



The Groves Community Development District

April 7, 2026

Agenda Package

TEAMS MEETING INFORMATION

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Meeting ID: 237 585 817 201 8

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2005 Pan Am Circle, Suite 300
Tampa FL 33607

CLEAR PARTNERSHIPS



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ACCOUNTABILITY



RESPECT

The Groves Community Development District

Board of Supervisors

Jimmy Allison, Chairman
Richard Loar, Vice Chairman
Sandy Cross, Assistant Secretary
Joel Watkins, Assistant Secretary
Jim Lewis, Assistant Secretary

District Staff

Wendi McAnn, District Manager
Kilinski / Van Wyk, District Counsel
Stephen Brletic, District Engineer
Howard Neal, Field Services Director
Clint Robinson, Assistant District Manager/Assistant Clubhouse Manager
Christian Haller, District Accountant
Tabitha Blackwelder, Administrative Assistant

Meeting Agenda

Tuesday, April 7, 2026, at 10:00 a.m.

1. Call to Order/Roll Call

2. Pledge of Allegiance

3. Audience Comments

4. Business Items

- A. Discussion of Adding Audience Comments to the End of the Meeting Agenda
- B. Review of RFP Process and Proposals
 - i. Review of RFP Procedures Page 3
 - ii. Inframark RFP Proposal Page 5
 - iii. OLM RFP Proposal..... Page 7
- C. Update on Ballroom Renovations Page 15
- D. Discussion to increase Credit Card Limit for staff from \$5K to \$10K
- E. Discussion and Determination of Golf Cart purchase or lease for staff
- F. Review of Traffic Study at Front Gate..... Page 17
- G. Discussion of Early Termination of Accurate Electronics Maintenance Agreement . Page 20
- H. Piper Fire Suppression Quote..... Page 21
- I. Consideration of Golf & CC Utility Vehicle Proposal Page 34
- J. Discussion on contribution to the 250th Anniversary Celebration – May 1st

5. Staff Reports

- A. Accounting Report
- B. District Counsel
- C. District Engineer
- D. Aquatics Report..... Page 51
- E. Clubhouse Manager
 - i. Clubhouse Manager Report Page 63
- F. District Manager – Budget Workshop Date

6. Business Administration

- A. Consideration of Meeting Minutes March 3, 2026 Page 70

7. Supervisors’ Requests

8. Adjournment

Next regularly scheduled meeting is Tuesday, May 5, 2026, at 10:00 a.m.

District Office:

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Meeting Location:

The Groves Civic Center
7924 Melogold Circle
Land ‘O Lakes, FL. 34637

From: Lauren Gentry <lauren@cddlattorneys.com>
Sent: Wednesday, March 4, 2026 12:55 PM
To: McAnn, Wendi <wendi.mcann@inframark.com>; Robinson, Clinton <clinton.robinson@inframark.com>
Cc: Grace Rinaldi <grace@cddlattorneys.com>
Subject: The Groves - landscape RFP for 1/1/27

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In going through the District's files, I noticed that the current landscape agreement expires 12/31 of this year. Because we are over the bid threshold (\$195k), we will need to use a formal RFP process, which requires more lead time than informal bids. I like to build in at least 3-4 months to get board approval of bid documents, complete the bid process, and allow for board evaluation of the bids. Then I allow for additional 2 months to ensure the contract is in place and allow the new vendor to prepare to begin service before the start date.

If we kick off the process in May by asking the board for authority to begin drafting bid documents, the process would look like this:

May – board approval to draft documents
June – present bid documents for approval; run advertisement
July – conduct bid process
August – bid due date
September – Board evaluation of bids
September/October – finalization of contract
January 1, 2027, services begin under new contract

Obviously this builds in some extra time, so we can delay kicking off the process a bit if you prefer. Let me know your thoughts on when we commence this process.

Lauren Gentry
Partner

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Inframark will perform the Following Scope Of Services:

1. Develop a Formal Request for Proposals (RFP)

Inframark will develop a customized RFP document to be provided to interested landscape maintenance contractors. The RFP will include specific contractor instructions regarding site visits, pricing instructions, proposal forms, preparation, and delivery requirements. The document will also include a customized scope of work.

2. Develop Landscape and Irrigation Maintenance Services and Specifications

After meeting with appropriate on-site personnel, if applicable, to ensure all site-specific maintenance requirements are addressed, Inframark will prepare a detailed scope of work tailored to the Client's property needs. This will include maintenance specifications for turf, shrubs, trees, perennials, and groundcovers.

Additional specifications will address proper fertilization and pest control practices in accordance with **Green Industries Best Management Practices (GIBMP)**, as well as inspection requirements for **monthly irrigation wet checks**.

3. Conduct and Administer Pre-Bid Meeting with Contractors

Inframark will conduct a **mandatory on-site Pre-Bid meeting** to review the RFP project manual, discuss the property and any site-specific concerns, and compile a list of attending vendors.

4. Review Proposals and Submit Tabulation Summaries

Upon receipt of contractor proposals, **Inframark** will prepare and provide **proposal tabulation summaries** to the Client to assist in the evaluation process.

5. Assist the Client in Vendor Evaluation

After providing the Client with proposal summaries and bid ranking sheets, Inframark will facilitate the **evaluation and scoring of proposals** during a designated board meeting.

Fees and Expenses

- All production, printing, postage, shipping, and blueprinting costs necessary to perform the services are **included**.
- The **site maintenance exhibit** will be provided by the Client.
- **Irrigation As-Builts** (if available) will be provided by the Client.
- All travel costs necessary to perform the services are **included**.

Total Fee for Landscape and Irrigation Maintenance Specification Development:

The Grove CDD

Total Fee: \$2,000.00

By: Jason Liggett

Director of Field Operations

Inframark



*Partners in Innovative
Contract Management*

OLM has worked for Communities and Property Managers for over 35 years, protecting their living assets and maximizing their property value with our *Performance Payment™ based landscape maintenance contract bidding and management system. No company has more experience than OLM in helping H.O.A.'s and Property Managers systematically address their largest budget line item. To achieve these goals we have developed a three-step program of Contractor selection, specifications preparation, and long term *Performance Payment™ based landscape maintenance consultation:

Step 1: OLM assists H.O.A.'s and Property Managers with preparation of the RFQ and RFP, which includes service agreement duration, bidder instructions, examination of site, interpretation of specifications, Contractor resumes and Bid Summary preparation for Board review.

