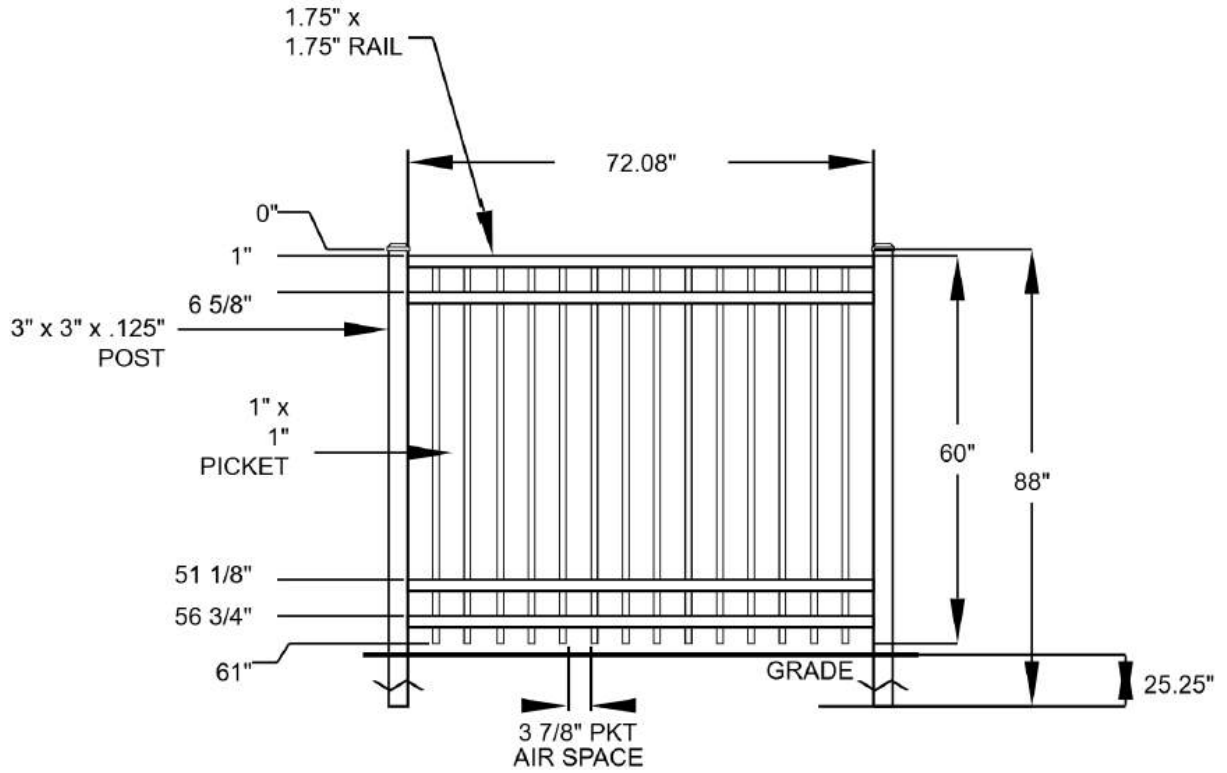
### **Scope of Work**

Smith Fence Company will supply all labor, and materials necessary to install fencing per the provided plans and specifications, as follows:

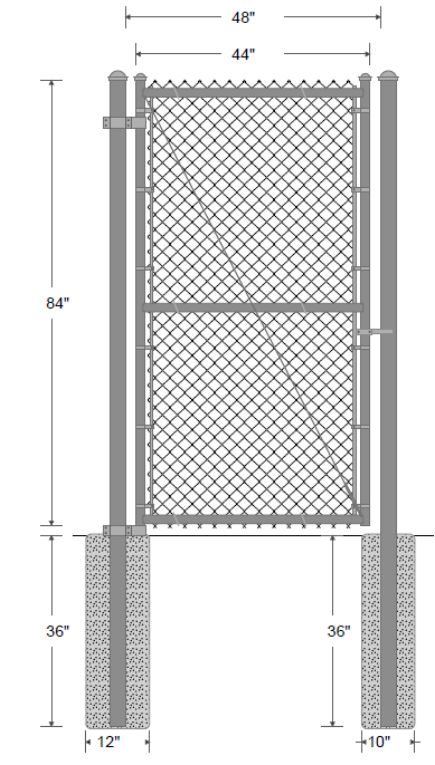
- SFC to furnish and install **216' of 5'H 4-Rail Black Aluminum Fence at Entry Gates**
- SFC to furnish and install **97' of 6'H x 6'W Tan Vinyl PVC Fence + (1) 6'H x 12'W Double Swing Gate at Pump Station**
- SFC to furnish and install **205' of 4'H x 6'W White Vinyl Picket Fence at Common Area**
- SFC to furnish and install **(1) 7'H x 4'W Black Vinyl Chain-Link Single Swing Gate at Tennis Courts**
- Based on plans provided by: Field Measurements and Photos Taken April 28, 2026

Fence or Gate Specifications:

**5'H Black Imperial Aluminum 4-Rail- \$26,836.00**



**7'H Black Vinyl Chain-Link Gate- \$2,906.00**



**6'H Tan Vinyl PVC- \$7,903.00**



**4'H White Picket Fence- \$9,909.00**



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**Total Contract Price: \$47,554.00**

**DEDUCT for 5'H Aluminum 3-Rail: (\$1,240.00)**

---

#### **Qualifications**

- Permitting is the responsibility of others.

- Price subject to change if engineering requirements differ from specifications.
  - If a bid bond is required, add 1.5% to the base bid. SFC bond capacity: \$10M single project, \$20M aggregate
  - Pricing does not currently reflect "Buy American" or "Buy America" compliance. If the customer requires materials to meet these standards, Smith Fence Company will revise the pricing accordingly.
  - If there are any discrepancies between our scope of work and the items you intend to be included in this bid proposal, please notify us promptly to revise our proposal accordingly.
- 

## **Responsibilities**

### **Smith Fence Company:**

- Fabricate, furnish, and install fencing per agreed design, location, and specifications.

### **General Contractor (GC) or Owner:**

- Clear, grade, and stake all fence lines prior to installation.
  - Provide material laydown area.
  - Supply dumpsters for debris and non-reusable materials.
  - Ensure clear access to worksite and fence lines for crews and equipment
  - Secure all necessary permits and licenses.
  - Provide surveys and any additional site preparation documents.
- 

## **Conditions of Proposal**

- **Mobilization:** All work will be performed under a single mobilization with uninterrupted access to jobsite. Additional mobilizations required due to delays caused by the Contractor, Owner, or Weather will be billed at \$2,500.00 per occurrence.
- **Soil Conditions:** Price assumes drilling/excavations in normal soil conditions. Additional costs to be applied for unforeseen circumstances (IE: dewatering, landfill, lime rock, granite, coral, utilities along fence line etc.)
- **Access:** Work requires clear and accessible sites for crews, equipment, and materials.

- **Utilities:** The protection or relocation of utilities (overhead and underground) is the responsibility of the Contractor. The Contractor must call in underground utility locates to ensure crew(s) safety on-site. Any costs associated with private utility locates will be the responsibility of the Customer.
  - **Labor:** All labor provided is to be open shop.
  - **Engineering:** SFC is not a design or engineering firm. All installations are to be designed and approved by the Owner.
  - **Insurance Certificates:** SFC will provide proof of insurance upon request, W9 etc.
  - **Warranty:** SFC provides a 1-year workmanship/labor warranty on all completed work unless otherwise specified
    - SFC does not provide a warranty for work or repairs performed on existing fencing or gates that were not originally purchased from SFC.
  - **Additional Terms:** Proposal is contingent upon agreed terms, payment terms and approved shop drawings/submittals.
- 

## Exclusions

- Permitting, Surveying & Benchmarks, Utility Location, Repair or Relation, Grounding of Fence, Painting, Grading, Cost of Concrete Testing, Staking or Marking of Fence lines, Attic Stock, As Built Drawings, Mockups, Special Warranties, Delegated Design, Maintenance of Traffic (MOT), Erosion Control & Dewatering Measures, Wind Load Design – All Fencing is based on Industry Standard Post Foundations, Stamped Shop Drawings and Engineered Calculations, Testing (testing certifications and test reports), all Remote Power, Conduit, & Low Voltage Wiring, all Access Control Devices (i.e. Keypads, RFID Card Readers, Interface/Intercom Systems, Gooseneck Stands), Padlocks and Chains for Gates
- Fence Removal & Demolition of Existing Conditions (i.e. foliage, existing structures):
  - If Fence Removal is included in scope of work. SFC to remove fence by cutting existing posts flush at grade. Pricing does not include concrete foundation removal or the provision and installation of fill dirt. Foundations to remain in place. All removed existing materials becoming property of SFC.
- This proposal does not include any interior fencing. If interior fencing is required for the project (e.g., interior cages, parking garage fence sections), SFC to adjust the proposal.
- Temporary fencing is not included in this proposal. If temporary fencing is needed, please contact us at [estimating@smithfence.com](mailto:estimating@smithfence.com) or reach out directly to our Sales Manager, Rob Luke, at [rluke@smithfence.com](mailto:rluke@smithfence.com).

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## Contract Terms & Conditions

- **Changed Conditions:** This proposal is based on information provided by the Contractor and/or Owner. If actual conditions differ from those represented, SFC reserves the right to claim additional compensation and/or an extension of time.
- **Objection to Specific Terms:** Unless otherwise agreed to in writing, SFC objects to any terms and conditions related to liquidated damages, warranties, limitations of liability, indemnification, and seizure of equipment.
- **Indemnification:** To the fullest extent allowed by law: Independent contractor shall indemnify and hold harmless Smith Industries Inc., DBA Smith Fence Company (SFC) from all damages, losses, or expenses, including attorney fees, from any claims or damage to tangible property. This indemnification shall extend to claims resulting from performance of the Independent Contractor and shall apply only to the extent that the claim or loss is caused in whole or in part by any negligent act or omission of Independent Contractor or any of its agents, employees, or subcontractors. This indemnity shall be effective regardless of whether the claim or loss is caused in some partly or party to be indemnified. The obligation of the Independent Contractor under this section shall not extend to claims or losses that are primarily caused by Smith Industries Inc., DBA Smith Fence Company (SFC) performance or failure to perform professional responsibilities.
- **Taxes:** Contractor is responsible for all applicable taxes.
- **Acceptance:** This proposal expires 10 days from the date issued unless accepted.
- **Change Orders:** All additional work will only be performed after a Change Order agreement has been reached and executed between the Owner/Contractor and SFC. Any Change Orders will be billed at cost plus 15% + 15%.
- **Balance Due Upon Completion:** The balance of the contract amount is due in full upon completion of the work.
- **Claims:** Any claims against the Owner or the Owner's Agent shall be pursued by the Contractor on behalf of SFC.
- **Disputes and Governing Law:** Any claim, dispute, or other matter in question between the Contractor/Owner and SFC relating to or arising out of this Agreement shall be governed by the laws of the State of Florida, with the venue exclusively in Pinellas County, Florida.
- **Proposal Validity:** This proposal is valid for 10 days. After this period, acceptance of the proposal is subject to SFC's discretion.
- **Changed Conditions:** This proposal is based on information provided by the Contractor and/or Owner. If actual conditions differ from those represented, we reserve the right to seek additional compensation and/or an extension of time.
- **Inclusion in Contract:** This proposal must be incorporated into any contract that SFC agrees to.

- **Material Price Adjustments:** Due to potential market volatility and supply chain fluctuations, all material pricing is based on current market conditions. If material costs significantly increase between the date of contract execution and the time of installation, SFC reserves the right to adjust the contract price accordingly. Any adjustments will be documented and communicated to the customer in writing. The customer acknowledges and accepts this potential adjustment as part of the contract terms. To avoid this, materials may be ordered upon contract signing and stored onsite prior to installation. In such cases, SFC will invoice for the stored materials at the time of delivery.
- **Additional Terms:** Unless otherwise agreed in writing, we object to any terms and conditions regarding liquidated damages, warranties, limitations of liability, indemnification, and seizure of equipment.

### **Payment Terms**

- All NET 30 payments upon receipt of invoice
- Balance due upon project completion.
- No retainage to be withheld from payments
- All credit card payments will have a 3% added fee
- Additional work beyond the original contract scope will require an executed change order and will be billed at cost plus 15%, plus 15% overhead/administrative fees
- **Non Payment:** If Smith Fence is not paid for services rendered, SFC has the right to remove the fencing and gates from the property at any time.

---

**Thank you for the opportunity to submit this proposal.**

We're more than just a fence contractor — we're your trade partner and dedicated to this project's success. Through clear communication, teamwork, and organization, our goal is to deliver results that exceed expectations.


If you have any questions, please don't hesitate to contact us at **727.573.5440**.

Sincerely,




**TRACY PARKS**  
ESTIMATOR - COMMERCIAL FENCE

COMMERCIAL • RENTAL • GATE AUTOMATION

 C: 727.423.2031 / O: 727.573.5440, ext. 101

 [tparks@smithfence.com](mailto:tparks@smithfence.com)

 4699 110<sup>th</sup> Ave N, Clearwater, FL 33762

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

TAMPA BAY • MIAMI • ORLANDO • JACKSONVILLE

---

Acceptance of Proposal

I accept the terms and conditions outlined in this proposal and authorize Smith Fence Company to proceed with the work as described.

Accepted By: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_

Purchase Order #: \_\_\_\_\_

Note: Please initial each page, sign this page, and return the complete document to Smith Fence Company

Smith Fence Project ID# **59728221720**

Exhibit 40

[Return to Agenda](#)



# Toolman Electric LLC.

12930 Islamorada Dr.  
Orlando, FL 32837  
Tele # 407-468-1128

**Date:** 03/24/2026  
**Quote #** 1860  
**Bill To:** Gregory Halstead  
K-Bar Ranch II CCD  
(201) 281-9239  
10820 Mistflower lane  
Tampa, Florida 33647

ER0015436

Kevin White  
Toolman013@aol.com

Quote

- Installation of Tennis court lighting, (6) 28 foot direct burial Steel poles c/w (16) LED light fixture heads.
- Trench from irrigation electrical panel to two east side of tennis courts for new poles.
- Saw cut and escalate for two center poles.
- Bore under tennis courts from east side to west side poles.
- Install (6) 28 foot (24 feet above grade) Steel direct burial poles.
- Install pipe & wire from irrigation breaker panel to (6) steel poles.
- Install a total of (16) LSI model # ZNM48L LED light fixtures on (6) poles.
- Install time clock and photo cell to control light fixtures.
- Terminate & test new tennis court LED lighting.

**NOTES:**

- Repairing of saw cut up area (3'x3') for two center poles will be patched with cement, unless notified otherwise.
- To install smart lighting controls please call for pricing.
- To install fiberglass pole instead of steel poles add \$5430.00
- There may be additional charges due to unforeseen circumstances.

**Note: Licensed, Insured, & Bonded**

**TOTAL Due** \$57,975.00

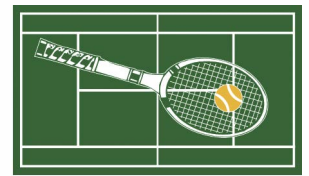
- Quote is good for 30 Days.
- Quote includes permit fees.
- Quote is based on standard business hours.
- Warranty on the LED light fixtures and poles, please see LSI warranty PDF for details.
- Warranty on the electrical is for one year.

Exhibit 41

[Return to Agenda](#)

# Welch Tennis Courts

*World's Largest Builder of Fast Dry Courts*



*Construction - Resurfacing - Lighting - Accessories*

USTA - USPTA  
ASBA - TIY

## TWEENER LIGHTING PROPOSAL

Tennis Holdings Acquisition, LLC d/b/a Welch Tennis Courts (hereinafter referred to as the “Contractor”) proposes to furnish the labor, materials, equipment, and services necessary to install Tweener LED court lighting on two (2) pickleball courts at K-Bar Ranch II CDD (hereinafter referred to as the “Owner”) located at 10820 Mistflower Lane in Tampa 33647, Florida. In accordance with, and subject to, the terms, conditions, and specifications set forth below, the construction work is referred to in this proposal as the “Project.”

**1. CONSTRUCTION REQUIREMENTS:** The Owner shall be responsible for assuring that the work described in this proposal complies with all applicable zoning requirements and deed restrictions. The Owner shall be solely responsible for the suitability of the project site and the constructability of the Project on the property.

The Contractor shall provide the required contractor licensing to construct the Project, along with general liability and workers’ compensation insurance. If the Owner requires insurance in excess of the limits of liability coverage usually carried by the Contractor, such additional coverage will be provided to the Owner at the Contractor’s cost.

**2. TWEENER LED LIGHTING SYSTEM:** Furnish and install one (1) complete Double Tweener LED lighting system for the total cost of **\$31,995.00**. The lighting system will be installed along the chain-link fence on the East and West perimeters of the 2-court battery. *NOTE: All wiring, connections, and electrical service to each power supply box are not included but can be added upon request.*

**3. PAYMENT TERMS:** Contract amount shall be billed based on AIA Progress Payments and Schedule of Values. A 50% deposit will be due upon execution of this agreement. *NOTE: Payment of Contractor’s invoices is due upon receipt of the invoice by the Owner. Late charges, at the rate of 1½% per month (18% per annum maximum), shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Welch Tennis Courts reserves the right to stop work in the event of non-payment.*

**4. ESCALATION CLAUSE:** If, between the time this agreement is prepared and the date the Project described herein is completed, there is an increase in the cost of materials, equipment, transportation, or energy, the prices specified herein shall be adjusted by a written change order modifying this agreement.

**5. WARRANTY:** Welch Tennis Courts shall warranty the completed Project to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion. Still, it will not be enforceable unless payment is made in full under the executed contract, including any charge orders and late payment fees (if applicable).

**6. ENTIRE AGREEMENT/CHANGES TO AGREEMENT:** This proposal, once accepted by the Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties before acceptance and signing of this proposal/agreement by the Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, except in writing, which is signed by all parties to this agreement.

**7. BUILDING REQUIREMENTS.** The Owner shall provide access to the site and courts for tractor-trailers and other vehicles weighing more than 20 tons, and provide an area adjacent to the site for storing and preparing materials. The Contractor shall exercise reasonable care in utilizing the access and storage areas, but cannot be responsible for damage caused by normal construction operations (for example, damage to sod, landscaping, sprinkler lines, pavement, sidewalks, etc.).

The Owner shall notify, locate, and mark for the Contractor, before construction, any water, sewer, electrical, or other conduits that are situated in the courts beneath the ground surface or otherwise obstructed from view, and in the absence of such notice, the Contractor shall not be held liable for any damages to conduits during the course of construction.

**8. BINDING CONTRACT:** This agreement and all of its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs, and successors of either party.

**9. ATTORNEY’S FEES; COSTS OF COLLECTION; VENUE:** In the event that a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute, then, in such event, the prevailing party, as determined by the Court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney’s fees, from the non-prevailing party. In the event that any sums invoiced by Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balances due and owing by Owner under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney’s fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

**10. TIME FOR ACCEPTANCE OF PROPOSAL:** This proposal and the prices set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time, unless the Contractor agrees in writing to extend the time for acceptance. The Owner's acceptance of this proposal shall constitute a binding and enforceable contract.

**SALES REPRESENTATIVE**

Gerry Montovani  
Account Executive / Mid Florida  
Gerry@fast-dry.com / Cell (754)-326-0014

ACCEPTED BY:

\_\_\_\_\_ (OWNER)                      DATE: \_\_\_\_\_

\_\_\_\_\_  
Type/Print Name & Title

Accepted and Approved By:  
Tennis Holdings Acquisition, LLC d/b/a Welch Tennis Courts:

\_\_\_\_\_ DATE: \_\_\_\_\_  
George Todd, Jr., President

**ADDENDUM #1**

This addendum shall become part of the contract documents and shall supersede any verbal or written agreements between Welch Tennis Courts and the Owner. Modification of this addendum shall only occur by an executed change order.

**Project Information Sheet**

Customer Name: \_\_\_\_\_

Project Address: \_\_\_\_\_ Billing Address: \_\_\_\_\_

\_\_\_\_\_

Primary Contact: \_\_\_\_\_ Accts Payable Contact: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_ Email Address: \_\_\_\_\_

\*\*\*\*\*

Color Selection:	Green	Black	N/A	Other
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Frames	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Canvas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Net Posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windscreens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____

\*\*\*\*\*

**Hard Court Contracts Only**

**Deco Colors:**

Exterior Color

- Light Blue
- Dark Blue
- Light Green
- Medium Green
- Dark Green
- Gray
- Red
- Adobe Tan\*
- Tour Purple\*

Interior Color

- Light Blue
- Dark Blue
- Light Green
- Medium Green
- Dark Green
- Gray
- Red
- Adobe Tan\*
- Tour Purple\*

Pickleball Line Color

- Black
- Blue
- Green
- Orange
- Red
- White
- Yellow

\*Premium Court Color Additional Charges Apply

By signing below the Owner is authorizing Welch Tennis Courts to proceed with the selections above and that all information is accurate and true.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Print Name)



10-S Tennis Supply  
1400 NW 13th Ave  
Pompano Beach, FL 33069

**Project:** K Bar Ranch II - Tennis Court Lighting  
**Courts:** 2 Tennis Courts  
**System:** Double Tweener (V8)  
**Prepared By:** Lucas Hemingway

#### **Lighting Output Upgrade**

435,000 lumens total (4000 W total) will be provided as the upgraded version (V8) at no additional cost. This upgraded version provides 95,000 more lumens than the previous version (V7).