Step 2: OLM develops Landscape Maintenance Specifications for each property, tailoring the level of service to protect the property's assets while minimizing costs. This program ultimately protects H.O.A.'s from paying too much for services rendered while helping achieve consistency of service.

Step 3: OLM's Landscape Maintenance Consulting Service is designed to provide long-term assistance to H.O.A.'s and Property Managers in the administration of the landscape maintenance contract. During the monthly *Performance Payment™ site inspections an OLM Consultant, the Property Manager and the Contractor will inspect the landscape maintenance service provided that month, grade the quality of work performed, and provide a written outline of maintenance items to be performed prior to the next inspection. These inspections assure that the property pays only for services received, maximizes curb appeal, and minimizes plant loss, ultimately helping reduce yearly operational costs.

We trust this brief explanation has provided a greater understanding of OLM's *Performance Payment™ based bidding and contract management services and how it can be a valuable service in managing your property.

FLORIDA RESIDENTIAL PROPERTIES		GEORGIA RESIDENTIAL PROPERTIES	TEXAS RESIDENTIAL PROPERTIES
Sandestin SOA	Black Diamond Ranch	The Brookwood	
Crystal Lakes I HOA	Estancia CDD	Windward Residential	
Crystal Lakes II HOA	Oakstead CDD	Eagle Watch	
Destiny	Northwood CDD	Heatherton	Stonebridge Ranch
Magnolia Bay HOA	Overlook at Hamlin	James Creek	Craig Ranch
Beachwalk Villas HOA	Southern Hills Plantation CDD	One River Place	Twin Creeks
St. Andrews HOA	The Hammocks HOA & CDD	Overlook at Marietta Country Club	Star Trail
Turnberry Villas HOA	Cory Lakes CDD	Sugarloaf Country Club	McKinney Village Park
Tampa Palms CDD	Panther Trace CDD	Seven Oaks	Craig Ranch
TPOST CDD	Meadow Pointe CDD	The River Club	Lake Ridge
Westchase CDD	Meadow Pointe II CDD	Rivermoore Park	Sharyland Plantation
Heritage Isles CDD	Meadow Pointe III CDD	The Ridge	Lost Creek Ranch
Heritage Harbor CDD	Rivercrest CDD	Glen Abbey	Suncreek
Lakewood Ranch CDD District 1	Cheval West CDD	Townsend Place	Newman Village
Lakewood Ranch CDD District 2	Westwood Lakes HOA	East Hampton	Willow Crest
Lakewood Ranch CDD District 4	Bella Vita	The Preserve at Fieldstone	The Legends
Lakewood Ranch CDD District 5	Villa Lago	Sporting Club at Chartwell	Stone Brooke Crossing
Calusa Trace	Legend Creek	Enclave at Glen Abbey	Woodbridge
Destiny East OA	Linkside Village	Ballantrae at Creekstone	Estates of Russell Creek
Burnt Pine East HOA	Magnolia Bay	Winterfield Court	Waterview
Hidden Dunes	VillaRosa	Vining Estates	The Woodlands
Bungalos HOA	Grand Hampton	MorningView HOA	StarCreek HOA
Caribe HOA	HOA at Westwood Lakes	Plantation at Lenox	Steiner Ranch
Fairways HOA	Providence Lakes	Ivy Walk	
Watergrass CDD I	Cobb's Landing	Le Chateau	
Watergrass II CDD	Champions Club		
The Federation of Kings Point			

*The Performance Payment™ is in every OLM service agreement. It stipulates that 75% of the Contractor's monthly invoice is a base payment; the remaining 25% of that month's invoice is determined during the Step 3 phase of our service. The OLM Consultant completes a Grade Sheet at the end of each inspection, and that score determines if the Contractor is to receive the Performance Payment™ portion of the monthly invoiced amount.

For more information, visit our web site at <http://www.olminc.com> or to schedule a presentation please contact Tommy Medlock (President) at 770.420.0900 or Paul Woods (Florida Region) at 813.352.6670

ESTANCIA AT WIREGRASS CDD

LANDSCAPE INSPECTION

March 6, 2026

SCORE: 90%**NEXT INSPECTION
APRIL 3, 2026 AT 9:00 AM**

ATTENDING:

CLAYTON SMITH – GMS

LAURALEE BISHOP – JUNIPER LANDSCAPING

BILL CONRAD – JUNIPER LANDSCAPING

PAUL WOODS – OLM, INC.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 12/05/2025

1. Chancey Road: Remove Spanish Moss in common area trees up to 15 feet.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 01/09/2026

3. Throughout: Remove staking from Oak trees once trees are firmly rooted. Manage strapping around trunk wood if stakes are to remain to avoid damaging trunks.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 02/06/2026

3. Chancey Road near the San Vito intersection: Remove the Wax Myrtle stumps.
4. Center island at Chancey Road and Bruce B. Downs Blvd: Control broadleaf weeds.
5. Chancey Road: Control bed weeds in center median islands.

CATEGORY II: MAINTENANCE ITEMS

1. Throughout: Prune winter damaged Ti, Dracaena, and Arboricola Trinette back to green stem.

CLUBHOUSE

2. Thoroughly remove Oak leaves from perimeter beds.
3. Rejuvenate prune White Bird of Paradise in the pool plaza.
4. Proceed with seasonal palm pruning, removing loose boots and weak attachments.
5. Control disease in Liriope at the starting blocks for the lap pool.
6. Use a pole saw to prune and elevate Oak trees off arbors around the perimeter of the playground, maintaining a 10 to 15 foot park-like trunk.
7. Increase fertility to control decline and chlorosis in Loropetalum around the pool.
8. Ground prune and eliminate the unserviceable Asiatic Jasmine strips remaining around the Dactyl Palms near the pool fountain.
9. Without enlarging bed lines maintain a crisp and defined soft edge.

10. Groom spent foliage from Agapanthus.
11. Rejuvenate prune Loropetalum hedges at the front left of the clubhouse adjacent to the Magnolia.
12. Remove heavy Magnolia leaf accumulations around the exterior perimeter of the pool.
13. Adjacent to the maintenance shop: Prune back wood line overgrowth extending into Muhly Grass plantings.
14. Complete rejuvenate pruning of Muhly Grass and other grasses.