#### **Warranty**

10-S Tennis Supply is the exclusive master distributor of Tweener lighting systems in the United States and the Caribbean. Fast-Dry Courts is the exclusive installer of the Tweener system for the state of Florida and the Caribbean. All supplied system components are covered by a 5-year parts warranty (factory return). The premium LEDs used in Tweener fixtures are rated for 50,000 hours of operation, equivalent to approximately 35 years of use at 4 hours per day.

#### **Electrical Requirements**

The Double Tweener system operates on 208–277 VAC and requires a 2-pole 20-amp breaker for each of the two included power supply boxes. A certified electrician must hardwire the main electrical service to each power supply box. Each connection requires two lines and a ground (no neutral). The electrician is responsible for weatherproofing all connections between the power supply boxes and the electrical network.

#### **Controls (Not Included)**

Recommended components to be supplied by the project electrician:

- Two-pole 20-amp Decora switch
- Intermatic 240V time clock

Final control layout to be coordinated with project electrician.

#### **Mounting Requirements**

System mounts to existing 10 ft fence structure. Any required fence reinforcement or additional vertical posts is excluded unless noted.

#### **Lead Time**

Upon receipt of a signed Fast-Dry Courts contract and purchase order, estimated lead time for delivery and installation is 2–4 weeks. If executed promptly, target installation dates are 5/16, 5/17, 5/23, or 5/24.

#### **Additional Potential Project Costs**

- Electrical scope (as noted above)

- Disposal of packaging materials, including a 75 lb wooden crate approximately 13 ft long and associated packing materials

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**FW: Tweener Lights**

---

**From** Patricia Thibault <Patricia@havenmgt.com>  
**Date** Fri 5/1/2026 12:26 PM  
**To** Haven Mgt <Havenadmin@havenmgt.com>

Please print this for the agenda for K Bar

*Patricia Thibault*  
District Manager  
Haven Management Solutions  
255 Primera Blvd, Suite 160  
Lake Mary, FL 32746

---

**From:** Gerry Montovani <Gerry@fast-dry.com>  
**Sent:** Friday, May 1, 2026 11:25 AM  
**To:** Patricia Thibault <Patricia@havenmgt.com>; Kostakis, Vasili <vasili.kostakis@stantec.com>  
**Subject:** Re: Tweener Lights

Hello- we are finalizing the formal proposal for approval with our estimating team - in the meantime I wanted to provide you with the information you requested that we will provide along side our contract for the Tweener System.

**1. the upgrade in lumens available at no additional cost and the lumens strength in the upgrade.**

- a. 435,000 Lumens total (4000 W total) would be the upgraded version at no cost. This upgraded version (V8) provides 95,000 more lumens than the previous version (V7).

**2. all the warranty information**

- a. 10-S Tennis Supply was appointed exclusive master distributor of Tweener lighting systems in the United States and the Caribbean. Fast-Dry Courts is the exclusive installer of the Tweener system for the state of Florida and the Caribbean. Our installations are guaranteed for 5 years for all parts that come with the system (factory return). The average lifespan of the premium LEDs that equip our bars is 50,000 hours, i.e. nearly 35 years if used 4 hours per day.

**3. needs as to an electrician**

- a. **Electrical:**
  - The Double Tweener system runs on 208-277 VAC and requires a 2 pole 20 amp breaker for each of the 2 power supply boxes that come with the system . The main electrical network needs to be hardwired to each of the two power supply boxes by a certified electrician. Each connection requires 2 lines and a ground; no neutral.
  - Electrician is responsible for weather proofing connections between power boxes and electrical network.
  - A contactor, switch and timer are not included with the system. Please find what we'd recommend your electrician provides below:
    - Two pole 20 amp decora switch
    - Intermatic 240V time clock

**4. Ball park delivery and install date**

- a. Upon signed FDC contract, and receiving a PO from FDC, we have a 2-4 week lead time for delivery and installation. If signed soon, we'd aim to install on either 5/16, 5/17, 5/23, or 5/24.

**5. Any and all other potential financial impacts to the proposal for install**

- a. Electrical scope (already mentioned)
- b. Disposal of crate and bubble wrap - 75 lb wooden crate that is 13 ft long

Hopefully, this helps.

Best regards,

**Gerry Montovani**  
Account Development Executive  
Fast-Dry Courts  
(754) 326-0014

[gerry@fast-dry.com](mailto:gerry@fast-dry.com)

[www.fast-dry.com](http://www.fast-dry.com)



OFFICIAL TENNIS COURT  
CONTRACTOR OF THE 



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**From:** Patricia Thibault <[Patricia@havenmgt.com](mailto:Patricia@havenmgt.com)>

**Date:** Wednesday, April 29, 2026 at 6:10 PM

**To:** Gerry Montovani <[Gerry@fast-dry.com](mailto:Gerry@fast-dry.com)>; Kostakis, Vasili <[vasili.kostakis@stantec.com](mailto:vasili.kostakis@stantec.com)>

**Subject:** RE: Tweener Lights

Hey there

The District will meet again on 05.20 for a consideration of your formal proposal

If you could please send that would be so great as we are very excited about the Tweener lights

If your proposal could include

1. the upgrade in lumens available at no additional cost and the lumens strength in the upgrade
2. all the warranty information
3. needs as to an electrician
4. Ball park delivery and install date
5. Any and all other potential financial impacts to the proposal for install

Thanks ever so much – please send the formal proposal along with the tweener brochure as quickly as possible

*Patricia Thibault*

District Manager

Haven Management Solutions

255 Primera Blvd, Suite 160

Lake Mary, FL 32746

---

**From:** Gerry Montovani <[Gerry@fast-dry.com](mailto:Gerry@fast-dry.com)>

**Sent:** Wednesday, April 29, 2026 5:18 PM

**To:** Patricia Thibault <[Patricia@havenmgt.com](mailto:Patricia@havenmgt.com)>; Kostakis, Vasili <[vasili.kostakis@stantec.com](mailto:vasili.kostakis@stantec.com)>

**Subject:** Re: Tweener Lights

Hello Patricia- just wanted to ensure I stay in the loop and determine if there is a timeframe for this project and/or approvals? Thank you!

Best regards,

**Gerry Montovani**

Account Development Executive

Fast-Dry Courts

(754) 326-0014

[gerry@fast-dry.com](mailto:gerry@fast-dry.com)

[www.fast-dry.com](http://www.fast-dry.com)



OFFICIAL TENNIS COURT  
CONTRACTOR OF THE 

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**From:** Patricia Thibault <[Patricia@havenmgt.com](mailto:Patricia@havenmgt.com)>  
**Date:** Thursday, April 23, 2026 at 1:01 PM  
**To:** Gerry Montovani <[Gerry@fast-dry.com](mailto:Gerry@fast-dry.com)>; Kostakis, Vasili <[vasili.kostakis@stantec.com](mailto:vasili.kostakis@stantec.com)>  
**Subject:** RE: Tweener Lights  
Hi there Gerry

If the Board approves at their May meeting – how long to install

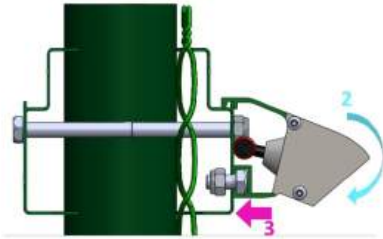
*Patricia Thibault*  
District Manager  
Haven Management Solutions  
255 Primera Blvd, Suite 160  
Lake Mary, FL 32746

---

**From:** Gerry Montovani <[Gerry@fast-dry.com](mailto:Gerry@fast-dry.com)>  
**Sent:** Thursday, April 23, 2026 12:53 PM  
**To:** Kostakis, Vasili <[vasili.kostakis@stantec.com](mailto:vasili.kostakis@stantec.com)>; Patricia Thibault <[Patricia@havenmgt.com](mailto:Patricia@havenmgt.com)>  
**Subject:** Re: Tweener Lights







**FINAL RENDERING :**



Best regards,

**Gerry Montovani**

Account Development Executive

Fast-Dry Courts

(754) 326-0014

[gerry@fast-dry.com](mailto:gerry@fast-dry.com)

[www.fast-dry.com](http://www.fast-dry.com)



---

**From:** Kostakis, Vasili <[vasili.kostakis@stantec.com](mailto:vasili.kostakis@stantec.com)>

**Date:** Thursday, April 23, 2026 at 11:03 AM

**To:** Gerry Montovani <[Gerry@fast-dry.com](mailto:Gerry@fast-dry.com)>; Patricia Thibault <[Patricia@havenmgt.com](mailto:Patricia@havenmgt.com)>

**Subject:** RE: Tweener Lights

It does thank you. Also did you ever send me a picture of the Mounting bracket mechanism? If not is that something you can do. Wanted to visualize how they are to be mounted.

**Vasili Kostakis**, P.E.

Project Manager

Direct: 727 431-1528

[vasili.kostakis@stantec.com](mailto:vasili.kostakis@stantec.com)

Stantec



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Please consider the environment before printing this email.

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**From:** Gerry Montovani <[Gerry@fast-dry.com](mailto:Gerry@fast-dry.com)>  
**Sent:** Friday, April 17, 2026 5:24 PM  
**To:** Kostakis, Vasili <[vasili.kostakis@stantec.com](mailto:vasili.kostakis@stantec.com)>; Patricia Thibault <[Patricia@havenmgtzol.com](mailto:Patricia@havenmgtzol.com)>  
**Subject:** Re: Tweener Lights

Good question. As of this month, we actually have 2 versions of the Double Tweener: V7 and V8

V7: 340,000 Lumens total (3000 W total)  
V8: 435,000 Lumens total (4000 W total)

We can do either for the same price if the players want more lumens.

The brightness can't go higher for either version, however we could use dimmers on them to reduce lumens if needed. We'd actually recommend the electrician to install dimmers for this Double System since it's twice as bright as our other systems.

Does this help?

**Gerry Montovani**  
**Account Development Executive**  
**Fast-Dry Courts**  
(754) 326-0014  
[gerry@fast-dry.com](mailto:gerry@fast-dry.com)  
[www.fast-dry.com](http://www.fast-dry.com)

---

**From:** Kostakis, Vasili <[vasili.kostakis@stantec.com](mailto:vasili.kostakis@stantec.com)>  
**Sent:** Friday, April 17, 2026 11:31:11 AM  
**To:** Gerry Montovani <[Gerry@fast-dry.com](mailto:Gerry@fast-dry.com)>; Patricia Thibault <[Patricia@havenmgtzol.com](mailto:Patricia@havenmgtzol.com)>  
**Subject:** RE: Tweener Lights

Gerry,

Thank you for all this awesome information! Would you be able to send a picture of the mounting bracket mechanism? The lighting looks great and covers the courts very well. I appreciate you answering the questions thoroughly. This will greatly help the CDD make their decision.

Regards,

**Vasili Kostakis**, P.E.  
Project Manager

Direct: 727 431-1528  
[vasili.kostakis@stantec.com](mailto:vasili.kostakis@stantec.com)

Stantec



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**From:** Gerry Montovani <[Gerry@fast-dry.com](mailto:Gerry@fast-dry.com)>  
**Sent:** Friday, April 17, 2026 9:15 AM  
**To:** Kostakis, Vasili <[vasili.kostakis@stantec.com](mailto:vasili.kostakis@stantec.com)>; Patricia Thibault <[Patricia@havenmgtzol.com](mailto:Patricia@havenmgtzol.com)>  
**Subject:** Re: Tweener Lights

You don't often get email from [gerry@fast-dry.com](mailto:gerry@fast-dry.com). [Learn why this is important](#)  
Hello and good morning ! Please find answers to these questions below:

1. We saw the photometric/thermal plan in the informational packets for the Tweener Lights, would you say that the lumens are as much or more than the typical overhead 25-30 foot poles? Do you have any in person pictures of courts illuminated late night for our information?

The lumens of Tweener are a bit higher than 12 standard LED fixtures 20-30 ft in the air. The difference in coverage is really found in the footcandles. With high mast lighting, you'll find 40-50 FCs (Competitive play), with Tweener you'll find 34 FCs (Recreational play). You'd get better coverage and uniformity with high mast poles. Tweener focuses all of the light on the playing areas, and nowhere else. Tweener would be a good fit for facilities like HOAs, public parks, or smaller clubs.



2. With the CDD being in Florida as I see many of the projects you mentioned below are, we are prone to hurricanes. What is the standard mounting method for the Tweener system to the top fence support? Brackets every X amount of inches, ties, etc? Do they have certain ratings for wind?

The standard mounting height is between 9 & 10 ft in height. Brackets are sandwiched to every vertical fence pole, on the sides of the court, these brackets then house the light fixtures. There will be a bracket every 10' if each fence pole is 10' apart. Each fixture is 12.5' long, if they don't meet at a bracket, they connect with a steel junction plate in the air.

The fixtures are IP5/ IK08. For wind, each fixture is roughly a pound per linear foot and pose no strain on the fence. If the fence is structurally sound, you will have no problem with the fixtures weighing it down. We've even had a customer in Englewood who had their high mast fixtures fall over from a hurricane on their tennis courts. Meanwhile, their pickleball courts had Tweener lighting on them, and they had no impact or problems with the fence falling. This club eventually converted all of their tennis court lighting to Tweener.

3. What is the typical method of maintenance required, lets say if a section of lights go out? Are they very easy to "plug-n-play" replace where you can remove the sections damaged and just pop in new sections? Can an on staff maintenance person replace the section or does it require a specialist? Is there a warranty provided if installed per the manufacturer specifications? Is there an average cost for lets say a single section/run so that it can be budgeted for per year for the CDD?

Yes, the fixtures are plug-n-play. Individual fixtures (12.5 ft long) are replaceable, not the individual bulbs within them. We have a 5-year warranty on all parts if a fixture goes faulty. If your system has a faulty fixture outside of warranty, the cost per 12.5 ft fixture is \$750.

If a fixture goes out, a whole quarter (50 ft) will go out. Maintenance must troubleshoot the system and locate the fixture messing up the circuit, this takes about 30 minutes. Once identified, replacement takes about 20 minutes and requires two people, each with their own ladder and a socket wrench/drill. The new fixture connects the 2 existing fixtures next to it. No man lift needed.

Hopefully this helps. As a reminder, I'd highly recommend checking the system out in person.

Best regards,

**Gerry Montovani**

Account Development Executive

Fast-Dry Courts

(754) 326-0014

[gerry@fast-dry.com](mailto:gerry@fast-dry.com)

[www.fast-dry.com](http://www.fast-dry.com)



---

**From:** Kostakis, Vasili <[vasili.kostakis@stantec.com](mailto:vasili.kostakis@stantec.com)>

**Date:** Thursday, April 16, 2026 at 11:11 AM

**To:** Patricia Thibault <[Patricia@havenmgtzol.com](mailto:Patricia@havenmgtzol.com)>, Gerry Montovani <[Gerry@fast-dry.com](mailto:Gerry@fast-dry.com)>

**Subject:** RE: Tweener Lights

Thank you, Gerry, for the information. Can you please elaborate on a few key items that are a determinant factor for the Boards approval, as they are highly interested in the product! Patricia, if you have any additional questions that come to mind other than the ones below please add them.

1. We saw the photometric/thermal plan in the informational packets for the Tweener Lights, would you say that the lumens are as much or more than the typical overhead 25-30 foot poles? Do you have any in person pictures of courts illuminated late night for our information?
2. With the CDD being in Florida as I see many of the projects you mentioned below are, we are prone to hurricanes. What is the standard mounting method for the Tweener system to the top fence support? Brackets every X amount of inches, ties, etc? Do they have certain ratings for wind?
3. What is the typical method of maintenance required, lets say if a section of lights go out? Are they very easy to "plug-n-play" replace where you can remove the sections damaged and just pop in new sections? Can an on staff maintenance person replace the section or does it require a specialist? Is there a warranty provided if installed per the manufacturer specifications? Is there an average cost for lets say a single section/run so that it can be budgeted for per year for the CDD?

Sorry I am somewhat unfamiliar with the system but have only heard **great** things so I just want to make sure the CDD is getting a wonderful product that can easily be maintained for the long haul.

Regards,

**Vasili Kostakis**, P.E.

Project Manager

Direct: 727 431-1528

[vasili.kostakis@stantec.com](mailto:vasili.kostakis@stantec.com)

Stantec



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**From:** Patricia Thibault <[Patricia@havenmgtzol.com](mailto:Patricia@havenmgtzol.com)>

**Sent:** Thursday, April 16, 2026 10:43 AM

**To:** Gerry Montovani <[Gerry@fast-dry.com](mailto:Gerry@fast-dry.com)>; Kostakis, Vasili <[vasili.kostakis@stantec.com](mailto:vasili.kostakis@stantec.com)>

**Subject:** RE: Tweener Lights

Thanks Gerry for sending over

Vasili will reach out to you for additional questions.

We remain excited over the possibilities !!!!

*Patricia Thibault*

District Manager

Haven Management Solutions  
255 Primera Blvd, Suite 160  
Lake Mary, FL 32746

---

**From:** Gerry Montovani <[Gerry@fast-dry.com](mailto:Gerry@fast-dry.com)>  
**Sent:** Thursday, April 16, 2026 10:36 AM  
**To:** Patricia Thibault <[Patricia@havenmgtzol.com](mailto:Patricia@havenmgtzol.com)>; Kostakis, Vasili <[vasili.kostakis@stantec.com](mailto:vasili.kostakis@stantec.com)>  
**Subject:** Re: Tweener Lights

Please find below, a list of our Florida installations:

- **Miami Dade County**
  - La Gorce Country Club in Miami Beach — 2 Single Tweeners on 2 tennis courts
  - Indian Creek Country Club in Indian Creek --- 1 Double Tweener on 2 tennis courts
  - Mystic Pointe in Aventura --- 4 Single Tweeners on 4 tennis courts
  - Aventura Isles in Aventura --- 1 Double Tweener on 2 tennis courts
- **Broward County**
  - Diplomat Hotel in Hallandale Beach --- 1 Double Tweener on 2 tennis courts
  - City of Weston at Emerald Estates Park --- 1 Double Tweener on 2 tennis courts
  - Lauderdale Yacht Club in Fort Lauderdale — 2 Single Tweeners on 2 tennis courts
- **Palm Beach County**
  - The Boca Raton Resort in Boca Raton --- 2 Double Tweener on 12 pickleball courts
  - One Tennis Academy in Boca Raton --- 1 Double Tweener on 2 tennis courts
  - Delaire Country Club in Delray Beach --- 1 Tweener P on 4 pickleball courts
  - Delray Beach Club in Delray Beach --- 1 Double Tweener on 2 tennis courts
  - Cascades Lakes in Delray Beach --- 1 Tweener P on 4 pickleball courts
  - Palm Beach Polo Club in Wellington --- 1 Tweener P on 4 pickleball courts
- **Other Counties**
  - North River Shores Tennis Club in Stuart --- 1 Single Tweener on 4 pickleball courts
  - Glades Golf & Country Club in Naples--- 3 Tweener Ps on 12 pickleball courts
  - Maple Leaf Golf & Country Club in Port Charlotte --- ½ Tweener P on 2 pickleball courts
  - Boca Royale Golf & Country Club in Englewood --- 2 Double Tweener on 8 pickleball courts
  - Walton County Parks in DeFuniak Springs --- 1 Double Tweener on 2 tennis courts

Please let me know if you need a contact for any of these locations.

**Gerry Montovani**  
**Account Development Executive**  
**Fast-Dry Courts**  
(754) 326-0014  
[gerry@fast-dry.com](mailto:gerry@fast-dry.com)  
[www.fast-dry.com](http://www.fast-dry.com)

---

**From:** Patricia Thibault <[Patricia@havenmgtzol.com](mailto:Patricia@havenmgtzol.com)>  
**Sent:** Thursday, April 16, 2026 7:29:16 AM  
**To:** Gerry Montovani <[Gerry@fast-dry.com](mailto:Gerry@fast-dry.com)>; Kostakis, Vasili <[vasili.kostakis@stantec.com](mailto:vasili.kostakis@stantec.com)>  
**Subject:** Tweener Lights

Good Morning Gerry

At the meeting of the Board of Supervisors last evening , they reiterated their ***very strong interest*** in the Tweener product.

The next step before advancing to a potential contract would be for you to chat with our District Engineer Vasili Kostakis, who is included in this email thread.

Please provide him with your contact information so that he can communicate directly

Thanks much

*Patricia Thibault*  
District Manager  
Haven Management Solutions  
255 Primera Blvd, Suite 160  
Lake Mary, FL 32746

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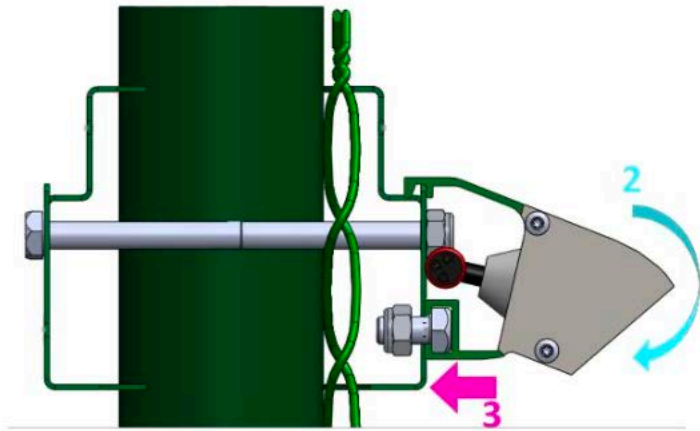
**Attention:** Ce courriel provient de l'extérieur de Stantec. Veuillez prendre des précautions supplémentaires.

**Atención:** Este correo electrónico proviene de fuera de Stantec. Por favor, tome precauciones adicionales.

**Caution:** This email originated from outside of Stantec. Please take extra precaution.

**Attention:** Ce courriel provient de l'extérieur de Stantec. Veuillez prendre des précautions supplémentaires.

**Atención:** Este correo electrónico proviene de fuera de Stantec. Por favor, tome precauciones adicionales.



**FINAL RENDERING :**





Exhibit 42

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Don Harrison Enterprises  
2510 Priscilla Court  
Lutz, FL 33559  
(813) 363-6286

EC13010124

TO: Patricia Comings Thibault, With/Haven Management Solutions.

Job Name: K-Bar Ranch

Job Address: 10820 Mistflower Ln.

Description: Power for control boxes - Tennis court lights

Proposal / Estimate

All labor and materials to supply power for (2) 240 volt 20 amp Control boxes, for the tennis court lights being supplied and installed by others. (note) power not to exceed 30 feet away from electrical source to control boxes.

To include either a time clock controller located in the equipment room, (OR) a Manuel 60 minute spring wound timer, located for the tennis court players to turn on as needed.

We hereby propose to furnish materials and labor-complete in accordance with the above specifications or scope of work for the sum of \$ 3,475.00 three thousand, four hundred, seventy five dollars.

Payment to be made as follows: Billable upon completion: 15 day net term billing.

All material is guaranteed to be as specified. All work to be done in a workmanlike manner according to standard practices. Any alteration or deviation from the above specification or scope of work involving extra cost will be executed only upon a written change order and will become an extra cost over the above estimate. All agreements contingent upon strikes, Accidents, or delays beyond our control. Owner to carry fire, Tornado, and other necessary insurance. All invoices are due and payable 30 days of date of invoice. Any delinquent accounts will be subject to a monthly service charge of 12% per month. Should we incur any cost or expense in collecting per the terms of this agreement, the undersigned agrees to pay all cost and expenses including reasonable attorney fees.

Acceptance of proposal: The above prices, Specification and conditions are satisfactory and hereby accepted. You are authorized to proceed with the work as specified. Payment will be outlined above.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_

Exhibit 43

[Return to Agenda](#)



# Court Access Control

Prepared for: K Bar Ranch 2 CDD

***Created by:*** Thomas Giella

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

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



- Your Technology Professionals -  
Sales, Training, & Support

Hi K Bar Ranch 2 CDD,

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

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



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

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



## Networks Infrastructure (Wi-Fi)

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

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



## Camera Systems (CCTV)

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

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



## Access Control Systems (ACS)

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

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

# Project Summary

- Gate will be added to current access control system. Residents can access 24/7 with credential or on a schedule
- Trench from clubhouse to court gate location
  - Includes conduit and composite cabling
- Installation of 6ft black aluminum pole with full size Brivo reader
- Need to discuss how the district wants us to install the request to exit button to allow residents exit the gate.
- Equipment includes:
  - Magnetic lock
  - REX button
  - Brivo Full Size Reader
  - Brivo expansion board
- Gate company responsible for auto closer. Complete I.T. will install magnetic lock



# Complete I.T. Camera Proposal

Access Control	Price
Adding Courts Gate <ul style="list-style-type: none"><li>• Brivo expansion board</li><li>• Magnetic lock</li><li>• Composite Cable</li><li>• Brivo Bluetooth Reader</li><li>• Rex button</li><li>• Trenching, conduit, composite cable</li><li>• Labor Included</li></ul>	\$9,860.00

**Estimated Project Total      \$9,860.00**

## Software Licenses:

All Licenses & Services	Price	QTY	Subtotal
<b>Cameras</b>			

Brivo Access Control (per reader device)	\$18.50	1	\$18.50
--	---------	---	---------

**Monthly Licensing/Service      \$18.50**

## Payment and Service Agreement Terms

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

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

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

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

### **3. Price Adjustments**

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

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

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

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

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

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

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

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

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

## **8. Support Request Methods**

Customers may submit support requests by:

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

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

## **9. Refund Policy**

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

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

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

Exhibit 44

[Return to Agenda](#)



Exhibit 45

[Return to Agenda](#)



Exhibit 46

[Return to Agenda](#)

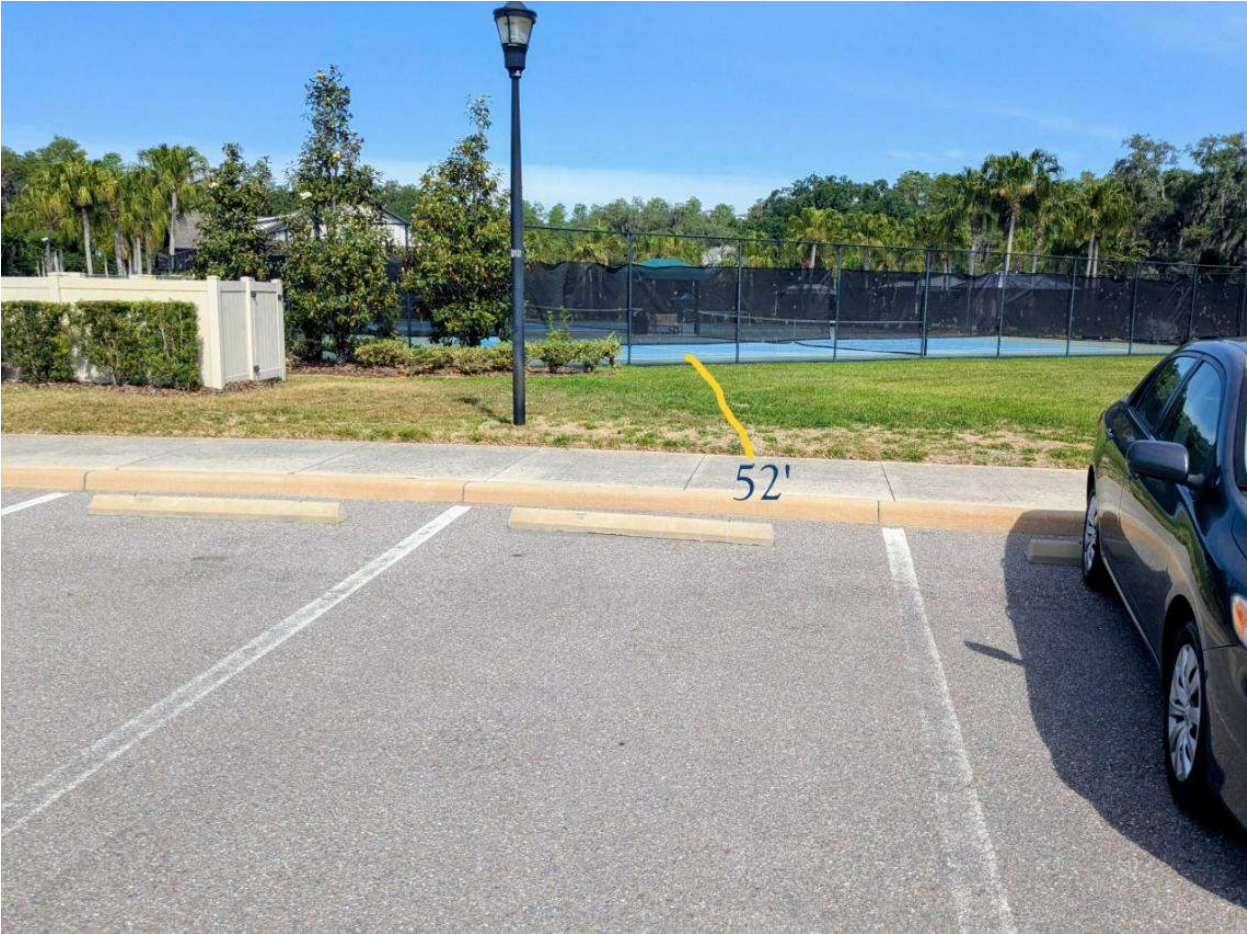


Exhibit 47

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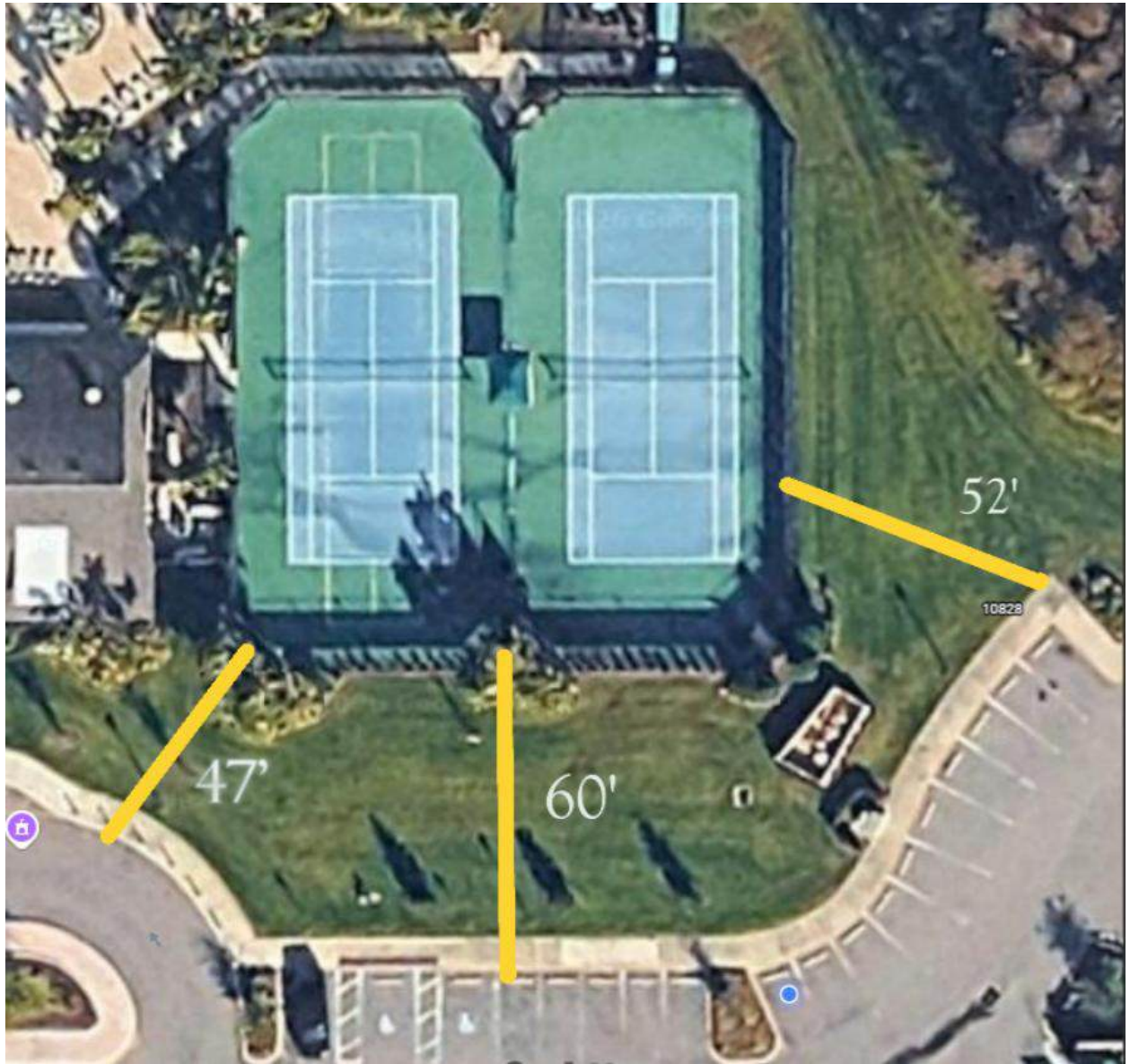


Exhibit 48

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# Witt Fence Co

6720 U.S. 301 S.  
Riverview, Florida 33578  
(813) 671-1995  
info@wittfence.com | wittfence.com



## RECIPIENT:

### K-Bar Ranch II CDD

K-Bar Ranch Clubhouse  
10820 Mistflower Lane  
Tampa, Florida 33647

## Estimate #7181

Sent on	Apr 27, 2026
Subdivision	K-Bar Ranch II
Job Type	Chain Link
Approximate Project Length	1 Day
Clearing Needed by Others	No
Onsite Contact	Gregory Halstead
Total Footage	0.0 LF

**Total** **\$2,995.00**


Product/Service	Description	Qty.	Total
Chain Link Fence Custom	Cut in 10' high black vinyl coated chain link for tennis court 1-4'x7' high swing gate with transom, 2-3" posts, bull dog hinges and fork latch, and black windscreen	1	\$2,995.00*

\* Non-taxable

**Total** **\$2,995.00**

## Attachments

View online <https://l.jbbr.io/GrL54L6>

 photo\_1777322960471.jpg

# Witt Fence Co

6720 U.S. 301 S.  
Riverview, Florida 33578  
(813) 671-1995  
info@wittfence.com | wittfence.com



## Reviews

### Pam Hawkins



Chris and his crew were punctual, communicative, flexible and really heard me. i have small dogs and needed the fence to be flush to the ground with no daylight showing and that is what i got. The fence is beautiful in its simplicity. I am very happy with the fence and Witt and have already recommended them to 2 friends who will need fencing in the near future. Keep up the great work boys!!

### Teresa Rimes



Our experience today was fabulous. He was so polite and courteous. Called me every step of the way. Was here about thirty minutes and my gate was up and running.

### Terry Moore



This company is outstanding and the people that work with clients listen and are very competent. I strongly recommend if you what I new fence or repair an old one clearly this is the one to contact. Earl Simendinger

This Estimate is valid for the next 10 days, after which values may be subject to change.

THERE COULD BE OTHER ISSUES THAT WERE NOT APPARENT DURING OUR INITIAL INSPECTION THAT MAY REQUIRE ADDITIONAL PARTS AND LABOR

- CUSTOMER IS RESPONSIBLE FOR MOVING ANY LANDSCAPING IF NEEDED
- CUSTOMER IS RESPONSIBLE FOR POWER & PHONE LINES BEING RUN TO INSTALLATION SITE, IF NEEDED
- CUSTOMER IS RESPONSIBLE FOR ANY PERMITS AND/OR ARCHITECTURAL DRAWINGS, IF NEEDED

WITT FENCE CO. INC., will provide, install and warranty all products and equipment included above. WITT FENCE CO. INC., will provide a written one-year workmanship warranty for all parts included in this estimate. The preceding is an outline of the estimated cost for the completion of the project.

WITT FENCE CO. INC., hereby offers for the amount shown in estimate, subject to the approval of Witt Fence Co. Inc. Management and subject to the below listed conditions, to furnish, deliver and install (where proposal covers installation) the materials listed above in accordance with the specification set forth below and any sketches, specifications to drawings attached here too or provided at time of in-person estimate:

WOOD ADVISORY: Regardless of species, wood will split, crack or warp as a result of the natural drying process. Splitting near the end of wood is expected and will not affect the integrity of the fence. Gaps will also develop between pickets and posts as the wood dries. An untreated fence will change color as it ages.

LEGAL ADVISORY: All sums due to WITT FENCE CO., INC. under this agreement shall be due and payable upon completion. In the event WITT FENCE CO., INC. shall employ the services of an attorney, whether to collect any sum due or any other purpose whatsoever arising out of this agreement, customer shall pay all attorney's fees and costs incurred by WITT FENCE CO., INC., whether of not suit shall be files.

WARNING TO CUSTOMER: A penalty of 2% unpaid balance, not to exceed 24% per year, will be charged for each 30 days full payment lags contract payment date.

CUSTOMER HEREBY ASSUMES FULL RESPONSIBILITY FOR THE LOCATION OF THE LINE UPON WHICH IS SAID MATERIALS ARE TO BE INSTALLED.

Customer agrees to defend, hold harmless and indemnify WITT FENCE CO., INC. from and against all claims, liabilities and expenses arising out of the location of said fence, including attorney's fees. Customer shall be solely responsible for any

# Witt Fence Co

6720 U.S. 301 S.  
Riverview, Florida 33578  
(813) 671-1995  
info@wittfence.com | wittfence.com



damage to underground wires, pipes, cables, sprinkler systems, etc.

If sight is not prepped (landscaping cleared to Estimator's specifications, Installers are not able to access) customer agrees for landscaping charges or a trip charge at Witt Fence's discretion.

Customer must meet with installer to determine fence placement and gate functionality (location & swing). In the event you will need something changed after the date of installation, a minimum of \$195.00 service fee will be applied.

**-TERMS OF PAYMENT-:**

Price includes cost of material, labor and tax (if any).

All Credit/Debit card transactions are subject to an additional 3% processing fee.