COMMONS

15. Chancey Road and throughout: Continue removing unapproved commercial signage when found.
16. Chancey Road: Remove dead Loropetalum along sidewalks.
17. **Chancey Road: Control broadleaf weeds in turf.**
18. Chancey Road to the west of San Vito Drive: Remove dead and stubbed Wax Myrtle.
19. Chancey Road, at the west end of the handrail: Ground prune declining Wax Myrtle.
20. Chancey Road: Control bed weeds.
21. Main entrance: Ground prune freeze damaged Dwarf Firebush and Copperleaf.
22. Treviso: Confirm irrigation coverage adjacent to the nature trail entrance. Repair failed turf under warranty.
23. Near the fountain roundabout: Control disease in Liriope.
24. Toscana: Remove staking from common area Oak trees.
25. Toscana gate island: Prune stubs from Oak trees.
26. Marbella entrance: I recommend removing the European Fan Palm frond overgrowing the lettering on the column at Aldea Way.
27. Rake down fire ant mounds after insects have been eradicated.
28. Confirm irrigation coverage on Santa Luce Drive near Wiregrass Ranch Blvd. It appears valves may not be fully seated.
29. Tavira: Use a pole saw to remove Spanish Moss up to 15 feet from common area trees.
30. Tavira: Remove leaf accumulations from mulch beds.

31. Matera park: Control weeds in turf.
32. Matera: Rejuvenate prune freeze damaged Dwarf Firebush in the pocket park at the exit side gate.
33. Matera gate island: Control fire ants. Rejuvenate prune declining Viburnum suspensum to 1 foot.
34. Ravello: Complete removal of seedpods, lightly pruning Crape Myrtles to achieve an umbrella-like canopy.
35. Ravello north entrance: Ground prune freeze damaged Ixoras.
36. Sortino: Ground prune freeze damaged Arboricola, Ixora, and Copperleaf.
37. Sortino arbor park: Selective prune Oak trees, maintaining privacy along San Martino Drive but clearing for sidewalks.
38. Lagona entrance: Maintain staking on Oak trees, removing once trees are firmly rooted.
39. Lagona entrance: Ground prune freeze damaged plants.
40. Lagona: Ground prune dead wood in Wax Myrtles behind the transformers.
41. Cortona park at Tivoli Drive and Fontana Drive: Control weeds in turf.
42. Cortona keypad island: Remove freeze damage from Adonidia Palm.
43. Cortona: Rake level clumps of mulch in tree wells.
44. Cortona: Control weeds in turf along northbound right-of-ways.
45. Estancia Blvd north roundabout: Rejuvenate prune freeze damage in Firebush.
46. Bella Corsa Blvd to the east of Cortona entrance: I recommend ground pruning declining Magnolia.
47. Rake down fire ant mounds once insects have been eradicated in grass plantings.

CATEGORY III: IMPROVEMENTS – PRICING

1. Clubhouse: Provide a price to deboot Washingtonia Palms at the pool plaza.
2. Clubhouse entrance: Provide a price to install the options of seasonal color or flowering perennials.
3. Clubhouse frontage: Provide a price to apply RoundUp and reinstall Bermudagrass.
4. Santa Luce Drive right-of-way at Toscana: Provide a price to remove the illegal dumping in the wood line.

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

1. Complete a detailed irrigation audit at the clubhouse landscape, provide to Clayton with needed proposal.
2. Please provide email address for Laurelee Bishop to pwoods@olminc.com .

cc: Richard McGrath rmcgrath@gms-tampa.com
Clayton Smith csmith@gmscfl.com
Nicole Viverito nviverito@gms-tampa.com
Matt Gerich matt.gerich@juniperlandscaping.com
Alex Figueroa Alex.Figueroa@lmppro.com
Bill Conrad bill.conrad@lmppro.com
Pete Williams pete@pwillassoc.com
Jim Jordan jim.jordan@juniperlandscaping.com

ESTANCIA AT WIREGRASS CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-8	Improve post emergent
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		Proceed
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-1	Woodline, tree elevation, winter kill cutbacks
CLEANLINESS	10	-1	Contd bed and turf oak leaf
MULCHING	5		Cost pine bark and dyed coco for clubhouse
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5	-5	1,3/3,4,5,

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		Change out March
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		



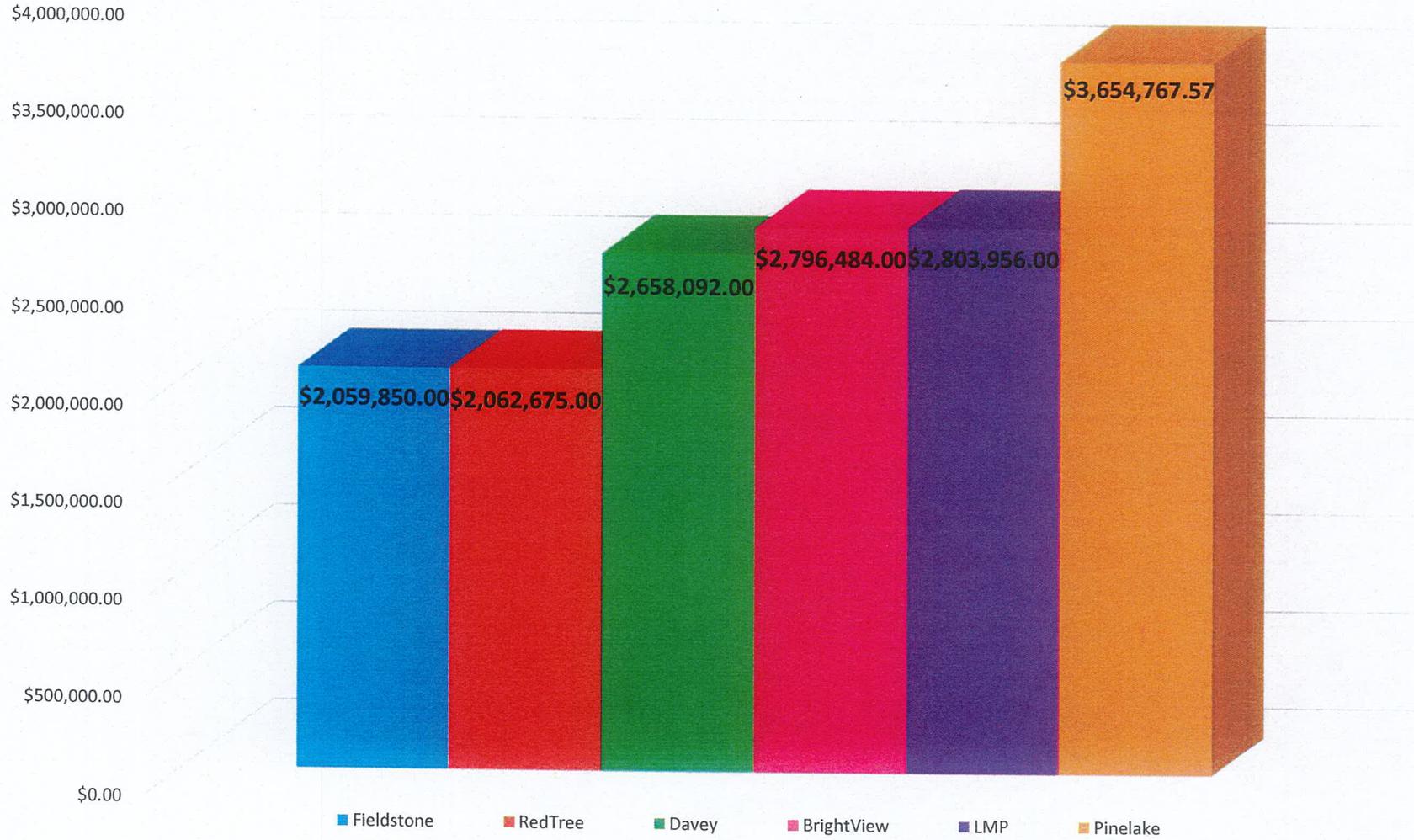
Date: 2-6-26 Score: 90% *Performance Payment*™ 100%