Any Deposit collected will be considered non-refundable unless otherwise specified.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



6720 US-301  
 RIVERVIEW, FL 33578  
 WITTFENCE.COM  
 813.671.1995  
 INFO@WITTFENCE.COM

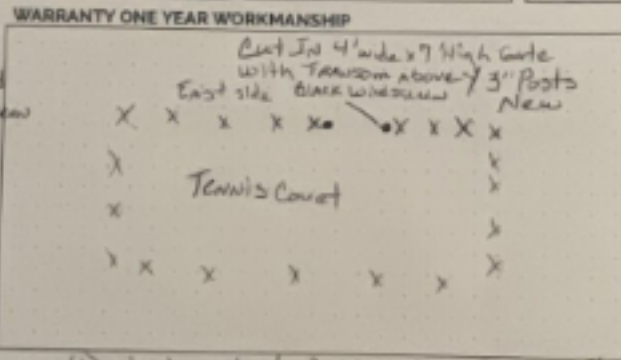
Estimate, Proposal, & Invoice for Fence Installation

SALESMAN <i>Rich</i>	DATE <i>4/27/26</i>	ESTIMATE #	JOB #
CUSTOMER NAME <i>K-Bar Ranch II CDD / Gregory Hatstead</i>		INSTALLATION TIME FRAME	
INSTALLATION ADDRESS <i>10820 Mistflower Ln. / Tennis Court</i>			
CITY <i>Tampa</i>	ZIP <i>33647</i>	PHONE <i>201-281-9239</i>	
BILLING ADDRESS			

<input checked="" type="checkbox"/> LEVEL ABOVE THE TOP <small>PRICE WILL BE LEVEL WITH HIGHEST GRADE ADJUSTMENT TO ALL IN LINE</small> 	<input type="checkbox"/> FOLLOW CURVE OF GROUND <small>PRICE WILL BE AS PER ALIGNED THE TOP AND ANY STEEP SLOPE SHALL BE NOTED</small> 	PERM APPROVAL NEEDED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO PERMIT NEEDED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO CLEARING BY CUSTOMER REQUIRED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	*CONCRETE BUILDINGS & FENCE LATCH CONCRETE YES
--	---	---	--

**FENCING PLAN**

OVERALL LENGTH <i>4'</i>	OVERALL HEIGHT <i>10'</i>
WALL GATE <i>4' x 7' High</i>	TRANSOM AND <i>Black Wind Screen</i>
TYPE WOOD	
TOP STYLE	POCKET STYLE
INSETS	CONNECTIONS
LINE POST	GATE POST
CHAIN LINK <i>Black</i>	DIAMETER TOP RAIL <i>3"</i>
DIAMETER LINE POST <i>1 1/2"</i>	DIAMETER TOP RAIL <i>1 1/2"</i>
LINE POST ENLIGHTENMENT	DIAMETER OF BARBED WIRE
CONDUIT OR	RAILS UP



NOTES (1) 4' wide x 7' High ALL Gate, Transom <sup>Black</sup> Wind Screen  
 (2) 3" Posts, Build hinges & Fork Latch  
 Cut In to Existing Fence At Tennis Court  
 \$2,995<sup>00</sup>

TOTAL PRICE \$ \_\_\_\_\_  
 DISCOUNTS \$ \_\_\_\_\_  
 DEPOSIT \$ \_\_\_\_\_

ESTIMATOR  
*Rich Uyge*  
 ACCEPTED BY CUSTOMER

PRICE INCLUDES COST OF MATERIAL, LABOR AND TAX IF ANY  
 TERMS OF PAYMENT  
 UPON COMPLETION PURCHASE ORDER

CUSTOMER AGREES TO JOB SPECIFICATIONS SET FORTH ON THIS ESTIMATE AND ALL TERMS AND CONDITIONS INCLUDED ON THE BACK OF THIS PAGE

Exhibit 49

[Return to Agenda](#)



**EVERFENCE**<sup>™</sup>  
FENCE MADE EASY<sup>™</sup>

**Contractor: EverFence - Tampa**

**501 E Kennedy Blvd Suite 1400, Tampa, Florida  
33602**

**Phone: (813) 706-3597**

---

## 1. Fence Construction Contract

**Client:** Mitch Severson at K Bar  
Ranch 2, CDD

**Address:** 10820 Mistflower Ln,  
FL 33647

**Job Address:** ,

**Email:**

manager@kbarii.com Zimmerman

**Cell-Phone:** (813)  
388-9646

**Home Phone:** (813)  
388-9646

**Sales Rep:** Brandon

**Sales Rep Contact:**

---

## 2. Project Illustration

[\(Click below to see full drawing\)](#)

ID	Description	Unit Price	Tot Disc	Qty	Extended
#293	<b>Custom:</b> Black Chain Link 4' Wide x 7' High Gate in 10' High Fence (Reference photo of existing gate un contract)	1,750.00		1	1,750.00

---

<b>Subtotal</b>	<b>1,750.00</b>
Tax 0%	0.00
<b>Grand Total</b>	<b>\$1,750.00</b>
<b>Current Balance</b>	<b>\$1,750.00</b>

### 3. Terms and Conditions

1. THE FLORIDA MECHANIC'S LIEN LAW - Under Florida's Mechanic's Lien Law, any contractor, laborer, supplier, or other person who helps to improve your property but is not paid for his work or supplies, has a right to enforce a claim against your property. This means that after a court hearing your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen, even if you paid your contractor in full, if the subcontractor, laborer, or supplier remains unpaid.
2. Unless otherwise specified in writing, the Customer is responsible for:
3. Marking sprinklers and property lines.
4. Obtaining required building permits.
5. Damaged sprinkler lines.
6. Notifying neighbors/neighboring property owners of work to be done.
7. Removal of all plants, trees, greenery, obstructions, etc. on the fencing line.

8. Customer agrees to hold contractor harmless and not liable for zoning laws or other provisions regarding the construction of fences, decks or other projects when done in compliance with customer's instructions.
9. A 20-day preliminary lien notice will be filed if full payment is not made within 5 days of completion of the project. Completion is signified by the signature and completion of the Installation Completion Form. If repairs are required, the customer may only hold 10% retention until the repairs have been completed.
10. Everfence Corporation assumes no responsibility for damage to bricks, pavements, or any other surface item during setting posts or other items related to the installed product. Everfence Corporation is not responsible for the structural integrity of block, masonry brick, or other walls on top of which we install fence or other materials. Everfence Corporation is not responsible for waterproofing of existing structures and surfaces.
11. Line of work shall follow Client's/surveyor's stakes and lines; or as closely as is reasonably possible or the old fence line wherever such is readily visible, and no obstruction exists. A new fence line may deviate as necessary to accommodate construction of new fence. Removal of obstructions to work is the expense and responsibility of the customer unless otherwise noted in the contract.
12. Fence heights in contract are approximate. Exact height of fences is at sole discretion of the contractor and shall be determined during progress of work based on most efficient methods of construction. Heights follow ground level, as necessary.
13. Customer shall advise contractor of all drain, sprinkler, underground utilities, and other objects on premises which may be adversely affected by excavation. Notice shall be submitted in writing by client to contractor before beginning work or contractor is released from all liability for damage to said utilities or other underground fixtures or equipment.
14. Client agrees to pay all monies due to the Everfence Corporation immediately upon completion of job. If not received within 5 days, a \$50.00 (USD) late fee will be applied to the final bill.
15. Customer consents to placard being placed on fence for warranty purposes. EverFence also has the rights to using any fence installed for

marketing purposes.

## **BUYER'S AGREEMENT**

This Buyer's Agreement ("Agreement") is entered into between the Buyer(s) ("Buyer") and EverFence ("Seller").

### **1. Payment Terms:**

The Buyer agrees to pay the full amount set out above. Any changes to this agreement must be executed in writing and approved by both parties. Any such changes that involve extra cost will become an extra charge over and above the amount herein stipulated.

### **2. Security Interest:**

To secure payment of balance set out above, BUYER(S) hereby grant(s) to SELLER a security interest in each item above-described. Upon default of payment of said balance when due, SELLER shall have all rights and remedies of a secured party under the Uniform Commercial Code and from time to time in effect in the State of Florida.

### **3. Attorney Fees and Interest:**

Buyer agrees to pay all attorney fees, court costs, filing fees, including charges or commissions, all fees that may be assessed to us by any collection agency retained to pursue this matter. Buyer also agrees to pay interest at the rate of one and a half percent per month (Eighteen percent per year) on any account over 60 days past due, subject to lien.

### **4. Returned Checks:**

All returned checks will be charged a \$35 handling fee.

### **5. Restocking Fee:**

Buyer agrees to pay a 20% (or 50% for any custom work) restocking fee on canceled orders.

### **6. Obstructions:**

EverFence will not be responsible for moving or repairing sprinkler systems, obstructions such as large rocks, trees, and excessive bush/shrub removal. Tree stumps must be removed at the owner's expense. Accidental sprinkler damage will be repaired at the owner's expense.

**7. Excavation:**

Excavation over and above standard installation requirements shall incur an extra charge.

**8. Permits:**

The Buyer is responsible for obtaining ALL necessary building permits unless stated otherwise.

**9. Governing Law:**

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

**10. Entire Agreement:**

This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements and understandings, whether written or oral, relating to the subject matter of this Agreement.

**11. Acknowledgement:**

Buyer acknowledges that he or she has read and understands all terms and conditions of this contract.

**12. Modifications:**

This Agreement may not be modified or amended except in writing executed by both parties.

**13. Cancellation:**

Buyer(s) have the right to cancel this agreement without penalty or obligation by providing written notice of cancellation to EverFence Corporation within 72

hours of the date of this agreement. If the Buyer(s) cancel this agreement, EverFence Corporation will refund all payments made by the Buyer(s) under this agreement within 10 days after receiving the notice of cancellation.

### **NOTICE OF CANCELLATION**

You may cancel this transaction, without any penalty of obligation, within three business days from the signed date of this agreement (Saturday is considered a business day). Any cancellations received beyond the three business days are subject to a 50% (of cash price) cancellation charge; if order is already in production, the purchaser agrees to pay full contract price. If you cancel within the three business days, the contractor must return to you anything you paid within 10 days of receiving the Notice of Cancellation. For your part, you must make available to the contractor at your residence, in substantially as good condition as you received them, goods delivered to you under this contract or sale. If you do make the good available to the contractor and the contractor does not pick them up within 20 days of the date of your notice of cancellation, you may keep them without any further obligation. If you fail to make the goods available to the contractor, or if you agree to return the goods to the contractor and fail to do so, then you remain liable for performance of all obligations under this contract/agreement.

---

By checking this box  and signing below, both parties acknowledge that they have read and agreed to all terms and conditions of this contract.

---

**Client Signature**

**Mitch Severson at K Bar Ranch 2, CDD**

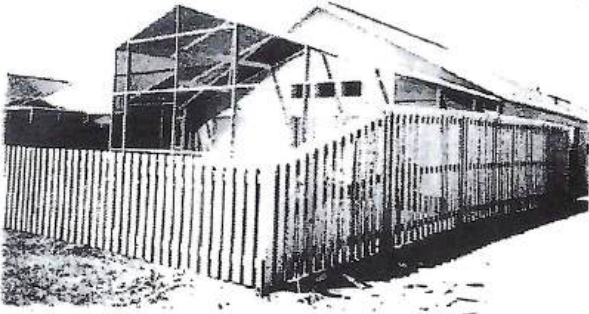
**5/5/2026**

**EverFence Representative: Brandon Zimmerman**

**Date: 5/5/2026**

Exhibit 50

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JON'S CUSTOM FENCE  
 901 S HILLSIDE CT.  
 WINTER HAVEN, FL 33881  
 813 843-2629  
 jontroupe@aol.com

Proposal Submitted to: K Bar Ranch II Phone \_\_\_\_\_ Res. \_\_\_\_\_ Job \_\_\_\_\_ Sub \_\_\_\_\_

Street: 10820 Mistflower Ln. CDD Fence

City, State and Zip: Tampa, FL 33647

Salesman: Jon Date of Plans: 4-28-2026

Height	type	fence face	In/Out

Post	gates	Ft.	Rd.	If	Rt.

Special: The area we discussed the Fencing comes out to 240' of 4 Rail Fence using the type Fence material that I used when i did the Sew Entrances

To do Gate at tennis Court 11088.00

650.00

Proposal cost: \_\_\_\_\_

ACCEPTANCE OF PROPOSAL: \_\_\_\_\_ Date: \_\_\_\_\_

Processed by: Jon R. Troupe Date: 4-28-2026

We propose Hereby to furnish material and labor complete in accordance with above specifications.

Exhibit 51

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Estimate #: JD458  
Estimate Date: 4/30/2026  
Expiration Date: 5/10/2026

## Commercial Sales

### PROJECT NAME AND LOCATION

K Bar Ranch II CDD - Chain Link Gate  
10820 Mistflower Ln  
Tampa, FL, 33647

### CUSTOMER INFORMATION

**Customer Name and Address:**

K Bar Ranch II CDD  
10820 Mistflower Ln  
Tampa, FL, 33647

**Contact Name and Information:**

Gregory Halstead  
201-281-9239  
GHalsteadCDD@gmail.com

### FENCE OUTLET CONTACT INFORMATION

**Sales Representative:**

Jason Downs  
813-699-4163  
Jason.Downs@FenceOutlet.com

### DESCRIPTION OF WORK AND ESTIMATE

Furnish and Install:

Cut in (1) 7'H x 5'W Black Vinyl Coated Chain Link Gate into Existing 10'H Tennis Court  
Commercial Grade Gate  
(1) Core Drill  
Add Mid-Rail as Needed

**ESTIMATE TOTAL COST: \$1,944.00**

FENCE OUTLET TERMS AND CONDITIONS

CONDITIONS:

- 1. Fence Outlet shall not be responsible for any site preparation.
2. The Owner/Contractor must place stakes every 50 linear feet, clearly marking any corner and end posts.
3. The Owner/Contractor must ensure a 10-foot wide, clear and stable path along the fence line.
4. Core drilling, cutting through asphalt, and excavation through rock are excluded from this estimate unless otherwise specified.
5. The Owner/Contractor must remove any utilities, trees, roots, limbs, or other obstacles that could impede the fence installation.
6. Fence Outlet will assist in identifying the general fence layout upon request; however, Fence Outlet assumes no responsibility for the identifying or verifying property lines and does not guarantee their accuracy.
7. Fence Outlet will locate public underground utilities using standard services but will not be responsible for private or unmarked underground lines.
8. The estimated price includes a single mobilization unless explicitly noted otherwise.
9. Site delays (downtime) caused by the Owner/Contractor or any other trade will lead to additional costs.
10. A final walkthrough is mandatory, and any concerns must be raised during this time.
11. Fence Outlet retains ownership of all materials until full payment is received.
12. In the event of cancellation after execution of this agreement, the buyer agrees to reimburse Fence outlet for all the material costs, labor rendered, and up to 50% of the contract value as liquidated damages.
13. Timelines: Fence Outlet will make reasonable efforts to adhere to mutually agreed project timelines.
14. Substitutions: If specified materials are unavailable, Fence Outlet may substitute with a product of equal or greater value and similar appearance, with prior approval from the customer.

TERMS:

- 1. The Fence Outlet terms and conditions must be incorporated into the final contract.
2. Any modifications to the initial agreement, whether in product, terms, or conditions, will necessitate a mutually agreed-upon change order.
3. Retainage payments must be made within 30 days of project completion.
4. Final payment is due within 30 days of project completion. A 1.5% monthly finance charge will be applied to unpaid balances beyond this period.
5. Fence Outlet shall not be liable for delays caused by Force Majeure.
6. Charges will apply for safety training, bonds, and background checks as necessary.
7. Fence Outlet provides a one-year warranty on workmanship. Material warranties are provided by the manufacturer.
8. Installation scheduling requires the following: a fully executed contract, approved site plans, notice of commencement, a 33% deposit for materials, and an approved permit.
9. Progress payments will be billed for projects extending beyond 30 days.
10. The customer agrees to pay all interest, late fees, and reasonable legal or collection costs incurred in the event of nonpayment.
11. Dispute Resolution: In the event of a dispute, both parties agree to make reasonable efforts to resolve the matter amicably.

The Parties hereby agree to the terms and conditions set forth in this Agreement and such is demonstrated by their signatures below:

Fence Outlet

Owner/Contractor

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

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

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

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

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

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

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

By accepting this proposal, issuing a purchase order, or incorporating this document into a contract by reference, the customer acknowledges and agrees to Fence Outlet's terms and conditions as outlined herein. These terms shall govern all aspects of the project unless expressly modified by mutual written agreement.

Orlando • Oviedo • Tampa • North Port • Port Richey • Melbourne • Daytona • Jacksonville

Exhibit 52

[Return to Agenda](#)

# **K Bar Ranch II Community Development District**

**Summary Financial Statements  
(Unaudited)**

**April 30, 2026**

**K Bar Ranch II  
Balance Sheet  
April 30, 2026**

	<u>General Fund</u>	<u>Reserve Fund</u>	<u>Debt Srv 2017 Fund</u>	<u>Debt Srv 2021 Fund</u>	<u>Const. 2017 Fund</u>	<u>Const. 2021 Fund</u>	<u>Total</u>
<b>1 Assets:</b>							
2 Cash - Operating Account Bank United	212,960	-	6,507	3,288	-	-	222,755
3 Cash - Merchant Account Bank United	11,303	-	-	-	-	-	11,303
4 Cash - Operating Southstate	221,217	-	-	-	-	-	221,217
5 Cash - Money Market Southstate	1,741,945	425,446	-	-	-	-	2,167,391
6 Cash - Debit Card	733	-	-	-	-	-	733
7 Cash - Square Account Southstate	13,082	-	-	-	-	-	13,082
8 Investments:							
9 Revenue Trust Fund	-	-	695,963	328,614	-	-	1,024,577
10 Interest Fund	-	-	-	-	-	-	-
11 Debt Service Reserve Fund	-	-	237,465	168,700	-	-	406,165
12 Prepayment Fund	-	-	3,237	-	-	-	3,237
13 Construction	-	-	-	-	41,021	48,034	89,055
14 Accounts Receivable	200	-	-	-	-	-	200
15 On-Roll Assessments Receivable	16,803	-	4,315	2,180	-	-	23,299
16 Due from Other Funds	-	-	17,021	8,600	-	-	25,621
17 Deposits	9,085	-	-	-	-	-	9,085
18 Prepaid Items	1,167	-	-	-	-	-	1,167
<b>19 Total Assets</b>	<u>\$ 2,228,497</u>	<u>\$ 425,446</u>	<u>\$ 964,509</u>	<u>\$ 511,382</u>	<u>\$ 41,021</u>	<u>\$ 48,034</u>	<u>\$ 4,218,889</u>
<b>20 Liabilities:</b>							
21 Accounts Payable	195,927	-	-	-	-	-	195,927
22 Sales Tax Payable	(33)	-	-	-	-	-	(33)
23 Due to Other Funds	25,621	-	-	-	-	-	25,621
24 Deposits Payable	3,860	-	-	-	-	-	3,860
25 Deferred Revenue - On-Roll	16,803	-	4,315	2,180	-	-	23,299
<b>26 Fund Balance:</b>							
27 Non-Spendable:	8,150	-	-	-	-	-	8,150
28 Assigned - Reserved	-	300,112	-	-	-	-	300,112
29 Restricted	-	-	506,335	276,417	37,462	32,985	853,200
29 Unassigned	1,036,868	-	-	-	-	-	1,036,868
30 Net Change in Fund Balance	941,301	125,334	453,859	232,784	3,559	15,049	1,771,886
<b>31 Total Liabilities &amp; Fund Balance</b>	<u>\$ 2,228,497</u>	<u>\$ 425,446</u>	<u>\$ 964,509</u>	<u>\$ 511,382</u>	<u>\$ 41,021</u>	<u>\$ 48,034</u>	<u>\$ 4,218,889</u>

**K Bar Ranch II  
General Fund  
Statement of Revenue, Expenditures and Change in Fund Balance  
For the Period of October 1, 2025 through April 30, 2026**

	<b>FY2026 Adopted Budget</b>	<b>FY2026 Budget Year to Date</b>	<b>FY2026 Actual Year to Date</b>	<b>Variance Over/(Under) Budget</b>
<b>1 Revenues:</b>				
2 Special Assessments	\$ 2,004,580	\$ 1,804,122	\$ 2,003,901.91	\$ 199,780
3 Interest Income	-	-	28,843	28,843
4 Miscellaneous Revenue	-	-	13,616	13,616
<b>5 Total Revenues</b>	<b>2,004,580</b>	<b>1,804,122</b>	<b>2,046,361</b>	<b>242,239</b>
6				
				Variance (Over) / Under
<b>7 Expenditures:</b>				
<b>8 Financial &amp; Administrative</b>				
9 Supervisor Compensation	13,000	7,583	8,400	(817)
10 Administrative Services	5,213	3,041	2,604	437
11 District Management	23,321	13,604	13,087	518
12 District Engineer	17,000	17,000	31,796	(14,796)
13 Assessment Roll	5,624	5,187	5,619	(432)
14 Financial & Revenue Collections	5,624	3,281	3,026	255
15 Accounting Services	20,853	12,164	11,220	944
16 Auditing Services	5,000	4,900	4,900	-
17 Public Officials Liability Insurance	4,105	3,209	3,209	-
18 Bank Fees	1,100	1,100	1,243	(143)
19 Dues, Licenses & Fees	500	500	553	(53)
20 Legal Advertising	5,000	2,917	518	2,399
21 Website Fees & For Remediation	4,378	2,138	2,138	-
22 District Counsel	35,000	20,417	34,102	(13,685)
23 Litigation Mediation	75,000	75,000	140,281	(65,281)
24 <b>Total Financial &amp; Administrative</b>	<b>220,718</b>	<b>172,041</b>	<b>262,695</b>	<b>(90,655)</b>
25				
<b>26 Debt Administration</b>				
27 Dissemination Agent	6,000	3,500	3,200	-
28 Trustee Fees	10,040	10,040	10,034	6
29 Arbitrage Rebate Calculation	900	-	-	-
30 <b>Total Debt Administration</b>	<b>16,940</b>	<b>13,540</b>	<b>13,235</b>	<b>6</b>
31				
<b>32 Security Operations</b>				
33 Gate Maintenance & Repairs	60,000	35,000	19,265	15,735
34 Security Monitoring Services	51,734	30,178	27,238	2,940
35 <b>Total Security Operations</b>	<b>111,734</b>	<b>30,178</b>	<b>46,503</b>	<b>18,675</b>
36				
<b>37 Electric Utility Services</b>				
38 Utility Services	95,000	55,417	40,787	14,630
39 Utility - Recreation Facilities	40,000	23,333	13,524	9,809
40 Utility - Streetlights	175,000	102,083	112,819	(10,736)
41 <b>Total Electric Utility Services</b>	<b>310,000</b>	<b>180,833</b>	<b>167,130</b>	<b>13,703</b>
42				
<b>43 Garbage/Solid Waste Control Services</b>				
44 Garbage - Recreation Facilities	6,000	3,500	5,008	(1,508)
45 <b>Total Garbage/Solid Waste Control Services</b>	<b>6,000</b>	<b>3,500</b>	<b>5,008</b>	<b>(1,508)</b>

**K Bar Ranch II**  
**General Fund**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2025 through April 30, 2026**

46				
47	<b>Water-Sewer Combination Services</b>			
48	Utility - Recreation Facilities	3,500	3,500	7,060
49	<b>Total Water-Sewer Combination Services</b>	<b>3,500</b>	<b>3,500</b>	<b>(3,560)</b>
50				
51	<b>Stormwater Control</b>			
52	Aquatic Maintenance	58,320	34,020	34,020
53	Lake/Pond Bank Maintenance & Repair	5,000	2,917	908
54	Wetland Monitoring & Maintenance	5,000	2,917	-
55	<b>Total Stormwater Control</b>	<b>68,320</b>	<b>39,854</b>	<b>4,926</b>
56				
57	<b>Other Physical Environment</b>			
58	Property Insurance	50,099	41,688	41,688
59	General Liability Insurance	4,163	4,523	4,763
60	Entry & Walls Maintenance & Repair	8,000	4,667	-
61	Landscape Maintenance	400,000	233,333	272,962
62	Well Maintenance	15,000	8,750	-
63	Storm Cleanup	50,000	29,167	-
64	Landscape Replacement Plants, Shrubs, Trees	25,000	14,583	7,376
65	Landscape Inspection Services	13,200	7,700	6,600
66	Fire Ant Treatment	10,000	5,833	-
67	Holiday Decorations	25,000	20,198	20,198
68	Tree Removal	25,000	14,583	-
69	Landscape - Mulch	55,000	32,083	16,266
70	Landscape - Annuals/Flowers	47,093	27,471	31,060
71	Rust Prevention	19,140	11,165	11,890
72	Irrigation Repair	25,000	14,583	8,517
73	Wildlife Management Services	5,000	2,917	-
74	<b>Total Other Physical Environment</b>	<b>776,695</b>	<b>473,244</b>	<b>421,320</b>
75				
76	<b>Road &amp; Street Facilities</b>			
77	Parking Lot Repair & Maintenance	1,500	875	-
78	Roadway Repair & Maintenance	5,000	2,917	-
79	Sidewalk Maintenance & Repair	5,000	2,917	-
80	Street Sign Repair & Maintenance	500	292	-
81	<b>Total Road &amp; Street Facilities</b>	<b>12,000</b>	<b>7,001</b>	<b>-</b>
82				
83	<b>Parks &amp; Recreation</b>			
84	Management Contract	278,284	162,332	79,032
85	Lighting Replacement	2,500	1,458	28
86	Clubhouse Maintenance & Repair	10,000	5,833	1,386
87	Office Supplies	2,500	2,500	3,483
88	Pool Service Contract	34,080	19,880	17,040
89	Pool Permits	300	175	-
90	Pool Repair & Maintenance	6,500	3,792	5,142
91	Facility A/C Heating Maintenance & Repair	3,500	2,042	-
92	Furniture Repair / Maintenance	12,500	7,292	-
93	Playground Equipment Maintenance & Repair	500	500	6,415
94	Telephone, Cable, Internet	4,000	2,333	1,993
95	Athletic Court / Field/ Playground Maintenance	5,000	2,917	304
96	Pest Control & Termite Bond	3,509	2,047	426

**K Bar Ranch II  
General Fund  
Statement of Revenue, Expenditures and Change in Fund Balance  
For the Period of October 1, 2025 through April 30, 2026**

97 Clubhouse Supplies	3,500	2,042	2,396	(354)
98 Utility Golf Cart Maintenance	1,500	875	154	721
99 Dog Waste Station Supplies & Maintenance	500	292	465	(173)
100 <b>Total Parks &amp; Recreation</b>	<b>368,673</b>	<b>216,310</b>	<b>118,265</b>	<b>98,045</b>
101				
102 <b>Special Events &amp; Contingency</b>				
103 Clubhouse - Special Events	15,000	8,750	4,289	4,461
104 Miscellaneous Contingency	95,000	55,417	16,476	38,941
105 <b>Total Special Events &amp; Contingency</b>	<b>110,000</b>	<b>64,167</b>	<b>20,765</b>	<b>43,402</b>
106				
107 <b>Total Expenditures Before Other Financing Sources</b>	<b>2,004,580</b>	<b>1,204,167</b>	<b>1,096,909</b>	<b>141,959</b>
108				
109 <b>Total Other Financing Sources (Uses)</b>				
110 Interfund Transfer to Capital Reserve Fund	-	-	-	-
111 <b>Total Other Financing Sources (Uses)</b>	<b>2,004,580</b>	<b>1,204,167</b>	<b>1,096,909</b>	<b>141,959</b>
112				
113 Transfer In			-	
114				
115 <b>Total Excess Expenditures Over (Under) Revenues</b>	<b>-</b>	<b>599,955</b>	<b>949,451</b>	<b>384,197</b>
116				
117 <b>Fund Balance - Beginning</b>			<b>1,036,868</b>	
118				
119 <b>Fund Balance - Ending</b>			<b>1,986,319</b>	

**K Bar Ranch II**  
**Capital Reserve Fund**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2025 through April 30, 2026**

	<b>FY025 Adopted Budget</b>	<b>FY2025 Actual Year to Date</b>
<b>1 Revenues:</b>		
2 Interest Earnings	\$ -	\$ 5,334
3 Special Assessments	120,000	120,000
<b>4 Total Revenues</b>	<b>120,000</b>	<b>125,334</b>
<b>5 Expenditures:</b>		
6 Increase in Fund Balance	50,000	-
<b>7 Total Expenditures</b>	<b>50,000</b>	<b>-</b>
<b>8 Excess Expenditures Over (Under) Revenues</b>	<b>70,000</b>	<b>125,334</b>
<b>9 Other Sources (Uses)</b>		
10 Transfer In from General Fund	50,000	-
<b>12 Total Other Sources (Uses)</b>	<b>50,000</b>	<b>-</b>
<b>Transfer Out</b>	<b>-</b>	<b>-</b>
<b>13 Fund Balance - Beginning</b>	<b>-</b>	<b>300,112</b>
14		
<b>14 Fund Balance - Ending</b>	<b>120,000</b>	<b>425,446</b>

**K Bar Ranch II**  
**Debt Service 2017**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2025 through April 30, 2026**

	<b>Adopted Budget</b>	<b>Actual Year to Date</b>
1 <b>Revenues:</b>		
2 Special Assessments - On-Roll, Net	\$ 667,172	\$ 667,921
3 Prepayment Revenue	-	-
4 Interest	-	13,174
5		
6 <b>Total Revenues</b>	<b>667,172</b>	<b>681,094</b>
7		
8		
9 <b>Expenditures:</b>		
10		
11 Debt Service Obligation , Net	667,172	224,466
18		
19 <b>Total Expenditures</b>	<b>667,172</b>	<b>224,466</b>
20		
21 <b>Excess Expenditures Over (Under) Revenues</b>	<b>-</b>	<b>456,629</b>
22		
23 <b>Other Sources (Uses)</b>		
24 Transfer In	-	-
25 Transfer Out	-	(2,770)
26 <b>Total Other Sources (Uses)</b>	<b>-</b>	<b>(2,770)</b>
27		
28 <b>Fund Balance - Beginning</b>	<b>-</b>	<b>506,335</b>
29		
30 <b>Fund Balance - Ending</b>	<b>-</b>	<b>960,194</b>

**K Bar Ranch II**  
**Debt Service 2021**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2025 through April 30, 2026**

	<b>Adopted Budget</b>	<b>Actual Year to Date</b>
1 <b>Revenues:</b>		
2 Special Assessments - On-Roll, Net	\$ 337,071	\$ 337,449
3 Prepayment Revenue	-	-
4 Interest	-	7,145
5		
6 <b>Total Revenues</b>	<b>337,071</b>	<b>344,594</b>
7		
8		
9 <b>Expenditures:</b>		
10		
11 Debt Service Obligation , Net	337,071	97,598
18		
19 <b>Total Expenditures</b>	<b>337,071</b>	<b>97,598</b>
20		
21 <b>Excess Expenditures Over (Under) Revenues</b>	<b>-</b>	<b>246,997</b>
22		
23 <b>Other Sources (Uses)</b>		
24 Transfer In	-	-
25 Transfer Out	-	(14,213)
26 <b>Total Other Sources (Uses)</b>	<b>-</b>	<b>(14,213)</b>
27		
28 <b>Fund Balance - Beginning</b>	<b>-</b>	<b>276,417</b>
29		
30 <b>Fund Balance - Ending</b>	<b>-</b>	<b>509,202</b>

**K Bar Ranch II**  
**Construction 2017**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2025 through April 30, 2026**

	Adopted Budget	Actual Year to Date
1 <b>Revenues:</b>		
2 Special Assessments - On-Roll, Net	\$ -	\$ -
3 Prepayment Revenue	-	-
4 Interest	-	789
5		
6 <b>Total Revenues</b>	-	789
7		
8		
9 <b>Expenditures:</b>		
10		
11 Construction Expense	-	-
18		
19 <b>Total Expenditures</b>	-	-
20		
21 <b>Excess Expenditures Over (Under) Revenues</b>	-	789
22		
23 <b>Other Sources (Uses)</b>		
24 Transfer In	-	2,770
25 Transfer Out	-	-
26 <b>Total Other Sources (Uses)</b>	-	2,770
27		
28 <b>Fund Balance - Beginning</b>	-	37,462
29		
30 <b>Fund Balance - Ending</b>	-	41,021

**K Bar Ranch II**  
**Construction 2021**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2025 through April 30, 2026**

	Adopted Budget	Actual Year to Date
1 <b>Revenues:</b>		
2 Special Assessments - On-Roll, Net	\$ -	\$ -
3 Prepayment Revenue	-	-
4 Interest	-	836
5		
6 <b>Total Revenues</b>	<b>-</b>	<b>836</b>
7		
8		
9 <b>Expenditures:</b>		
10		
11 Construction Expense	-	-
18		
19 <b>Total Expenditures</b>	<b>-</b>	<b>-</b>
20		
21 <b>Excess Expenditures Over (Under) Revenues</b>	<b>-</b>	<b>836</b>
22		
23 <b>Other Sources (Uses)</b>		
24 Transfer In	-	14,213
25 Transfer Out	-	-
26 <b>Total Other Sources (Uses)</b>	<b>-</b>	<b>14,213</b>
27		
28 <b>Fund Balance - Beginning</b>	<b>-</b>	<b>32,985</b>
29		
30 <b>Fund Balance - Ending</b>	<b>-</b>	<b>48,034</b>

**K Bar Ranch II  
Balance Sheet  
April 30, 2026**

Balance per Bank Statement	\$	235,066.21
Plus: Deposits in Transit		-
Less: Outstanding Checks		(13,849.04)
	<b>\$</b>	<b>221,217.17</b>
Beginning Balance		-
Receipts		145,389.00
Disbursements		(25,923.34)
<b><i>Balance per Book</i></b>	<b>\$</b>	<b>119,465.66</b>

**K Bar Ranch II  
Check Register  
FY2026**

Date	Check #	Payee	Deposit	Deposit	Disbursement	Balance
<b>3/1/2026</b>		<b>Balance</b>		-	-	-
1. General Fund						
3/19/2026			Funds Transfer	145,389.00		145,389.00
3/20/2026	032026ach	Spectrum	10340 Kbar Ranch Pkwy		170.48	145,218.52
3/20/2026	32026	Spectrum	10541 Kbar Ranch Pkwy		170.48	145,048.04
3/24/2026	032426ach2	TECO	Summary Bill		19,197.61	125,850.43
3/24/2026	032426ach1	TECO	10841 Mistflower Ln Gate		86.66	125,763.77
3/24/2026	032426ach4	TECO	K bar ranch parcel I		1,747.02	124,016.75
3/24/2026	032426ach5	TECO	19301 Eage Creek Ln		95.17	123,921.58
3/24/2026	032426ach5	TECO	K Bar Ranch Parcel G		2,255.74	121,665.84
3/24/2026	032426ach7	TECO	10598 K Bar Ranch Pkwy		70.75	121,595.09
3/24/2026	032426ach9	TECO	10580 Kbar Ranch Pkwy		34.02	121,561.07
3/24/2026	3/24/2026	TECO	10598 Kbar Ranch Pkwy		41.43	121,519.64
3/24/2026	3/24/26-2	TECO	10611 Kbar Ranch Pkwy		163.28	121,356.36
3/25/2026	032526ach	Spectrum	19292 Mossy Pine Dr		170.00	121,186.36
3/25/2026	032526ach2	Spectrum	10820 Mistflower Ln		170.00	121,016.36
3/25/2026	032526ach	Southstate Bank	Service Charge		483.92	120,532.44
3/26/2026			Funds Transfer		500.00	120,032.44
3/30/2026	108	Cooper Pools Inc	Pool Maint/Repair		147.09	119,885.35
3/30/2026	109	Business Observer	legal adv		89.69	119,795.66
3/30/2026	033026ach1	Spectrum	10621 Mistflower Ln		170.00	119,625.66
3/30/2026	3/30/2026	Spectrum	10841 Mistflower Ln		160.00	119,465.66
<b>3/31/2026</b>				<b>145,389.00</b>	<b>25,923.34</b>	<b>119,465.66</b>
4/2/2026	102	City of Tampa Utilities	10820 Mistflower Ln		350.19	119,115.47
4/2/2026	103	City of Tampa Utilities	10598 Kbar Ranch Pkwy Trac TM2		1,065.32	118,050.15
4/2/2026	104	City of Tampa Utilities	19339 Eagle Creek Ln		55.00	117,995.15
4/2/2026	105	City of Tampa Utilities	10598 Kbar Ranch Pkwy Trac TM1		690.14	117,305.01
4/2/2026	106	City of Tampa Utilities	10352 Kbar Ranch Pkwy		8.80	117,296.21
4/2/2026	107	Haven Management Solutions, llc	April Management Services		4,637.50	112,658.71
4/2/2026	110	Complete IT	Camera Mgt		3,557.00	109,101.71
4/2/2026	111	Cooper Pools Inc	monthly comm svc		2,840.00	106,261.71
4/2/2026	112	Pine Lake Companies	#5857- Renewal		1,098.94	105,162.77
4/2/2026	113	Pine Lake Companies	renewal		2,862.10	102,300.67
4/2/2026	114	Pine Lake Companies	renewal		26,578.66	75,722.01
4/3/2026	116	Christopher Grossenbacher	Dec BOS MTG		200.00	75,522.01
4/3/2026	040326ach	Spectrum	19302 Eage Creek Ln		130.00	75,392.01
4/5/2026	040526ach	Spectrum	10541 K Bar Ranch Pkwy		180.48	75,211.53
4/5/2026	040526ach1	Spectrum	10711 Mistflower Ln		180.48	75,031.05
4/7/2026	117	Johnson Engineering LLC	Engineering Svcs		9,076.75	65,954.30
4/7/2026	118	Anti-Pesto Bug Killers	Pest Control		142.00	65,812.30
4/7/2026	119	Complete IT	gate maint		2,030.00	63,782.30
4/7/2026	120	Complete IT	cameras		502.43	63,279.87
4/7/2026	121	Blue Water Aquatics, Inc.	Pond/waterway treatment		4,860.00	58,419.87
4/7/2026	040726ach1	Spectrum	10820 Mistflower Ln		331.44	58,088.43
4/8/2026			Funds Transfer	100,000.00		158,088.43
4/8/2026	040826ach	Spectrum	19292 Mossy Pine Dr		185.38	157,903.05
4/9/2026	122	Duzianthan Mohanadoss	March & 4.6.26 BOS MTG		400.00	157,503.05
4/9/2026	123	Greg Halstead	March & 4.6.26 BOS MTG		400.00	157,103.05
4/9/2026	124	Michele Emery	March & 4.6.26 BOS MTG		400.00	156,703.05
4/9/2026	125	Venu Reddy	March & 4.6.26 BOS MTG		400.00	156,303.05
4/10/2026	127	Christopher Grossenbacher	March & 4.6.26 BOS MTG		400.00	155,903.05
4/12/2026	128	W.C. Sherrill and Company LLC	surveying		700.00	155,203.05
4/12/2026	129	Complete IT	tech labor		330.00	154,873.05
4/12/2026	130	Pine Lake Companies			48,752.95	106,120.10
4/12/2026	131	Cooper Pools Inc	Pool Maint/Repair		180.00	105,940.10
4/12/2026	041226ach	Spectrum	10820 Mistflower Ln		10.00	105,930.10
4/13/2026			Funds Transfer	150,000.00		255,930.10
4/15/2026	041526ach	Spectrum	10340 K Bar Ranch Pkwy		170.48	255,759.62
4/17/2026	132	Johnson Engineering LLC	Engineering Svcs		6,137.25	249,622.37
4/20/2026	042026ach	Florida Dept of Revenue	Sales Tax March 2026		177.99	249,444.38
4/20/2026	133	Cintas	hydrant inspection		370.25	249,074.13
4/21/2026	134	PC Consultants	labor-tech		112.50	248,961.63
4/21/2026	135	Duzianthan Mohanadoss	04-15-26 BOS MTG		200.00	248,761.63
4/21/2026	136	Greg Halstead	04-15-26 BOSMTG		200.00	248,561.63
4/21/2026	137	Michele Emery	04-15-26 BOS MTG		200.00	248,361.63
4/21/2026	138	Venu Reddy	04-15-26 BOS MTG		200.00	248,161.63
4/21/2026	139	Christopher Grossenbacher	04-15-26 BOS MTG		200.00	247,961.63
4/21/2026	140	City of Tampa Utilities	10598 Kbar Ranch Pkwy Trac TM2		155.26	247,806.37
4/21/2026	141	City of Tampa Utilities	10598 Kbar Ranch Pkwy Trac TM1		115.80	247,690.57
4/21/2026	042126ach	TECO	Summary Bill		19,061.23	228,629.34
4/22/2026			Funds Transfer		1,000.00	227,629.34
4/24/2026	143	Business Observer	legal adv		216.56	227,412.78
4/24/2026	042426ach	Waste Management	Waste Services		741.31	226,671.47
4/24/2026			Deposit	178.20		226,849.67
4/27/2026	144	Pine Lake Companies	#5857- Renewal		3,137.50	223,712.17
4/27/2026	042726ach	Spectrum	10841 Mistflower Lane		170.00	223,542.17
4/27/2026	042726ach	Spectrum	10621 Mistflower Ln		180.00	223,362.17
4/29/2026	145	Cooper Pools Inc	deposit-new grids		1,975.00	221,387.17
4/29/2026	042629ach	Spectrum	10339 k bar ranch pkwy gate		170.00	221,217.17
<b>Total 1. General Fund</b>				<b>250,178.20</b>	<b>148,426.69</b>	<b>221,217.17</b>

Exhibit 53

[Return to Agenda](#)

**MINUTES OF 04/15/26 REGULAR MEETING**  
**K-Bar Ranch II COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held Wednesday, April 15, 2026, at 6:00 p.m. at the Amenity Center located at 10820 Mistflower Lane, Tampa, Florida 33647. The public was able to listen and/or participate in-person or live via conference.

**I. Call to Order and Roll Call**

The meeting was called to order by District Manager Thibault. Roll was called and a quorum was confirmed with the following supervisors present:

Duzianthan Mohan.....	Board of Supervisors, Chair
Greg Halstead.....	Board of Supervisors, Vice Chair
Michele Emery.....	Board of Supervisors, Assistant Secretary
Chris Grossenbacher .....	Board of Supervisors, Assistant Secretary
Venu Reddy.....	Board of Supervisors, Assistant Secretary

Also present were:

Patricia Thibault.....	District Manager, Haven Management Solutions
Jere Earlywine (via virtual means).....	District Counsel, Kutak Rock
Kirsten Wood (via virtual means) .....	District Counsel, Kutak Rock
Charles Reed .....	District Engineer, Johnson Engineering
Mitch Severson .....	Amenity Clubhouse Manager
Terry McLane.....	Pine Lake Nursery, Inc.
Jeff Cane .....	Pine Lake Nursery, Inc.
Chris Thompson.....	Blue Water Aquatics
Scarlett Spongberg .....	Amenities, Rizzetta & Co.
Aimee Brodeen .....	Field Services Manager, Rizzetta & Co.
Dana Bryant .....	Haven Management Solutions
Michael Sakellarides .....	Amenity Management, Haven Management Solutions
Andres Jimenez (via virtual means).....	Managing Director, Egis
Ryan Rupnarain (via virtual means).....	Senior Risk Services Manager, Egis
Christina Wood (via virtual means).....	Account Manager, Egis
Vasili Kostakis .....	Stantec

Ms. Thibault called the meeting to order at 6:00 p.m. and conducted roll call. Present were Chairman Mohan, Vice Chair Halstead, Supervisor Emery, Supervisor Grossenbacher, and Supervisor Reddy. It was acknowledged that a quorum was established. Ms. Brodeen joined at 6:28 p.m.