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____

Westchase CDD



**WESTCHASE CDD
BID SUMMARY**

June 1, 2023

COMPANY	LANDSCAPE MAINTENANCE TOTAL	SEASONAL COLOR/PERENNIAL MAINTENANCE TOTAL	SEASONAL COLOR INSTALLATION TOTAL	1ST YEAR TOTAL BID PRICE	2ND YEAR TOTAL BID PRICE	3RD YEAR TOTAL BID PRICE	Three Year Grand Total
Fieldstone	\$560,880.00	Included	\$120,000.00	\$680,880.00	\$686,485.00	\$692,485.00	\$2,059,850.00
RedTree	\$590,750.00	Included	\$90,000.00	\$680,750.00	\$680,750.00	\$701,175.00	\$2,062,675.00
Davey	\$810,516.00	Included	\$75,528.00	\$886,044.00	\$886,044.00	\$886,004.00	\$2,658,092.00
Brightview	\$784,748.00	\$10,980.00	\$109,020.00	\$904,748.00	\$931,890.00	\$959,846.00	\$2,796,484.00
LMP	\$778,652.00	\$30,000.00	\$126,000.00	\$934,652.00	\$934,652.00	\$934,652.00	\$2,803,956.00
Pinelake	\$1,048,054.76	\$30,000.00	\$104,008.04	\$1,182,062.80	\$1,217,524.68	\$1,255,180.09	\$3,654,767.57

Scope of Work for Clubhouse Renovations

Clubhouse Renovation Project: Detailed Scope of Work

Ceiling Repairs and Ductwork Protection

The renovation will begin with repairs to the ceiling surrounding the lighting fixtures and ductwork. This includes restoring both the appearance and the structural integrity of the ceiling. Drywall repairs will be performed as needed. Additionally, the ductwork located in the ceiling will be wrapped to prevent future moisture damage and preserve the ceiling's condition. Once the ceiling is painted 2 new 6-7 foot ceiling fans to be installed equally spaced apart from each other. Look at the possibility of adding 6-8 new small ceiling speakers to under hang around the back and sides of the room when we do the audio upgrade.

Acoustic Tile Removal and Replacement

Existing acoustic tiles on both the ceiling and walls will be carefully removed to minimize disruption and protect the underlying surfaces. After the removal process, all exposed drywall will be inspected for damage. Necessary repairs will be carried out to ensure a smooth, paint-ready finish. Where possible, ceiling acoustic panels that remain structurally sound will be cleaned or recovered for reuse in the renovated space. Wall acoustic panels are expected to be unsuitable for reuse and will be replaced with new panels that provide optimal sound absorption.

Stage Area Modifications

The stage area will undergo several updates. Existing curtains will be removed, and the opening will be drywalled to accommodate a new pocket door measuring between 36 and 48 inches wide. This will provide access to storage space located behind the stage. The current carpet and stairway on the side of the stage will be removed. New stairways will be constructed on both sides of the stage. Provisions will be made for the installation of audio-visual equipment, including a projection screen and new audio equipment.

Rubber Molding Removal and Door Upgrades

The entire rubber molding around both the clubhouse and the stage will be removed to prepare the room for painting. The main entrance doors will be replaced with new ones that are ADA compliant and meet current building codes. Doors in other areas will be cleaned and reused wherever possible.

Painting the clubhouse and fireplace

Painting will begin after ceiling and wall prep. The wainscoting around the room needs to be removed and the wall repaired as needed. Light switch and outlet covers will be removed, then replaced with new ones post-painting. The ceiling will be painted white; walls will be finished in white or a light neutral shade for brightness. The fireplace will be “white washed” for a new look. Cabinets next to fireplace will get new doors. Afterward, acoustic panels will be reinstalled on the ceiling, with new panels added to the walls and stage front, improving both look and sound absorption in the clubhouse.

Installing new flooring on stage and clubhouse

Clean and inspect floors and stage to ensure there are no unforeseen areas of concern prior to installing new LVP planks. Because the room is so large a herringbone pattern or other pattern can be inserted in areas to give it a little character. Once flooring is installed the pre-painted 6” wood molding will be installed around the entire room and stage. By pre-painting the trim we should have a cleaner installation and no paint on the new floors.