**II. Audience Comments (limited to 5 minutes per individual on agenda items)**

Audience member Omkar Veluvolu, a resident of Old Spanish Road, raised concerns over the future development of the vacant land located behind the Old Spanish homes. He noted to the Board that the installation of outdoor courts, including but not limited to pickleball, tennis, volleyball, and basketball courts would lead to privacy concerns, increased noise levels, and potential security issues. He suggested building an indoor fitness center and heavily urged the Board to reconsider the outdoor courts.

Another resident of Old Spanish Road expressed similar concerns, noting that the sounds and lights from the courts would disturb his young children’s sleep schedules. He noted his objection to the project. Ms. Thibault advised that the Board had not made any decisions or received proposals, it was just on the agenda for discussion.

48 A third resident of Old Spanish Road shared that he supported the construction of outdoor courts, having noted that his  
49 children didn't currently have anywhere to play safely. He did note that he could see an issue with the pickleball courts,  
50 but everything else would be fine. He shared his opinion that the current area was unsafe and that the complaints about  
51 the noise were exaggerated.

52 Primita, another resident of Old Spanish Road, expressed concerns about outdoor courts as well, noting specifically that  
53 she was worried about potential safety and behavior issues regarding teenagers and adolescents. She mentioned dirt bikes  
54 and e-bikes as a safety concern, noting as well that while security at the amenity center could track occupants, the outdoor  
55 courts would have no way of doing so. Primita advised that the grass in the vacant land was important for drainage during  
56 hurricane Milton. She also noted that she and her family did not want any responsibility associated with injuries someone  
57 might acquire while using the outdoor courts.

58 Another resident of Old Spanish Road, Monica, questioned why an additional 2 pickleball courts are needed when they  
59 already have one. She noted that pickleball would be noisy and does not serve the entire community, and suggested  
60 adding lights to the existing courts, and building a gym on the lot instead.

61 Another resident asked about resurfacing Court 1 as water trapped underneath it had made it uneven.

62 A sixth resident asked if a new rule could be enforced prohibiting teenagers from riding their dirt bikes in common areas.

63 Another resident made observations regarding the funding of the future project for the vacant lot.

64 Another resident of Old Spanish Road suggested the Board consider sending a community wide survey analyzing the  
65 pros and cons and any budget or legal issues within Tampa/FL regarding pickleball. He noted that the Board should  
66 consider health issues and stress levels associated/impacted by pickleball and the constant noise. He noted lawsuits with  
67 pickleball as a nuisance, and that construction should be restricted 250 feet from homes. The resident suggested building  
68 a wellness center/enclosed structure to ensure that the property value doesn't drop.

69 **Other Items to be Introduced**

70 **1. Discussion of Egis Site Assessment & Findings**

- 71 - Mr. Jimenez introduced himself and his team, giving a brief rundown of their services. Mr. Rupnarain  
72 presented their report, noting that many of their recommendations from 2020 and 2023 centering around  
73 preventative maintenance and signage were implemented. He shared their current recommendations,  
74 suggesting that they ensure that the inspection and maintenance program for the pool furniture was being  
75 upheld consistently, and reconfiguration of the storage room to follow NFPA and OSHA recommendations  
76 to have 36 inches of clearance in front of an electrical panel.
- 77 - He mentioned playground signage, noting that their existing signs cover most of their bases. He suggested  
78 that they replace the labels on the signs that state the age ranges the manufacturers designed the structures  
79 for. Mr. Earlywine asked about the degree of specificity needed on the label. Mr. Rupnarain advised that  
80 the structure needs only to state the age range the manufacturer designed it for.
- 81 - Mr. Rupnarain noted the playground had drains protruding beyond the plate surface, serving as a tripping  
82 hazard for kids, and is unlikely to actually capture water the way it was meant to.
- 83 - He recommended having an internal process to check the defibrillator monthly.
- 84 - Mr. Rupnarain suggested they increase the amount of mulch to 9 inches and offered an example of what  
85 they may have to do to reach that amount.
- 86 - Lastly, he noted that they either restrict use of the area next to the parking lot or designate it as a passive  
87 open space. Supervisor Reddy asked if there was a specific mulch they should be using. Ms. Thibault  
88 explained some of the mulch options. She confirmed that she had spoken to Pine Lake and they had agreed  
89 to check on the mulch periodically and ensure it doesn't end up in the drains. Mr. Cane elaborated on the  
90 mulch options. Mr. Earlywine asked if they had everything they needed and if Egis could further elaborate  
91 on the insurance policy they might need. Chairman Mohan asked about the insurance needs for social and

92 non-social rental-type situations for events. Ms. Thibault, Mr. Earlywine, Chairman Mohan, and Mr.  
93 Jimenez discussed the Villages and events that would be hosting these events. Mr. Jimenez was able to offer  
94 some answers for the Board, noting that the verbiage in the policy would be important moving forward.  
95 The Board discussed the liability policy for the district, noting that they'd rather have the CDD covered,  
96 and then if an individual wants their own insurance, they would be in charge of that and notified as such.  
97 Mr. Jimenez suggested requiring waivers, which Mr. Earlywine noted they already did. Mr. Earlywine noted  
98 the pickleball issue was similar to the issue previously discussed.

99 **Professional Vendor Presentations**

100 **2. Engineer RFQ and Approval of Competitive Selection Criteria**

101 - Ms. Thibault advised that a termination letter had been received from Johnson Engineering and noted that  
102 the next step would be to motion to accept the termination.

103 On a MOTION by Chairman Mohan, SECONDED by Vice Chair Halstead, WITH ALL IN FAVOR, the Board Approved  
104 the Letter of Termination from Johnson Engineering for the K-Bar Ranch II Community Development District.

105 - Mr. Earlywine thanked Mr. Reed for being present.  
106 - Ms. Thibault advised that they had reached out to other engineering companies and that Mr. Earlywine had  
107 put together an interim engineering services agreement if they wished to move forward.  
108 - Mr. Kostakis from Stantec introduced himself and gave a brief overview of his experience and his  
109 specialties. Mr. Earlywine spoke to the Board about the Consultants Competitive Negotiation Act and the  
110 RFQ process.

111 On a MOTION by Chairman Mohan, SECONDED by Vice Chair Halstead, WITH ALL IN FAVOR, the Board Approved  
112 the Temporary Interim Engineering Services Agreement with Stantec for the K-Bar Ranch II Community Development  
113 District.

114 - Ms. Thibault introduced the RFQ. Mr. Earlywine presented and explained the RFQ process to the Board,  
115 noting what was needed from them today.

116 On a MOTION by Supervisor Emery, SECONDED by Chairman Mohan, WITH ALL IN FAVOR, the Board Approved  
117 the Competitive Selection Criteria for the K-Bar Ranch II Community Development District.

118 **B. District Engineering Report – Johnson Engineering**

119 **1. Update & Discussion on Playground Drains**

120 - Mr. Reed presented his report, noting that most of what he had were proposals for the playground. Ms.  
121 Thibault noted that Mr. Severson assisted in obtaining the proposal that addressed the rubber mulch. She  
122 also noted having spoken with Mr. Cane as to whether their quote would cover enough cubic yards, which  
123 he seemed confirmed. Ms. Thibault reiterated what each proposal was offering. Mr. Kostakis shared his  
124 notes and comments on the drainage issues at the playground before presenting his proposal. Mr. Crane  
125 explained some of their installation process. An audience member associated with Pine Lake noted that  
126 they may be able to lower the proposal to around \$3,000.

127 **2. Consideration for Mulch Proposal for Playground – Green Roots - \$44,374**

128 **3. Consideration for Mulch Proposal for Playground – Steadfast - \$20,100**

129 **4. Consideration for Mulch Proposal for Playground – Pine Lake - \$6,909.90**

130 - Supervisor Grossenbacher asked whether the proposal included the initial estimate.

131 On a MOTION by Supervisor Emery, SECONDED by Vice Chair Halstead, WITH ALL IN FAVOR, the Board Accepted  
132 the Mulch Proposal for the Playground from Pine Lake for \$6,906.90 for the K-Bar Ranch II Community Development  
133 District.

- 134           **5. Update and Discussion on Sidewalk Flooding Concerns – 19308 Eagle Creek Ln.**  
135           - Mr. Cane discussed the sidewalk flooding, noting that Pine Lake did not want to mess with this drain. Mr.  
136           Kostakis advised placing bloom instead of sod, as they had done that previously. Ms. Thibault asked the  
137           Board if they would like for Mr. Kostakis and Mr. Cane to work together and come up with a proposal for  
138           the next meeting to remediate the issue. The Board agreed.
- 139           **6. Update and Discussion on Pond 221 MES**  
140           - Ms. Thibault noted they were having problems with erosion control before introducing Blue Water to  
141           present their proposal.
- 142           **7. Consideration for Erosion Pond 23 Formerly Known as 221 Erosion Control Proposal - \$9,890. 45 for**  
143           **Pond 23**  
144           - Blue Water presented their proposal, noting for the Board the processes they would follow to mitigate the  
145           erosion. Chairman Mohan asked what the team meant by relieve, which Blue Water was able to explain.  
146           They advised that their methods were standardized, and that they would take slow action. They walked  
147           through their options and methods. Ms. Thibault asked if they could revise their proposal to include the  
148           language noting that it would need to be 10 feet out from the mitered end. Blue Water confirmed they could.

149           On a MOTION by Supervisor Grossenbacher, SECONDED by Chairman Mohan, WITH ALL IN FAVOR, the Board  
150           Accepted the Erosion Control Proposal from Blue Water for \$9,890 with the Language Correction Noting 10 Feet from  
151           the Mitered End for the K-Bar Ranch II Community Development District.

- 152           - Chairman Mohan referenced issues with a specific pond. Vice Chair Halstead asked about the grass. Blue  
153           Water noted they don't spray the native grasses and torpedo grass shouldn't get much higher than 4-5 inches  
154           between visits.
- 155           - Ms. Thibault asked if Blue Water could provide a marketing pamphlet or material detailing/noting invasive  
156           versus native plants for Mr. Severson to disperse to residents. Blue Water advised that they could provide  
157           a poster with that information. Ms. Thibault suggested they send it out as an email. She noted Mr.  
158           Earlywine's office would get them a contract for the pond and suggested that Blue Water get with Mr.  
159           Kostakis to review the contractor before payment is made.
- 160           - Blue Water fielded some questions regarding the algae and pond levels.
- 161           **8. Update and Discussion on Additional Fencing Quote (Old Spanish)**  
162           **9. Consideration for Fence Install Proposal – Tampa Fence - \$2,668**  
163           - Ms. Thibault noted the location of the lack of fencing for the Board. She summarized what was included in  
164           the fencing proposal, noting that it was a rough quote and must be verified for accuracy. Ms. Thibault  
165           advised the Board that Mr. Reed had ordered the proposal, which Mr. Severson confirmed. The Board noted  
166           that the proposal did not specify what was going to be installed and where. Ms. Thibault confirmed she  
167           would investigate for a bulk fencing project for all entrances and bring a proposal to the next meeting. Mr.  
168           Severson noted that they had taken measurements and confirmed he would reach out for secondary  
169           proposals.
- 170           **10. Discussion of Acre Parcel (Additional Amenities Area)**  
171           - To be discussed at the next meeting.
- 172           **11. Discussion on K-Bar Ranch II Trip Hazard and Top Patch Detailed List**  
173           - Ms. Thibault advised that they did have someone come in and investigate for tripping hazards and sidewalk  
174           cracks. She advised focusing on the detectable warnings, which are called ADA mats. She reported that the  
175           proposal for that was \$37,500.
- 176           **12. Consideration for Trip Hazard and Top Patch Proposal – Roadway Concepts - \$5,099.40**  
177           **13. Consideration for Detectable Warnings Proposal - \$37,500**  
178           - Ms. Thibault asked Mr. Kostakis to search for additional proposals. She stated she'd like to bring it to the  
179           next meeting and emphasized the importance of dealing with this issue as it pertains to ADA compliance.  
180           Mr. Kostakis confirmed he could reach out to his contractors and have them submit proposals to repair and  
181           replace the mats.

- 182 - Supervisor Reddy noted an issue with the sidewalk at Eagle Creek. Mr. Kostakis advised that he would ask  
183 Mr. Reed about it. Ms. Thibault advised that the item was being pushed to the next agenda because Mr.  
184 Kostakis needed to review the area fully. Mr. Earlywine advised that any project they decide to do there  
185 would have to go through the budget cycle in the summer and go through public hearing.

186 **Pine Lake Proposals**

187 **i. Pine Lake – Gated Entry Bed Redesigns - \$53,508.89**

- 188 - Mr. Cane presented the proposal, noting that he had replaced the border-friendly plant material with an  
189 option that would be more successful and that it would be a mix of perennials, though it would be more  
190 expensive. He fielded questions from the Board regarding the options he laid out for them. Ms. Thibault  
191 informed the board that they had about \$25,000 budgeted for plant replacement for the fiscal year. She  
192 asked if they had any interest in parceling out different bed areas in order to advance. Supervisor  
193 Grossenbacher noted that he liked the improvement in the community but liked the annuals as well. Mr.  
194 Cane elaborated further, noting that the upgrade would be longer lasting than the previous plant material.  
195 Ms. Thibault asked about the 2 beds by the front of the amenity center. Vice Chair Halstead asked if the  
196 annuals were more expensive, to which Mr. Cane answered yes. Ms. Thibault advised that the district had  
197 about \$15,000 left after expending \$31,000 on landscape annuals and flowers. She reviewed the budget,  
198 noting for the Board how much they had available in their accounts, and suggested phasing in different  
199 beds, doing some now and doing some later, to avoid maxing out their accounts. Ms. Thibault offered a  
200 few other solutions, including moving money out of the unassigned fund balance. Mr. Earlywine noted that  
201 they would need to take the legal language removed from the proposals as they would be subject to the  
202 previously established contracts.

203 On a MOTION by Vice Chair Halstead, SECONDED by Supervisor Reddy, WITH A NAY FROM SUPERVISOR  
204 GROSSENBACHER, the Board Approved the Pine Lake Gated Entry Bed Redesigns Proposal for \$55,5132.39 4-1 for  
205 the K-Bar Ranch II Community Development District.

206 **ii. Pine Lake – Mulch Installation Proposal - \$43,758**

- 207 - Mr. Cane suggested they would be able to save the Board money on mulch. Ms. Thibault covered the  
208 budgeted amount available to the Board.

209 On a MOTION by Supervisor Grossenbacher, SECONDED by Vice Chair Halstead, WITH ALL IN FAVOR, the Board  
210 Approved the Pine Lake Mulch Installation Proposal for \$43,758 for the K-Bar Ranch II Community Development  
211 District.

212 **iii. Pine Lake – Meadowpoint Well Privacy Hedgegrow - \$3,468.23**

- 213 - Mr. Cane explained the proposal to the Board. Ms. Thibault advised that this was the only one that was  
214 exposed. The Board had a few questions for Mr. Cane, which he was able to answer.

215 On a MOTION by Supervisor Grossenbacher, SECONDED by Supervisor Emery, WITH ALL IN FAVOR, the Board  
216 Approved the Pine Lake Meadowpoint Well Privacy Hedgegrow for \$3,468.23 for the K-Bar Ranch II Community  
217 Development District.

218 **E. District Counsel**

219 **1. Consideration of the First Amendment to Landscaping Maintenance Services Agreement**

- 220 - Mr. Earlywine presented the amendment, noting that they'd like to bring the contract back to next summer  
221 for public bid, as they are not in sync with their budget cycle currently. He noted they would be extending  
222 the contract through September 30<sup>th</sup> of 2027. He advised that there would be a price increase.

223 On a MOTION by Supervisor Venu, SECONDED by Chairman Mohan, WITH ALL IN FAVOR, the Board Adopted the  
224 First Amendment to the Landscaping Maintenance Services Agreement for the K-Bar Ranch II Community Development  
225 District.

- 226 - Supervisor Emery asked if the Board needed to bid on a company if they were happy with the services they  
227 were receiving. Mr. Earlywine was able to provide an answer.

228 **D. Field Services**

229 **1. Rizzetta K-Bar Ranch II Community Asset Management Report**

- 230 - Ms. Brodeen presented their report, noting that the palm trees needed to be trimmed, Eagle Creek was still  
231 on the radar, the tree stakes and installation needed to be on the radar as well. Ms. Thibault asked about the  
232 trees, noting that they had reached out to an arborist for an independent review of the trees. She explained  
233 the issue with the trees, finding that they have not been expanding as they should. Mr. Cane was able to  
234 elaborate on the topic. Mr. Earlywine noted they might have a statute of limitations problem were they to  
235 try and pursue legal action against the initial tree developer. The Board discussed what was and was not  
236 done 4 years ago, noting what they had been told by their previous counsel. Mr. Earlywine explained the  
237 general parts of a turnover process and asked what the magnitude of the issue was. Ms. Thibaut noted it  
238 was 30-40 trees. Ms. Brodeen noted she had graphs.

239 **2. Consideration and Discussion of Arborist Aboard Proposal for Tree Assessment - \$400**

240 On a MOTION by Vice Chair Halstead, SECONDED by Chairman Mohan, WITH ALL IN FAVOR, the Board Accepted  
241 the Arborist Aboard Proposal for Tree Assessment for \$400 for the K-Bar Ranch II Community Development District.

- 242 - Supervisor Reddy asked about liability.

243 **3. Haven Management Solution Monthly Field Report**

- 244 - Mr. Bryant introduced himself and shared some of his background. He reported his walk-through findings  
245 noting that there was one particularly bad tree, some of the landscaping was a little over-pruned, the turf  
246 was inconsistent, bald spots at the community entrance, and that the landscaping is messy around the pool.  
247 He made a few recommendations regarding what he saw.

248 **4. Discussion of Haven Management Field Services Proposal**

- 249 - Ms. Thibault advised that there would be no increase in cost. The Haven team stepped out for the Board  
250 discussion. Mr. Earlywine suggested shortening the meetings. The Board discussed the difference in prices  
251 between Haven and Rizzetta, the difference in reports between Ms. Brodeen and Mr. Bryant, finding that  
252 Ms. Brodeen's report was more informative. The Board also discussed possible savings, noted that Mr.  
253 Bryant was extremely knowledgeable, compared reports again, and discussed finances and pricing. The  
254 Board had questions for Ms. Thibault, so she returned. Supervisor Reddy asked about an overseer included  
255 in the pricing. Ms. Thibault confirmed they did have a price point for an overseer in the initial proposal as  
256 the Board had not addressed a need for field services. She noted that the contract the Board voted on did  
257 not have a line for field services. Chairman Mohan asked about the payment and pricing options for the  
258 field services position. Ms. Thibault referenced the pricing from other districts. She also emphasized the  
259 importance of always being caught up with what's going on, noting that she does her research immediately  
260 when an issue occurs. Chairman Mohan asked for clear feedback from the report. Ms. Thibault noted Mr.  
261 Bryant is able to identify the root of the issue versus just advising on a general level. Supervisor Emery  
262 noted they were looking for detail at the same level of Ms. Brodeen's report. Ms. Thibault confirmed they  
263 could make that happen.

264 On a MOTION by Supervisor Venu, SECONDED by Chairman Mohan, WITH SUPERVISOR GROSSENBACHER  
265 OPPOSED, the Board Accepted the Haven Management Field Services Proposal with 30 Day Termination for the K-Bar  
266 Ranch II Community Development District.

- 267 - Chairman Mohan left at 9:05.

268 **E. District Counsel**

269 **2. Discussion of May 20<sup>th</sup> Rulemaking**

270 **i. Approve Form of Notice of Rule Development & Rulemaking for the June meeting**

271 On a MOTION by Vice Chair Halstead, SECONDED by Supervisor Venu, WITH ALL IN FAVOR, the Board Approved  
272 the Form of Notice of Rule Development & Rulemaking for the June Meeting for the K-Bar Ranch II Community  
273 Development District.

274 **ii. Proposed Holiday Lighting Policy**

- 275 - Mr. Earlywine advised that the Board could add holidays at any time if they wanted to.

276 On a MOTION by Supervisor Grossenbacher, SECONDED by Supervisor Emery, WITH ALL IN FAVOR, the Board  
277 Approved the Proposed Holiday Lighting Policy for the K-Bar Ranch II Community Development District.

278 **iii. Proposed Common Area Enforcement Rule (Trespass Resolution Ex)**

- 279 - Mr. Earlywine advised that this rule would require a rulemaking hearing. He noted one of the questions  
280 was whether they wanted to allow catch-and-release fishing in the ponds. Supervisor Emery detailed to him  
281 what the current policy states, noting she'd like to keep it the same. Mr. Earlywine argued for different  
282 views, noting the Board could approach the enforcement of recreational areas in different ways. Vice Chair  
283 Halstead advised that the signs are mislabeled as there is no real legality/illegality. Mr. Earlywine agreed  
284 and emphasized the importance of making sure the signage is correct and that there is an agreement with  
285 the sheriff's department in place. He informed the Board that they are able to impart fines and can enforce  
286 the rules that way. The Board discussed the fish in the pond.