Front gate visitor lane traffic flow data

	Sat 3/14	Sun 3/15	Mon 3/16	Tue 3/17	Wed 3/18	Thur 3/19	Fri 3/20		Total	Avg / Hr
8:00 AM	18	8	38	28	26	33	25		176	25
9:00 AM	23	12	37	30	31	34	28		195	28
10:00 AM	36	16	21	42	51	45	36		247	35
11:00 AM	29	23	31	37	35	39	25		219	31
12:00 PM	45	37	31	28	30	34	29		234	33
1:00 PM	30	42	35	29	34	30	28		228	33
2:00 PM	20	26	20	29	30	20	23		168	24
3:00 PM	33	25	20	41	45	36	33		233	33
4:00 PM	25	35	30	24	24	19	23		180	26
5:00 PM	20	22	27	23	25	22	20		159	23
6:00 PM	10	15	15	14	16	10	12		92	13
7:00 PM	11	10	11	14	8	9	9		72	10
8:00 PM	5	2	6	6	7	7	4		37	5
9:00 PM	5	4	5	3	3	7	3		30	4
Total	310	277	327	348	365	345	298		2270	324

*** Data doesn't include Golf Carts, which average roughly 2 per hour.

Front gate visitor lane traffic flow data

	Sat 3/21	Sun 3/22	Mon 3/23	Tue 3/24	Wed 3/25	Thur 3/26
8:00 AM	13	5	28	22	26	33
9:00 AM	19	18	35	30	31	34
10:00 AM	29	26	26	38	51	45
11:00 AM	38	31	33	38	35	39
12:00 PM	38	36	31	28	30	34
1:00 PM	32	35	35	29	34	30
2:00 PM	34	35	21	29	30	20
3:00 PM	30	24	18	34	40	36
4:00 PM	31	28	22	24	26	19
5:00 PM	25	30	27	23	25	22
6:00 PM	22	16	15	16	14	10
7:00 PM	18	16	15	14	13	9
8:00 PM	14	10	6	6	7	7
9:00 PM	4	4	6	7	3	7
Total	347	314	318	338	365	345 Estimate Due to ECS Kiosk Work

ACCURATE ELECTRONICS



9225 ULMERTON ROAD, SUITE 410 ♦ LARGO, FL 33771
PINELLAS (727-533-0295 ♦ HILLSBOROUGH (813) 983-9131 ♦ SARASOTA (941) 952-1088
♦ FT. MYERS (239) 332-8700 ♦ ORLANDO (407) 203-2620

WWW.AEAccess.com

April 10, 2025
Prepared by Paul

Groves Golf and Country Club
7924 Melogold Cr
Land O Lakes, FL 34637

C/O: Clinton Robinson Phone: (813) 428-4214 Email: CLINTON.ROBINSON@INFRAMARK.COM

RE: QUARTERLY MAINTENANCE FOR THE TWO GATE SYSTEMS.

MAINTENANCE FOR: (6) Barrier Arm Operators, (3) Slide Gate Operators, (6) Swing Gate Operators, (2) BAI Barcode Scanner, (2) Gateway Long Range Prox Reader, (1) WXL multi-tenant callbox, (1) Simplex Lock, (6) AK-11 keypads, (8) Optex vehicle sensors, (11) Traffic Safety Loops.

MONTHLY FEE: \$ 538.28

TOTAL ANNUAL COST: \$ 6,459.36

QUARTERLY SERVICE MONTHS: TBD

(CONTRACT TERM 1 YEAR TO RENEW FOR SUCCESSIVE ONE-YEAR TERMS UNLESS CANCELLED IN WRITING 30 DAYS PRIOR TO TERM END).

OPTIONAL ANNUAL UNLIMITED PROGRAMMING FOR 755 UNITS:

ADD: \$150.00/month

ACCEPT:

DECLINE:

INITIAL: RLC

MAINTENANCE PROGRAM:

A MAINTENANCE PROGRAM IS DESIGNED TO MAINTAIN THE OPERATORS MECHANICAL FUNCTIONS. CHECKING PARTS FOR UNNECESSARY WEAR AND REPLACING THEM BEFORE THEY BREAK DOWN CAUSING UNNECESSARY DOWNTIME. THE MAINTENANCE PROGRAM IS DESIGNED TO KEEP THE OPERATOR FUNCTIONING AT IT'S HIGHEST CAPACITY AND TO PROLONG THE LIFE.

UNDER THE MAINTENANCE PROGRAM ACCURATE WILL NOTIFY YOU OF ANY PARTS THAT NEED TO BE REPLACED AND GET APPROVAL FOR THE COST BEFORE ANY REPAIRS ARE MADE. PLEASE NOTE THAT ACCURATE SERVICES OVER 10 BRANDS OF GATE OPERATORS, OVER 7 BRANDS OF TELEPHONE ENTRY SYSTEMS AND NUMEROUS CARD AND RADIO SYSTEMS. AS A CONVENIENCE, WE TRY TO CARRY AS MANY REPLACEMENT PARTS ON OUR SERVICE TRUCKS AS POSSIBLE BUT MAY NOT ALWAYS HAVE EVERY PART IN STOCK AT THE TIME OF SERVICE. NEEDED REPAIRS FOUND DURING MAINTENANCE ARE QUOTED SEPARATELY AS A REPAIR CHARGE FOR THE TIME AND MATERIAL NEEDED.

NOTES:

1. THE OWNER AGREES THAT ACCURATE ELECTRONICS INC. WILL NOT BE HELD RESPONSIBLE FOR DAMAGES CAUSED BY GATE CLOSURE ON PEDESTRIANS AND OR VEHICLES. **NOTE: PEDESTRIANS SHOULD NEVER WALK THROUGH VEHICLE GATE ACCESS.**
2. MAINTENANCE PROGRAM DOES NOT GUARANTEE THAT EQUIPMENT WILL NOT FAIL OR BREAK DOWN. SERVICE CALLS ARE BILLED SEPARATELY ON AN AS-NEEDED BASIS.
3. 10% DISCOUNT ON ALL SERVICE CALLS WHEN UNDER AN ACCURATE MAINTENANCE CONTRACT.

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE ACCEPTED. ACCURATE ELECTRONICS IS HEREBY AUTHORIZED TO DO THE WORK AS SPECIFIED. THIS CONTRACT MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS.

PLEASE SIGN & PRINT NAME AFTER SIGNATURE.

AUTHORIZED SIGNATURE: Richard Loar Acting Chair
C3862D03AF88467...

PRINT NAME: Richard Loar Acting Chair DATE: 4/17/2025

FOR: Groves Golf and Country Club

ACCEPT: INITIAL: RLC

Lic#451523-001-1999
 13075 US HWY 19 N.
 CLEARWATER, FL 33764
 customersupport@piperfire.com



PINELLAS (727) 581-9339
 SARASOTA (941) 377-2100
 PINELLAS FAX (727) 581-8332
 SARASOTA FAX (941) 377-2001
 STATEWIDE (800) 327-7604

Report of Inspection of Water Based Fire Protection Systems

Combo Common areas accessed only
 Walk through performed separately

PROPERTY NAME STATE **Inspection File #**
 The Groves Community Development Florida i-17870

STREET **CITY** **Customer #** **ZIP CODE**
 7924 Melogold Circle Land O' Lakes 25165 34637

LOCATION

ATTENTION **EMAIL ADDRESS** **PHONE NUMBER** **FAX NUMBER**
 Carmen Torres Clubhouse@thegroves.cdd.org 8139952832 _____

INSPECTOR NAME **INSPECTOR #** **SERVICE PROVIDED** **DATE**
 David Cancel FPI23-000118 Annual 01/16/2026

NO. OF SYSTEMS **SIZE**
 1 4

TYPE **WATER SOURCE**
 Auto Wet NFPA 13 City

TO BE ANSWERED BY OWNER OR OWNER'S REPRESENTATIVE:

A-1 Has the occupancy classification, machinery or operations remained the same since the last inspection: (4.1.6)
 Yes

A-2 Is the Building currently occupied?
 Yes

A-3 Has the system(s) remained in service without modification since the last inspection: (4.1.5)
 Yes

A-4 Are all fire protection systems in service? (4.1)
 Yes

A-5 If a fire has occurred since the last inspection, have all damaged sprinkler system components been replaced:
 Yes

A-6 Are any high temperature solder sprinklers regularly exposed to temperatures near 300 degrees: (5.3.1.1.1.4)
 N/A

A-7 Has internal inspection of piping and check valves been completed: (14.2 & 13.4.2.1)
 Yes

A-8 Date completed:
 12/20/2022

A-9 Was the fire department connection pressure tested to 150psi for two hours: List date: (13.8.5)
 See 5 year

A-10 Did fire department connection pass pressure test:
 No

A-11 Backflow prevention assemblies inspected internally within 5 years to verify that all components operate correctly, move freely, and are in good condition: (13.7.1.3)
 Yes

A-12 Date of internal inspection of backflow prevention assembly:
 12/2022

TO BE ANSWERED BY INSPECTOR - CONTROL VALVES:

A-13 Control valves sealed, locked or supervised in the appropriate open or closed position: (Quarterly) (13.3.2.2)
 Yes

A-14 Control valves lubricated and fully exercised: (valve left 1/4 turn from appropriate fully open or closed position) (Annually) (13.3.4.1)
 Yes

A-15 Post indicator valves fully exercised and number of turns recorded: (Annually)(13.3.3.2)
 N/A

A-16 No. of turns: (Annually)
 null

CONTROL VALVE LOCATION (13.3.2.2)	QTY	VALVE TYPE	EASY ACCESS	SIGNS	VALVES OPEN	FREE OF LEAKS	SECURED	SEALED / LOCKED	SUPERVISORY OPERATIONAL
A-17 CITY CONNECTION	2	OSY Valve	YES	NOT APPLICABLE	YES	YES	YES	LOCKED	N/A
A-18 SYSTEM	1	Butterfly Valve	YES	YES	YES	YES	YES	SUPERVISED	YES

MAIN DRAIN TEST PIPE LOCATION (13.2.5)

-	MAIN DRAIN TEST PIPE LOCATION (QUARTERLY) (13.2.5)	PIPE SIZE	STATIC BEFORE	FLOW	STATIC AFTER	TIME TO REFILL
B-1	On riser located back of kitchen	2in	74	50	69	Instant

FIRE DEPARTMENT CONNECTIONS

B-5 Fire Department Connections visible, accessible, and identification plate in place: (Quarterly) (13.8.1)

B-6 Fire Department Connections in satisfactory condition, couplings free, caps or plugs in place and check valves tight: (Quarterly)(13.8.1)

HYDRAULIC NAME PLATE AND GAUGES

B-7 Hydraulic name plate attached: (Annually)(5.2.5)

B-8 Gauges functional & within 5yr. limit: (Monthly/Quarterly) (13.2.7)

ALARMS

C-1 Alarm devices pass visual inspection (Quarterly) (5.2.4)

C-2 Valve supervisory switches operate: (Semi-annually) (13.3.3.5.1)

C-3 Water motor gong operate: (Quarterly)(13.2.6.1) (5.3.2.1)

C-4 Electric bell operate properly: (5.3.3.1)

C-5 Water flow alarm switch operate: (Semi-annually) 5.3.2.3)

C-6 Time to ring alarms: (range)

C-7 Alarm panel reset properly: (NFPA 72)

C-8 Monitoring restored: (NFPA 72)

C-9 Alarm panel clear after testing (NFPA 72)

C-10 System left in service:

C-11 Inspection tag in place

C-12 Time for monitoring to receive signals (NFPA72)

PIPING, HANGERS, & SPRINKLERS (TO BE ANSWERED ANNUALLY)

D-1 Building areas protected by a wet system, heated, including its blind attics and perimeter areas, where accessible: (4.1.2)

D-2 Pipe and fittings appear to be in good condition free from external loads, mechanical damage, leakage, and corrosion: (5.2.2.1)

D-3 Hangers and seismic braces appear to be free from damage, and are not loose: (5.2.3)

D-4 Sprinkler systems have been extended to all visible areas of the building:

D-5 Do sprinklers generally appear to be free of damage, corrosion, paint, or loading and visible obstructions, and is all trim assembly in place: (5.2.1.1.1)

D-6 Proper clearance between the top of all storage and the sprinkler head deflector: (5.2.1.2)

D-7 Spare head supply installed with appropriate number of sprinklers and head wrench? (5.2.1.4)

D-8 All sprinklers in building less than 50 years old or all quick response sprinklers less than 20 years old. (5.3.1.1 & 5.3.1.1.1.3)

D-9 If representative sample of sprinklers have been tested: 50 years for standard response, and 20 years for quick response, what date was this completed?

D-10 If building contains dry sprinklers, have they been in service for 15 years or less, or has representative samples been tested: (5.3.1.1.1.6)

D-11 Sprinklers installed in areas free from harsh environments, including corrosive atmospheres & corrosive water supplies: (5.3.1.1.2)

D-12 Antifreeze solution checked to provide adequate freeze protection: (5.3.3)

Forward Flow Test of Backflow Preventer(s) NFPA 25 13.7.2

Backflow Location	Static PSI:	Residual PSI:	# of Outlets:	Sys. Design Flow Rate (GPM):	Flow Results (GPM)

Device List

Inspect Test

Area	Location	Type	Size	Make/Model	Pass/Fail	Remarks
By street in bushes	Backflow	OS&Y Valve	6in	Clow	Pass	Locked Visual
By street in bushes	Backflow	Check Valve	6in	Zurn/Wilkins	N/A	
By street in bushes	Backflow	Check Valve	6in	Zurn/Wilkins	Pass	Locked Visual