287 On a MOTION by Vice Chair Halstead, SECONDED by Supervisor Reddy, WITH ALL IN FAVOR, the Board Approved  
288 the Proposed Common Area Enforcement Rule for the K-Bar Ranch II Community Development District.

289 **iv. Proposed Parking Enforcement Rule & Traffic Enforcement Agreement**

- 290 - Ms. Thibault advised that they are not doing roam towing. Vice Chair Halstead asked about having a  
291 designated patrol and enforcing cars blocking the sidewalk, before noting that he was in favor of having a  
292 tow truck come in and start towing. Supervisor Emery mentioned cars parked sideways in driveways. Mr.  
293 Earlywine expressed trepidation at towing cars from a resident's driveway, even if it does block the  
294 sidewalk. He noted he would look into it. Mr. Earlywine explained the contractual relationship between the  
295 district and the towing company, noting they could improve the language in the contract to better protect  
296 them from liability. Supervisor Reddy noted some practices of unscrupulous towing companies that he does  
297 not like. Ms. Thibault advised that for other districts she has worked with counsel to update the policy,  
298 given the residents an abundance of warnings at least a week in advance, and approved a company that has  
299 body cams on all of the tow truck drivers. She advised the Board of questions to ask when they are  
300 interviewing potential towing companies. Ms. Thibault advised noted that another district had decided that  
301 if the back door is over the sidewalk, they would tow. Supervisor Emery noted they have had daytime issues  
302 with parking and towing as well.

303 On a MOTION by Supervisor Emery, SECONDED by Supervisor Grossenbacher, WITH ALL IN FAVOR, the Board  
304 Approved the Proposed Parking Enforcement Rule & Traffic Enforcement Agreement for the K-Bar Ranch II Community  
305 Development District.

306 **v. Proposed Rules of Procedure**

- 307 - Mr. Earlywine explained that this change would extend the length of their contracts, notably for preferred  
308 contractors. He explained another rule change dealing with substantive changes, noting it would create  
309 more flexibility for the district.

310 On a MOTION by Vice Chair Halstead, SECONDED by Supervisor Grossenbacher, WITH ALL IN FAVOR, the Board  
311 Approved the Proposed Rules of Procedure for the K-Bar Ranch II Community Development District.

312 **vi. Proposed Amenity Rule & Rates and Associated Rental Agreement**

- 313 - Mr. Earlywine presented the redline changes.

314 On a MOTION by Supervisor Emery, SECONDED by Supervisor Reddy, WITH ALL IN FAVOR, the Board Approved  
315 the Amenity Rule & Rates and Associated Rental Agreement for the K-Bar Ranch II Community Development District.

316 **vii. Proposed Resolution 2026-10- Disbursement of Funds and Credit Card Authorization**

- 317 - Mr. Earlywine explained that this was the resolution to clarify the amount Mr. Severson is authorized to  
318 spend per month. The Board discussed the amount to be allocated to Mr. Severson. The Board agreed to  
319 increase the not-to-exceed amount to \$500 on an emergency basis.

320 On a MOTION by Supervisor Emery, SECONDED by Supervisor Grossenbacher, WITH ALL IN FAVOR, the Board  
321 Approved the Proposed Resolution 22026-10, Disbursement of Funds and Credit Card Authorization NTE \$500 on an  
322 Emergency Basis for the K-Bar Ranch II Community Development District.

- 323 - Supervisor Emery suggested Mr. Severson be reimbursed for personal funds spent on district events.

324 On a MOTION by Supervisor Emery, SECONDED by Vice Chair Halstead, WITH ALL IN FAVOR, the Board Approved  
325 \$595.86 to Mr. Severson for the Easter Event for the K-Bar Ranch II Community Development District.

326 **3. Consideration for Adoption Resolution 2026-09 – CDD General Elections Seat 4 and 5**

- 327 - Mr. Earlywine explained the resolution. Ms. Thibault advised that any supervisor could register to be a  
328 candidate at this time. Mr. Earlywine noted that the qualifying period is June 6<sup>th</sup> through the 12<sup>th</sup>. Ms.  
329 Thibault confirmed she would send the necessary information along.

330 On a MOTION by Supervisor Grossenbacher, SECONDED by Supervisor Emery, WITH ALL IN FAVOR, the Board  
331 Adopted Resolution 2026-09 for the CDD General Elections Seat 4 and 5 for the K-Bar Ranch II Community  
332 Development District.

333 **4. Discussion Regarding K-bar Ranch II CDD Workshop Meetings, Advertising, Generic Agenda, Minute Taking,**  
334 **Etc.**

- 335 - Mr. Earlywine advised that the district could advertise the workshop meetings in the Business Observer.  
336 He noted that the presence of more than one supervisor would require meeting minutes to be taken. Ms.  
337 Thibault advised that they should advertise and requested the schedule be sent to her. Vice Chair Halstead  
338 asked about the minutes and transcription methods, which Ms. Thibault noted was being looked into. She  
339 introduced a team member and explained a Haven program that starts team members in admin and trains  
340 them up into district management positions. Ms. Thibault confirmed the audio is always available for public  
341 records request.

342 **F. Clubhouse and Amenity Manager**

343 **1. Presentation of Amenity Center Report**

- 344 - Mr. Severson presented the Amenity Center Report. He noted that the gates lost power. The Board discussed  
345 pressure washing.

346 **2. Consideration for Approval: Cooper Pools Proposal – Installation of New Grids - \$3,950**

- 347 - Ms. Thibault presented the proposal, noting that Cooper Pools indicated why they needed new grids. She  
348 stated that per their explanation, damaged grids would allow dirt and debris to bypass the filter and return  
349 to the pool, which would cause cloudy water and sanitation issues. Ms. Thibault noted she would be  
350 requesting an explanation on all of their proposals with Cooper Pools moving forward.

351 On a MOTION by Supervisor Grossenbacher, SECONDED by Supervisor Emery, WITH ALL IN FAVOR, the Board  
352 Approved the Cooper Pools Proposal for an Installation of New Grids for \$3,950 for the K-Bar Ranch II Community  
353 Development District.

354 **3. Consideration for Approval: Chaise Lounges (21)**

- 355 - Mr. Severson presented the proposals. He noted that Sunbrite was the company that originally supplied the  
356 lounges.
- 357 ○ Outdoor Furniture - \$3,720
  - 358 ○ Suncoast Furniture - \$4,108
  - 359 ○ Sunbrite - \$3,235

360 On a MOTION by Supervisor Grossenbacher, SECONDED by Supervisor Emery, WITH ALL IN FAVOR, the Board  
361 Approved the Sunbrite Proposal for \$3,235 for the K-Bar Ranch II Community Development District.

362 **4. Consideration of Proposal for Amenity Management Services:**

- 363 ○ **Rizzetta**
- 364 ■ Rizzetta presented, noting that staffing would increase and insurance would remain the  
365 same.
- 366 ○ **Haven Management Solutions**
- 367 - Mr. Sakellarides presented for Haven Management. He spoke about his and his team's backgrounds, and  
368 what makes their staff different from other companies, noting that the staff have come from companies  
369 where they worked long hours and they were not looking for overhead management fees. He used a  
370 community with a similar budget to present some of the services and events Haven offers. He noted they  
371 are independent and do not work for properties or foster individual relationships. Mr. Sakellarides noted  
372 that he had a vendor for the drainpipe at the playground who had installed other pipes so as not to be a  
373 tripping hazard, and that they could partner with the HOA to help push towing along. Mr. Sacks continued  
374 to present the services offered by the Amenity Team at Haven Management Solutions, noting security and  
375 hours.
  - 376 - The Board discussed the proposals, touching on pricing, hours, and community engagement. Supervisor  
377 Reddy suggested that if they change companies, they get a whole new team. The Board continued to discuss.

378 On a MOTION by Vice Chair Halstead, SECONDED by Supervisor Grossenbacher, WITH ALL IN FAVOR, the Board  
379 Approved the Haven Management Solutions Amenity Management Services Proposal for the K-Bar Ranch II  
380 Community Development District.

381 **Other Items to be Introduced:**

- 382 - **Discussion of Lighting for Tennis Court**
- 383 ○ Mr. Kostakis reported on his research into the two companies, noting that he looked into the  
384 attachment methods in terms of fixtures and the warranty options. Ms. Thibault noted her concerns  
385 that lumens would not be sufficient for night tennis, and regarding their attachment to the bench  
386 model. The Board discussed the electrical needs. She requested Mr. Kostakis do further research  
387 and return with the proposals to the next meeting. The Board discussed closing off access to the  
388 pool area depending on the electrical needs. Ms. Thibault asked Mr. Kostakis to work with Mr.  
389 Sakellarides on the proposals. The Board discussed solar lights.

- 390 - Toolman Electric  
391 - Tweener Lighting

392 **G. District Management**

393 **1. Consideration of Board Assigned Amounts – Fund Balance for the General Fund**

- 394 - Ms. Thibault advised the Board as to the different options available to them regarding their funds. She  
395 suggested they could assign different amounts as allowed, noting that she could bring forward a budget  
396 amendment to the next month that would allow them to bring forward additional funds that would cover  
397 quite a few of the projects they had been discussing.

398 On a MOTION by Vice Chair Halstead, SECONDED by Supervisor Reddy, WITH ALL IN FAVOR, the Board Approved  
399 the Board Assigned Amounts Fund Balance for the General Fund for the K-Bar Ranch II Community Development  
400 District.

401 **III. Administrative Items**

- 402 - Ms. Thibault explained the Consent Agenda to the Board. She informed the Board that she is always  
403 available to discuss financial and budgetary items.

404 On a MOTION by Supervisor Grossenbacher, SECONDED by Vice Chair Halstead, WITH ALL IN FAVOR, the Board  
405 Approved the Consent Agenda for all of the Administrative Items for the K-Bar Ranch II Community Development  
406 District.

407 **A. Consideration for Approval: The Summary Minutes of the Board of Supervisors Meeting Held on April 15,**  
408 **2026**

409 **B. Consideration for Acceptance – The Unaudited Financial Statements – March 2026**

410 **C. Consideration for Ratification:**

- 411 - Cooper Pools Proposal – Stenner Quick Pro Roller Assembly & Stenner main Shaft for 45 & 85 Series Pumps  
412 - \$147.09  
413 - Cooper Pools Proposal - Plunge Repair - \$180

414 **D. Consideration for Acceptance**

- 415 - K-Bar Ranch II Audited Financial Statements – September 30, 2025  
416 - Letter to the Board of Supervisors

417 **IV. Other Items to Be Introduced**

418 **1. Consideration for Mailbox Slot Sticker Replacement - \$230.76 per village**

- 419 - Mr. Severson presented the topic.

420 On a MOTION by Supervisor Grossenbacher, SECONDED by Vice Chair Halstead, WITH ALL IN FAVOR, the Board  
421 Approved the Mailbox Slot Sticker Replacement for \$230.76 Per Village for the K-Bar Ranch II Community  
422 Development District.

423 **V. Audience Comments – New Business – (limited to 3 minutes per individual)**

- 424 - No audience members were present.

425 **VI. Supervisor Requests**

- 426 - Vice Chair Halstead asked about adding a Little Library/book exchange to the community.

427 **VII. Adjournment**

428 On a MOTION by Vice Chair Halstead, SECONDED by Supervisor Reddy, WITH ALL IN FAVOR, the Board  
429 Adjourned the Meeting for K-Bar Ranch II Community Development District.

430

431 *~Any individual who wishes to appeal a decision made by the Board with respect to any matter considered at this meeting*  
432 *is hereby advised that they may be responsible for ensuring that a verbatim record of the proceedings is made, including*  
433 *all testimony and evidence upon which the appeal is based.~*

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\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

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\_\_\_\_\_  
**Printed Name**  Secretary  Assistant Secretary

\_\_\_\_\_  
**Printed Name**  Chairman  Vice Chairman

Exhibit 54

[Return to Agenda](#)

2664 Cypress Ridge Blvd | Suite 103  
Wesley Chapel, FL. 33544  
<https://completeit.io>  
(813) 444-4355



**Customer Contact Information:**

K Bar Ranch 2 CDD  
3434 Colwell Avenue STE 200  
Tampa, FL, United States 33614

Estimate # 6171  
Estimate Date 04-30-26  
Sales Team Member

Total	<b>\$1,000.00</b>
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Item	Description	Unit Cost	Quantity	Line Total
(none)	UHF Tamper Resistant Windshield Transmitter. Comes in boxes of 100 units.	\$10.00	100.0	\$1,000.00

*Patricia Thibault*

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**THIS IS ONLY AN ESTIMATE**

Subtotal	\$1,000.00
Tax (if applicable)	\$0.00
<b>Estimate Total</b>	<b>\$1,000.00</b>

Due to ongoing tariff discussions, final pricing may be subject to change. For any questions, please contact us at [info@completeit.io](mailto:info@completeit.io).

**For Approval Sign Here:** \_\_\_\_\_

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

**Billing Contact:**

- **Name:** \_\_\_\_\_
- **Email :** \_\_\_\_\_

Exhibit 55

[Return to Agenda](#)



## KBar Ranch II - Clubhouse Well Repair

**Date** 3/17/2026

**Customer** Patricia Thibault | Haven Management Solutions | 255 Primera Boulevard, Suite 160 | Lake Mary, FL 32746

**Property** KBAR Ranch II | 10820 Mistflower Lane | Tampa, FL 33647

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Repair Clubhouse well that that is not operation due to bad VFD Control Drive.

*Patricia Thibault*

### Clubhouse Well Repair

Also approved By CHairman via email sent on 04.29.26

#### Well Repair

Items	Quantity	Unit	Price
VFD Install Fee	1.00	EA	\$473.33
Grundfos Smartflo VFD 7.5Hp	1.00	EA	\$9,096.23
Misc Supplies and Fittings	1.00	EA	\$287.43
<b>Well Repair :</b>			<b>\$9,856.99</b>
<b>PROJECT TOTAL:</b>			<b>\$9,856.99</b>

### Terms & Conditions

## Terms & Conditions

## Payment Terms

- Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

- Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.
- If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.
- Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

## E X C L U S I O N S

The Following matters are excluded from the Work, unless specified in writing to the contrary:

- **This Proposal price is valid for Thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.**
- Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.
- Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.
- Soil replacement where base material and/or aggregate material was removed for proper planting
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
- Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges
- MOT for temporary traffic control
- Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs
- Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape
- We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

- Backflow Connection
- Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.
- Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.
- Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:
  - Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.
  - Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.
  - Existing tree preservation, barricading, pruning, root pruning, or inventory
  - Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work
  - Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors
  - Warranty on transplanted plant material from the project site
  - Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

#### **Procedure for Extra Work, Changes and Escalation**

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

#### **Escalation Clause**

- In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

## **Warranty and Tolerances**

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work
- Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract
- Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried

materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the


Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

- Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities
- Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client
- Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor
- Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.
- Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

## Material Tolerances

- Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.
- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone
- Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation
- Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.
- Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system
- Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

- Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials
- Material Grades: The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.
- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By   
 \_\_\_\_\_  
**Terry Mclane**

Date 3/17/2026  
 \_\_\_\_\_  
**Pine Lake Services, LLC**

By \_\_\_\_\_  
**Patricia Thibault**

Date \_\_\_\_\_  
 \_\_\_\_\_  
**Haven Management Solutions**

Exhibit 56

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## KBar Ranch II CDD - Well 3 Repair 4-26

**Date** 4/16/2026  
**Customer** Patricia Thibault | Haven Management Solutions | 255 Primera Boulevard, Suite 160 | Lake Mary, FL 32746  
**Property** KBAR Ranch II | 10820 Mistflower Lane | Tampa, FL 33647

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at [projects@pinelakeLLC.com](mailto:projects@pinelakeLLC.com) or (813) 948-4736.

Repairs to Well 3 found during the April Irrigation Inspection.

### Well Repair

#### Irrigation Enhancement

Items	Quantity	Unit	Price
Relief Valve 1"	1.00	EA	\$368.33
Pressure Guage	1.00	EA	\$19.31
Installation Fee	1.00	EA	\$271.70
<b>Irrigation Enhancement:</b>			<b>\$659.34</b>
<b>PROJECT TOTAL:</b>			<b>\$659.34</b>

### Terms & Conditions

## Terms & Conditions

### Payment Terms

- Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

- Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.
- If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.
- Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

## E X C L U S I O N S

The Following matters are excluded from the Work, unless specified in writing to the contrary:

- **This Proposal price is valid for Thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.**
- Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.
- Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.
- Soil replacement where base material and/or aggregate material was removed for proper planting
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
- Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges
- MOT for temporary traffic control
- Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs
- Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape
- We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

- Backflow Connection
- Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.
- Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.
- Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:
  - Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.
  - Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.
- Existing tree preservation, barricading, pruning, root pruning, or inventory
- Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work
- Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors
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- Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

#### **Procedure for Extra Work, Changes and Escalation**

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
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materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the


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- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By   
 \_\_\_\_\_  
**Terry Mclane**

Date 4/16/2026  
 \_\_\_\_\_  
**Pine Lake Services, LLC**

By \_\_\_\_\_  
**Patricia Thibault**

Date \_\_\_\_\_  
 \_\_\_\_\_  
**Haven Management Solutions**

Exhibit 57

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**AGREEMENT FOR  
AMENITY MANAGEMENT SERVICES**

**THIS AGREEMENT** (“Agreement”) is made and effective as of May 2, 2026 (the “effective date”), by and between:

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Tampa, Hillsborough County, Florida, and whose mailing address is c/o Haven Management Solutions, 255 Primera Blvd, Suite 160, Lake Mary, Fl 32746 (“**District**”); and

**HAVEN MANAGEMENT SOLUTIONS, LLC**, a Florida limited liability company, with offices located at 255 Primera Boulevard, Suite 160, Lake Mary, Florida 32746 (hereinafter “**Contractor**” and together with the District, the “**Parties**”).

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District owns, operates, and maintains an amenity center that includes a swimming pool and associated grounds and facilities (collectively, “**Facilities**”); and

**WHEREAS**, the District desires to retain an independent contractor to provide for amenity operations management and other maintenance services for the Facilities; and

**WHEREAS**, Contractor has a background in the management and maintenance of recreation facilities and is qualified and willing to provide such management and maintenance services to the District in accordance with this Agreement; and

**WHEREAS**, the District desires to enter into a contractual relationship with Contractor to manage and maintain the Facilities and to provide other services as described in this Agreement and included in the scope of services attached hereto as **Exhibit A** and incorporated herein by reference (collectively, “**Services**”).

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

**1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

**2. ENGAGEMENT OF SERVICES.** The District agrees to engage Contractor to provide the Services. This Agreement grants to Contractor the right to enter and use the Facilities for the purposes and uses described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations while performing its obligations under this Agreement.

**3. SCOPE OF SERVICES.** Contractor shall provide field operations services in accordance with the terms of this Agreement and the scope of services set forth in **Exhibit A** attached hereto and incorporated herein, both of which may be amended from time to time by the District.

**4. COMPENSATION; TERM.**

**A.** As compensation for Services described in this Agreement, the District agrees to pay the Contractor hourly according to the rates set forth in the table in **Exhibit A**. Contractor shall invoice the District monthly for the Services provided under this Agreement, including all required information, and the District shall pay invoices within thirty (30) days of receipt or otherwise in accordance with the Florida Prompt Payment Act.

**B.** The initial term of this Agreement commences on the effective date, and continue until September 30, 2026 ("**FY 2026 Term**"), unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement shall automatically renew for additional one-year terms ("**Renewal Terms**"), unless terminated pursuant to its terms. If renewed, the first Renewal Term shall be from October 1, 2026, though September 30, 2027 ("**FY 2027 Term**"), the second Renewal Term shall be from October 1, 2027, through September 30, 2028 ("**FY 2028 Term**"), and the third Renewal Term shall be from October 1, 2028, through September 30, 2029 ("**FY 2029 Term**"). The Contractor acknowledges that the prices of this Agreement are firm and that the Contractor may change the prices only with the District's written consent, as evidenced by a vote of the District's Board of Supervisors.

**5. GENERAL PROVISIONS.**

**A.** 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. While providing the Services identified in this Agreement, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall use industry best practices and procedures when carrying out the Services.

**B.** Contractor shall promptly respond to any and all emergencies or problems related to the Facilities and shall report to the District all known problems related to the Facilities.

C. Costs incurred by Contractor due to emergencies or at the written direction of the District shall be reimbursed to Contractor at cost. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor.

D. Contractor shall provide, at no additional cost to the District, company uniforms to all personnel providing the Services.

E. To the extent that any other terms provided in **Exhibits A**, conflict with the terms of this Agreement, the terms of this Agreement shall control.

**6. INDEPENDENT CONTRACTOR.** In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, including lifeguards, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

In particular, the 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.