Area	Location	Type	Size	Make/Model	Pass/Fail	Remarks
By street in bushes	Backflow	OS&Y Valve	6in	Clow	N/A	
Inspector test located golf course side of golf shop	Outside closet	Inspector's Test Valve	1in		Pass	
Back side of kitchen outside of FACP room	At riser FDC	Check Valve	4in	Victraulic/Firelock S717	Pass	
Back side of kitchen outside of FACP room	At riser FDC	Fire Department Connection	4in Siamese 2.5in connection	FPPI/2.5 Siamese	Fail	Missing caps
Back side of kitchen outside of FACP room	At riser	Butterfly Valve	4in	Victraulic/Fire lock	Pass	
Back side of kitchen outside of FACP room	At riser	Check Valve	4in	Victraulic/Fire lock 717	Pass	
Back side of kitchen outside of FACP room	At riser	Gauge	1/4	Ferguson	Pass	
Back side of kitchen outside of FACP room	At riser	Gauge	1/4	Ferguson	Pass	
Back side of kitchen outside of FACP room	At riser	Flow Switch	4in	Potter/	Pass	
Heads on property	At riser & FACP					
Date: 2000, NPT 1/2, Make: Globe, Model: 804A 5.6K Quick Response pendant Chrome 155F						
Date: 2015 NPT 1/2, Make: Tyco, Model: Ty2323, 5.6K Quick Response pendant Chrome 155F						
Date: 2022, NPT 1/2 Make: Rasco, Model: RA1414 5.6K Quick Response pendant Chrome 155F						
Date: 2015, NPT 1/2, Make: Tyco, Model: TY313, 5.6K Quick Response Upright, Brass 200F						
Date: 1999, NPT 1/2, Make: Globe, Model: JN784A, 5.6K, Standard Response, Brass Upright, 200F						

Recommended Improvements

NFPA 13 OBSERVATIONS & NOTES:

See activities list for deficiencies

TECHNICIAN COMMENTS & RECOMMENDED IMPROVEMENTS:

See activities list for deficiencies

The system was restored to normal operation & all control valves left in the open position on:

Date: 01/16/2026 Time: 12:00 Pm

DISCREPANCIES AND RECOMMENDED IMPROVEMENTS WERE DISCUSSED WITH THE UNDERSIGNED OWNER OR OWNER'S REPRESENTATIVE.

Name of Owner or Representative:

On File

Date:

01/16/2026

Owner or Representative Signature:

[Signature area]

Technician's Name:

David Cancel

Date:

01/16/2026

Technician's Signature:

[Signature area]

For facilities that fall under the jurisdiction are utilizing other standards, such as Hospitals & other Healthcare facilities, please refer to the applicable Joint Commission Accreditation Standards under; Environment of Care: EC.02.03.05 and their perspective Elements of Performance: (EP1 - EP28).

Deficiencies & Comments / Wet Based Systems

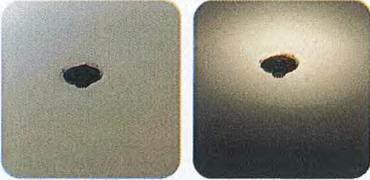
DC David Cancel - 1/16/2026

Resolve 

Kitchen

Corroded head at corner by 3 sink behind cookin grill

Tyco pendant 155 QR 1/2 ty3231 2010 (1)



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Resolve 

Kitchen heads

Sprinkler heads appear Loaded and greasy throughout kitchen

(6) Tyco 2010 155 QR 1/2 chrome ty3231



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Public 

Freezer head date 2020





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BILL TO		JOB LOCATION	
Company: The Groves Community Development	Address: 7924 Melogold Circle Land O' Lakes, FL 33637	Company: The Groves Community Development	Address: 7924 Melogold Circle Land O' Lakes, FL 33637
Contact: Wendy	Phone: (813) 995 2832	Contact: Wendy	Phone: (813) 995 2832
		Date: 01/19/2026	Sales Rep: Steve O'Lone
		Phone:	Email: steve.olone@fortisfire.com
		Expires:	Billing Method:
		Payment Terms: NET 30	

TITLE
 sprinkler quote per Annual inspection 1/16/26

SCOPE OF WORK

This is a quote to replace items noted during the last fire sprinkler, hydrant or backflow dated:1-16-26

1. Replace (6) corroded and loaded pendants in the kitchen 1/2 155QR pendants semi recess
2. Remove , replace and send for testing 23 assorted sprinkler heads that are over 20 years old.

Quote includes parts and labor for specified repairs to your fire sprinkler system. If additional items are found in need of repair we will bring to your attention, for approval, prior to performing further repairs.

Our Price Does Not Include

Engineering and Permits	Firewatch	Lift Rental
Electrical Wiring beyond scope of work	Patching & Painting	
Repairs to existing system beyond scope of work	Freeze Protection	
Changes made by owner or Local AHJ	Overtime Hours	

By signing contractor/owner agrees to Piper Fire Protection standard terms and conditions.
 Quotation is firm for (30) days. Work completed during normal working hours M-F 8:00am-4:30pm.

DESCRIPTION

- UL Testing
- Tyco TY3231 1/2 155 Deg QR Chrome Pendant
- 1/2" Semi- Recessed Chrome Escutcheon
- Viking VK300 1/2 155 QR chrome Upright
- Tyco TY4332 3/4 155 TY-FRB QR Chrome Sidewall
- 3/4" Semi- Recessed Chrome Escutcheon
- Reliable RA1435 1/2" 155 Deg QR Chrome Sidewall 5.6K
- Service - Sprinkler
- Trip Charge

Total: \$10,579.46

Fortis and any of its subsidiaries shall have no responsibility for cost increases in labor, services, materials, items, inspections, or equipment attributable to changes in shipping costs or tariffs, and Customer hereby agrees to pay for any such increases.



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TERMS & CONDITIONS

Fortis (as defined below) and Customer (as defined below), in consideration of the Total Price, mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby agreed to, agree to the following Terms and Conditions and any applicable Geographic Terms and Conditions stated in a separate document and incorporated herein by reference (the "Agreement") as of the Effective Date (defined below). General Terms and Conditions are applicable to all Work. Work Specific Terms and Conditions are only applicable to the specific type of Work indicated. Geographic Terms and Conditions are only applicable to the Work where the Site Address is in the relevant geographical area.