**7. CARE OF THE PROPERTY.** Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

**8. COMPLIANCE WITH GOVERNMENTAL REGULATIONS.** In providing the Services, Contractor shall use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. Further, Contractor shall take any action necessary to promptly comply with any and all orders or requirements affecting the Facilities placed thereon by any governmental authority having jurisdiction. However, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly and in no event within more than seventy-two (72) hours notify the District in writing of all such orders or requirements.

All personnel performing any of the Services hereunder shall be certified in accordance with all applicable Florida law and regulations and shall be in full compliance with all relevant federal, state, and local laws, regulations and rules, including but not limited to American Red Cross, or similar-industry accepted, CPR, AED and first aid training. Contractor shall provide the District with documentation demonstrating compliance with this section if requested. Should Contractor fail to comply, or to demonstrate compliance, the District may immediately terminate this Agreement for cause. The Contractor shall be permitted to conduct all necessary training and certification classes, utilizing the District's Facilities, so long as it does not interfere with other contracted or scheduled events

**9. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS.** Contractor shall promptly and in no event within more than seventy-two (72) hours provide a written report as to all accidents, injuries or claims for damage relating to the Facilities or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless otherwise the District's Board of Supervisors ("Board") expressly gives written direction to Contractor.

**10. TERMINATION.** The District shall have the right to terminate this Agreement at any time upon written notice due to Contractor's failure to perform in accordance with the terms of this Agreement, or upon thirty (30) days' written notice without cause. Contractor shall have the right to terminate this Agreement upon sixty (60) days' written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. In the event either Party terminates this Agreement, Contractor agrees to accept the balance due and owing on the effective date of the termination for the work performed up to that date. Upon termination, the Parties shall account to each other with respect to all matters outstanding as of the date of termination.

**11. INSURANCE.**

**A.** Contractor shall maintain throughout the term of this Agreement the following insurance:

(i) Workers' Compensation Insurance in accordance with the laws of the State of Florida.

(ii) Commercial General Liability Insurance with limits of \$1,000,000 (one million dollars) applicable to bodily injury, sickness, or death in any one occurrence and \$1,000,000 (one million dollars) for loss or damage to property in any one occurrence.

(iii) Employer's Liability Coverage with limits of \$250,000 (two hundred fifty thousand dollars).

(iv) Professional Liability Insurance with limits of \$1,000,000 (one million dollars).

**B.** The District, its staff, contractors and supervisors shall be named as an additional insured. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement which shall be attached hereto as **Exhibit B**. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

**C.** If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

## **12. INDEMNIFICATION.**

**A.** Obligations under this paragraph shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interests or expenses all as actually incurred.

**B.** Contractor shall defend, indemnify, save and hold the District, and its supervisors, staff, and assigns ("District Indemnitees") harmless from all loss, damage, injury or any other claims, including all judgments, liens, liabilities, debts and obligations resulting from, arising out of, wholly or in part by, the acts or omissions of Contractor's officers, directors, agents, assigns or employees.

**C.** For purposes of this section, "acts or omissions" on the part of Contractor's officers, directors, agents, assigns or employees includes, but is not limited to, the operation and management of the Facilities in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over the operation and management of the Facilities, unless such permit, license, certification, consent, or other approval is first obtained or the Board has expressly directed Contractor in writing not to obtain such permit license, certification, consent, or other approval.

**D.** The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section 12 shall survive the termination or expiration of this Agreement.

**13. 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 damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**14. ENFORCEMENT OF AGREEMENT; PROTECTION AGAINST THIRD-PARTY INTERFERENCE.** A default by either the District or the Contractor 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 damages, injunctive relief, and/or specific performance. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. 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.

**15. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the Parties hereto relating to the subject matter of this Agreement.

**16. 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 Parties hereto.

**17. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of both Parties hereto, both Parties have complied with all the requirements of law, and both Parties have full power and authority to comply with the terms and provisions of this Agreement.

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

If to the District:           K-Bar Ranch II Community Development District  
  c/o Haven Management Solutions, LLC

255 Primera Boulevard, Suite 160  
Lake Mary, Florida 32746  
Attn: District Manager

With a copy to: Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel  
Email: jere.earlywine@KutakRock.com

If to the Contractor: Haven Management Solutions, LLC  
255 Primera Boulevard, Suite 160  
Lake Mary, Florida 32746  
Attn: Patricia Thibault  
Email: patricia@havenmgt.com

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. 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, respectively. 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.

**19. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto, and no right or cause of action shall accrue upon or by reason of 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 or other entity other than the Parties hereto 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 Contractor and their respective representatives, successors, and assigns.

**20. ASSIGNMENT.** Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval shall be null and void.

**21. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that the exclusive venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Hillsborough County, Florida.

**22. 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 the District Manager (“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 CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 407-966-7629, OR BY EMAIL AT PATRICIA@HAVENMGTSOL.COM, OR BY REGULAR MAIL AT 255 PRIMERA BLVD, LAKE MARY, FL 32746.**

**23. 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.

**24. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

**25. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

**26. NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

**27. 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 or law, 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.

**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*.

**29. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS.** Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”).

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

**30. ANTI-HUMAN TRAFFICKING STATEMENT.** The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*. As a condition precedent to entering into this Agreement and in compliance with Section 787.06(14), *Florida Statutes*, is attached hereto as **Exhibit C**.

**31. COUNTRIES OF FOREIGN CONCERN.** Pursuant to Section 287.138, Florida Statutes, the District cannot knowingly enter into a contract with an entity which would give access to an individual’s personal identifying information if the entity is owned, controlled, organized, or operating in a foreign country of concern, which include the People’s Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People’s Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern, and any contracting entity that may be given access to an individual’s personal identifying information must have a duly authorized officer or representative attest under the penalty of perjury that said entity is not owned by the government of a foreign country of concern, that the government of a foreign country of concern does not have a controlling interest in the entity, and that the entity is not organized under the laws of nor have its principal place of business in a foreign country of concern. The required affidavit, which must be signed by a duly authorized officer or representative of Contractor, is attached hereto as **Exhibit D**.

[Signatures on next page]

**IN WITNESS WHEREOF**, the Parties each intend to enter this Agreement, understand the terms set forth herein, hereby agree to those terms, and have executed this Agreement on the Effective Date first written above.

ATTEST:

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT**

Signed by:  
*Duzianthan Mohanadoss*  
D7707628383B430...

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson / Vice Chairperson,  
Board of Supervisors

WITNESS:

**HAVEN MANAGEMENT SOLUTIONS, LLC**

Signed by:  
*Patricia Thibault*  
0383445E3D8547C

\_\_\_\_\_  
  
\_\_\_\_\_  
(Print Name)

By: Patricia Thibault  
Its: Manager

- Exhibit A:** Scope of Services
- Exhibit B:** Certificate of Insurance
- Exhibit C:** Anti-Human Trafficking Affidavit
- Exhibit D:** Countries of Foreign Concern Affidavit

## SCOPE OF AMENITY SERVICES

### 1) Purpose & Objectives

Haven will operate, manage, and enhance the District's amenities to deliver a safe, welcoming, and continuously improving resident experience while protecting District assets and budgets. Objectives include:

- High resident satisfaction and consistent service quality
- Proactive asset stewardship and risk management
- Transparent reporting, budget discipline, and regulatory compliance
- Efficient vendor performance and cost-effective operations

### 2) Facilities Covered

Haven shall manage and oversee **all common areas** within the District, including but not limited to:

- The **Amenity Center**
- **Swimming Pool** and associated deck areas
- **Tennis Courts**
- **Playgrounds**
- All surrounding **common-area grounds** associated with the amenities
- Any additional community common areas as designated by the District

### Operating Hours

Haven will ensure full operational coverage and staffing for the amenities during the following hours:

- **Monday–Friday:** 9:00 AM – 6:00 PM
- **Saturday & Sunday:** 10:00 AM – 6:00 PM

### 3) Core Services

#### A. Vendor Oversight & Contract Administration

- Maintain a vetted roster and schedule for all operating vendors (e.g., janitorial, pool, landscape, HVAC, elevator, pest control, security, fitness equipment, etc).
- Draft/assist with scopes of work, RFPs/RFQs, bid comparisons, and recommendations; coordinate procurement with the District.
- Conduct vendor onboarding, safety briefings, and site-specific SOPs.

- 
- Monitor performance against SLAs; perform inspections; maintain deficiency logs; enforce corrective actions.
  - Review invoices; flag discrepancies.
  - Maintain certificates of insurance (COIs), W-9s, and licensing; track expirations and compliance.
  - Lead vendor coordination calls and performance reviews.

**B. Budget Preparation & Financial Assistance**

- Prepare annual amenity operations budget (O&M) with the District Manager, with line-item detail, assumptions, and seasonal trends.
- Monitor monthly actuals vs. budget; variance analysis with corrective action plans.
- Recommend cost optimizations, warranty claims, and energy/water savings initiatives where able.

**C. Onsite Staffing & Operations**

- Provide qualified onsite staff to deliver daily operations during approved hours (e.g., Amenity Manager, Maintenance team, Admin/Lifestyle).
- Maintain staffing schedules
- Train staff on SOPs, safety, customer service, incident response, and the District’s rules and regulations.
- Implement opening/closing checklists and daily cleanliness/condition rounds.
- Visitor management, access control, ID/pass validation where applicable.
- Coordinate activity programming (if required): classes, social events, leagues, tournaments.

**D. Rules & Regulations Compliance**

- Maintain and visibly post District rules and hours; ensure staff are trained on enforcement protocols.
- Enforce rules consistently, with escalation procedures and documentation.
- Manage incident reports, accident logs, and coordinate with law enforcement/emergency services as needed.
- Recommend rule updates to improve safety, fairness, and the resident experience.

**E. Facility Rental & Reservations Oversight**

- Manage the full lifecycle of rentals: availability calendar, inquiries, contracts, deposits, verifications, walkthroughs, and damage claims.
- Maintain rental policies, fee schedules, and standard agreements approved by the District.
- Provide resident communications and confirmations; handle fee collections per District policy.
- Track utilization, revenues, disputes, and damage recoveries

**F. Monthly Reporting & Communications**

- Provide a consolidated monthly report including:
  - Vendor performance review
  - Maintenance staff updates
  - Incident reports
  - Project task lists
  - Community feedback and improvement recommendations
  - Event and reservation review
- Attend the monthly District meeting to present highlights and answer questions.
- Maintain ongoing communications and service alerts to residents (as approved by the District).

#### **4) Maintenance, Safety & Risk Management**

- Preventive maintenance schedule for all amenity systems and assets; track completions and upcoming PMs.
- Daily/weekly facility inspections; immediate mitigation of hazards; signage and area closures when needed.
- Ensure compliance with applicable codes (e.g., pool/spa, health, fire) and coordinate required inspections.
- Business continuity and emergency response planning (weather events, power outages, water quality, biohazards).

#### **5) Technology & Data Management**

- Operate reservations and activity management system
- Maintain a digital document repository (contracts, plans, manuals, warranties).
- Safekeep and produce District records as needed in compliance with public records laws

#### **6) Adjustments of Service**

- Material scope changes to be documented via written change orders with schedule, cost, and impact assessment.
- Temporary service reductions/closures coordinated with the District and communicated to residents.

**Exhibit A**  
Scope of Services

<b>Position For the week of May 4-8</b>	<b>Hours</b>	<b>Cost</b>
Clubhouse Manager	30	\$1,396.15

<b>Position</b>	<b>Hours per week</b>	<b>Cost Per Pay Period</b>
<b>For period of May 9 - June 15</b>		(Until full contract begins June 16)
Clubhouse Manager	FT	\$3,583.46
Maintenance Manager	20	\$1,559.04
Grounds Tech	20	\$919.60
Admin/Lifestyle	20	\$774.4
Pool Monitors <i>(Starts Memorial Day Week)</i>	56	\$2,710.40
	<b>PER PAY PERIOD TOTAL</b> <i>(prior to pool monitors)</i>	<b>\$6,836.50</b>
	<b>PER PAY PERIOD TOTAL</b> <i>(with pool monitors)</i>	<b>\$9,546.90</b>

**Exhibit A**  
Scope of Services

<b>Position</b>	<b>Hours per week</b>	<b>FY 25-26 (Until 9/30/26)</b>
		<b>Option 1</b>
Clubhouse Manager	FT	\$93,170
Maintenance Manager	FT	\$81,070
Grounds Tech	20	\$23,909.60
Admin/Lifestyle	20	\$20,134.40
Pool Monitors <i>(8 hours, 7 days a week for 15 weeks)</i>	56	\$20,328
	<b>ANNUAL TOTAL</b>	<b>\$238,612</b>
	<b>MONTHLY AVERAGE</b>	<b>\$19,884.33</b>
	<b>BUDGET TOTAL</b>	<b>\$278,284</b>
	<b>BUDGET SAVINGS</b>	<b>\$39,672</b>



**ANTI-HUMAN TRAFFICKING AFFIDAVIT**

***DIRECTIONS: All nongovernmental entities that are or potentially will be contracting, renewing or extending contracts with the District, must have an officer or representative fully execute this affidavit. This is a mandatory requirement of s 787.06(14), Florida Statutes.***

I \_\_\_\_\_ (insert name) as \_\_\_\_\_ (insert title) on behalf of \_\_\_\_\_ (insert entity name) under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and have personal knowledge of the matters set forth in this affidavit.
2. \_\_\_\_\_ (insert entity name) does not use coercion for labor or services as defined in s. 787.06(2)(a), Florida Statutes.
3. More particularly, \_\_\_\_\_ (insert entity name) does not participate in any of the following actions:
  - a. Using or threatening to use physical force against any person;
  - b. Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
  - c. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
  - d. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
  - e. Causing or threatening to cause financial harm to any person;
  - f. Enticing or luring any person by fraud or deceit; or
  - g. Providing a controlled substance as outlined in Schedule I or Schedule II of s. 893.03, Florida Statutes to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

\_\_\_\_\_  
 Printed Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Nongovernmental entity: \_\_\_\_\_  
 Date: \_\_\_\_\_

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

SWORN TO AND SUBSCRIBED before me \_\_\_\_ in person or \_\_\_\_ remote notarization by \_\_\_\_\_ as \_\_\_\_\_ on behalf of \_\_\_\_\_, who is personally known to me or who produced \_\_\_\_\_ as identification this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

(Notary Seal)

\_\_\_\_\_  
Notary Public

**FOREIGN COUNTRY OF CONCERN AFFIDAVIT**

***DIRECTIONS: All nongovernmental entities that are or potentially will be contracting, renewing or extending contracts with the District, must have an officer or representative fully execute this affidavit. Note, this is a mandatory requirement of Section 287.138, Florida Statutes, for all entities that may have access to individuals' personal identifying information.***

I \_\_\_\_\_ (insert name) as \_\_\_\_\_ (insert title) on behalf of \_\_\_\_\_ (insert entity name) under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and have personal knowledge of the matters set forth in this affidavit.

2. I certify that \_\_\_\_\_ (insert entity name) ("Vendor"):

- a. Is not owned by the government of a foreign country of concern;
- b. A government of a foreign country of concern does not have a controlling interest in Vendor; and
- c. Is not organized under the laws of nor have its principal place of business in a foreign country of concern.

3. For purposes of this Affidavit, "Foreign Country of Concern" means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern.

FURTHER AFFIANT SAYETH NAUGHT.

\_\_\_\_\_  
 Printed Name:  
 Title: \_\_\_\_\_  
 Nongovernmental entity: \_\_\_\_\_  
 Date: \_\_\_\_\_

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

SWORN TO AND SUBSCRIBED before me \_\_\_\_ in person or \_\_\_\_ remote notarization by \_\_\_\_\_ as \_\_\_\_\_ on behalf of \_\_\_\_\_, who is personally known to me or who produced \_\_\_\_\_ as identification this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Notary Public  
 (Notary Seal)

## District & Amenity Management Certificate of Liability

		<b>CERTIFICATE OF LIABILITY INSURANCE</b>		DATE (MM/DD/YYYY) 12/08/2025			
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.							
<b>IMPORTANT:</b> If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must 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 ONE SOURCE ADVISORY 21214443 PO BOX 119 LUTZ FL 33548		CONTACT NAME: PHONE (813) 949-8636 FAX (813) 909-8743 (A/C, No, Ext) (A/C, No) E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE NAIC# INSURER A : Property and Casualty Insurance Company of Hartford 34890 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :					
INSURED HAVEN MANAGEMENT SOLUTIONS, LL 1415 BRISTOL PARK PL LAKE MARY FL 32746-4328							
<b>COVERAGES</b>		<b>CERTIFICATE NUMBER:</b>		<b>REVISION NUMBER:</b>			
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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> General Liability			21 SBM BX8M3T	12/15/2025	12/15/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$1,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMPROP AGG \$2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER						
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> OTHER						COMBINED SINGLE LIMIT (EA accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
	UMBRELLA LIAB EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE AGGREGATE
	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	N/A				PER STATUTE OTHER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT
A	Professional Liability			21 SBM BX8M3T	12/15/2025	12/15/2026	Each Claim Limit \$1,000,000 Aggregate Limit \$1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Those usual to the Insured's Operations.							
CERTIFICATE HOLDER For Informational Purposes 1415 BRISTOL PARK PL LAKE MARY FL 32746-4328				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 			

Exhibit 58

[Return to Agenda](#)

**FW: Pickle Ball net Agenda for K Bar**

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**From** Patricia Thibault <Patricia@havenmgt.com>  
**Date** Tue 5/12/2026 2:12 PM  
**To** Haven Mgt <Havenadmin@havenmgt.com>

Please note the request is for 2

*Patricia Thibault*  
District Manager  
Haven Management Solutions  
255 Primera Blvd, Suite 160  
Lake Mary, FL 32746

---

**From:** Venu Reddy <reddyvenu979@gmail.com>  
**Sent:** Tuesday, May 12, 2026 1:59 PM  
**To:** Patricia Thibault <Patricia@havenmgt.com>  
**Subject:** Pickle Ball net

this is the model they are requesting.

# Dominator

item #: HSP103-0002

# Dominator Pro Portable Pickleball Net

## \$1,199.00



**Drop Ships:** Ships in 14 business days

 Guaranteed **Low Price** 

Thank you. Have a great day

If any questions or clarifications please don't hesitate to call me at 518-369-6364

Venu M Reddy

Exhibit 59

[Return to Agenda](#)

2664 Cypress Ridge Blvd | Suite 103  
Wesley Chapel, FL. 33544  
<https://completeit.io>  
(813) 444-4355



**Customer Contact Information:**

K Bar Ranch 2 CDD  
3434 Colwell Avenue STE 200  
Tampa, FL, United States 33614

Estimate # 6149  
Estimate Date 04-22-26  
Sales Team Member

<b>Total</b>	<b>\$913.38</b>
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Item	Description	Unit Cost	Quantity	Line Total
Viking VFLEX board	Viking VFLEX board for F1 swing gate	\$748.38	1.0	\$748.38
Tech Labor	Hourly Labor Service   Minimum 2-hours	\$165.00	1.0	\$165.00
12v battery	Replacement battery for operator	\$0.00	2.0	\$0.00

*Patricia Thibault*

District Manager  
04.21.2026

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**THIS IS ONLY AN ESTIMATE**

Subtotal	\$913.38
Tax (if applicable)	\$0.00
<b>Estimate Total</b>	<b>\$913.38</b>

Due to ongoing tariff discussions, final pricing may be subject to change. For any questions, please contact us at [info@completeit.io](mailto:info@completeit.io).

**For Approval Sign Here:** \_\_\_\_\_

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

**Billing Contact:**

- **Name:** \_\_\_\_\_
- **Email :** \_\_\_\_\_

Exhibit 60

[Return to Agenda](#)



Steadfast Alliance  
 Suite 102  
 San Antonio FL 33576 US

# ESTIMATE

**DATE**                      **DUE**    **ESTIMATE #**  
 5/8/2026                      6/7/2026

**BILL TO**

Haven Management Solutions  
 255 Primera Boulevard  
 Suite 160  
 Lake Mary Florida 32746 United  
 States

**SHIP TO**

K-Bar Ranch Parkway  
 Tampa Florida 33647 United  
 States

DESCRIPTION	QTY	RATE	AMOUNT
Steadfast to perform herbicide applications in the wetland mitigation areas per the attached map. One treatment event to occur per quarter, for a total of four (4) in the year 2026.			
The highlighted Wetland Mitigation areas. Technicians will be deployed with backpack sprayers in addition to spray-tank equipped ATV to treat all observed Florida Invasive Species Council (FISC) listed Category I, II or III nuisance exotic or invasive flora/vegetation found in the mitigation areas with EPA approved herbicides.	4.00	1,200.00	4,800.00

To be billed per event.  
 EST Timeframe: 1 Day per event  
 Per event: \$1,200.00  
 Annual total: \$4,800.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

**TOTAL**                                      **4,800.00**

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_