Article I - General Terms and Conditions

Definitions

1. As used herein, "Fortis" means Fortis Fire & Safety, Inc., and any of its affiliates, subsidiaries, successors, and acquired entities, including, but not limited to Piper Fire Protection, Fortis Fire & Safety formerly known as CJ Suppression, VFS Fire & Security Services, MeshWrX, Lifesafety Management, Integrated Fire and Security Solutions, Diversified Systems Inc.
2. As used herein, "Work" means the description of the labor, services, materials, items, inspections, or equipment described in the Scope of Work section above.
3. As used herein, "Customer" means the Company listed above.
4. As used herein, "Site Address" means the job location address listed above and any address where Work is performed.
5. As used herein "Total Price" means the total price for the Work listed above.

Payment

6. Customer agrees to pay the Total Price in accordance with the Payment Terms listed above. Failure to pay amounts when due shall give Fortis, in addition to any other available remedies, the right to stop work pending payment of all outstanding amounts and the right to terminate this Agreement and to charge interest at the highest legal rate allowable on delinquent amounts.
7. Should the Customer cancel a scheduled appointment less than 24 hours in advance, then a \$195 rescheduling fee may be charged by Fortis.
8. In the event a technician is dispatched to the work site, as scheduled, but is unable to perform the Services through no fault of Fortis, then Customer agrees to an increase in the Total Price for the actual time lost, travel time and materials. Additionally, any restocking fees assessed against Fortis will be invoiced to the Customer. If a special order was made, the Customer will be invoiced for, and hereby agrees to pay, that cost.

Scope of Work

9. Customer agrees that nothing is included in the Work except for the labor, services, materials, items, inspections, or equipment described in the Scope of Work section above.
10. In addition to any exclusions expressly stated in the description of the Work, Fortis hereby gives notice that it does not undertake an obligation to inspect for compliance with laws or regulations unless specifically provided for in writing. Customer acknowledges that the authority having jurisdiction ("AHJ") may establish additional requirements for compliance with or above local codes. Customer shall be responsible to pay Fortis for any additional labor, services, materials, items, inspections, or equipment required by an AHJ that are not already included in the Work.
11. Unless otherwise stated in the description of the Work, labor, services, materials, items, inspections, or equipment provided by Fortis shall be limited to the codes and standards as may be required by the National Fire Protection Association ("NFPA") and Life Safety 101 but not inclusive of any and all NFPA and Life Safety 101 requirements that are the responsibility of the Customer, property owner or manager. The Work expressly excludes any NFPA and Life Safety 101 requirements that that NFPA or Life Safety 101 indicate are the responsibility of the Customer, property owner, tenant, or property manager.
12. Fortis is not responsible for existing conditions, including, but not limited to, existing municipally controlled conditions, such as water main sizing or maintenance issues, that do not support any planned Work or for verifying that existing conditions will support the planned Work.
13. If conditions are encountered at the Site Address that are (a) concealed physical conditions which differ materially from those indicated in any applicable construction drawings; (b) not readily observable to Fortis; (c) unknown or unforeseeable physical conditions that differ from those ordinarily found to exist and generally be recognized as inherent in construction activities of the character provided for in this Agreement; or (d) hazardous, unsafe, unworkable, or code violations (collectively "Differing Conditions"); and affect or may affect any aspect of the Work of the performance of this Agreement, in the sole judgment of Fortis, Fortis shall notify Customer and subsequent to such notification may (a) if practicable, in the sole judgment of Fortis, complete the original scope of Work; (b) enter into a change order with Customer to address the Differing Conditions; (c) terminate the Work and refund any portion of the Total Price paid, less any costs incurred; or (d) suspend the Work until Customer employs others to remedy the Differing Conditions. If Fortis elects option (b) above, Fortis shall be entitled to stop performance of the Work until Customer executes the change order and pays Fortis for the Change Order. The costs for any or all of the foregoing shall be borne by Customer. Fortis has no duty to inspect the Site Address in advance of signing this Agreement or beginning the Work. Visual or virtual inspections for the purposes of providing an estimate or taking measurements shall not constitute an inspection for these conditions or be a waiver of this provision. Differing Conditions include, but are not limited to: rotten, damaged, or unusable wood, facia, or structural components; pre-existing building code violations; zoning violations; discovery of asbestos-containing products; mold; or termites.

Delays and Force Majeure

14. Fortis shall not have any liability for damages or cost increases as a result of inclement weather; natural disasters; disease; pandemic; epidemic; microbursts, hurricanes and their attendant watches and warnings; tropical storms and their attendant watches and warnings; tornadoes and their attendant watches and warnings; floods and their attendant watches and warnings; blizzards and their attendant watches and warnings; strikes; civil unrest; war; terrorism; blackouts; fire; delays in common carriers; government or municipal actions or omissions, including, but not limited to, the passage, amendment, or repeal of statutes, codes, ordinances, or regulations; changes to the National Electrical Code or any fire or life safety related code; Customer acts, omissions, or negligence; acts or omissions of subcontractors/contractors/material suppliers; incorrect material deliveries or installations; missing or damaged parts, pieces, or elements of materials; acts or omissions of design professionals; unavoidable casualties beyond Contractor's control; events or occurrences beyond Contractor's control; building department delays, actions, or omissions; material shortages; and/or labor/subcontractor shortages. Fortis shall have no responsibility for cost increases in labor, services, materials, items, inspections, or equipment attributable to any of the foregoing, and/or attributable to changes in shipping costs or tariffs, and Customer hereby agrees to pay for any such increases.



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Customer Representations, Warranties, Acknowledgments, and Responsibilities

15. Customer hereby represents that it is authorized to enter into this Agreement and has the funds necessary to pay the Total Price. Customer also hereby represents that it is the fee simple owner of the Site Address, or that if it is not, it is acting as an agent for the fee simple owner of the Site Address such that Fortis is in contractual privity with the fee simple owner of the Site Address. Customer warrants and covenants that the execution of this Agreement and the terms contained herein do not violate the provisions of any other agreement which Customer may have made.
16. Customer agrees that he/she has a duty to cooperate with Fortis with regard to executing documents as needed for the purpose of completing the Work, including executing notices of commencement or building permit documents. Customer also agrees to be available at the Site Address as needed to provide access for the performance of the Work and inspections of the Work. Customer also agrees not to remove or hide any posted permit placard.
17. CUSTOMER ACKNOWLEDGES AND UNDERSTANDS THAT FORTIS IS NOT AN INSURER. THE AMOUNTS FORTIS CHARGES CUSTOMER ARE NOT INSURANCE PREMIUMS. SUCH CHARGES ARE BASED UPON THE VALUE OF THE SERVICES, SYSTEM AND EQUIPMENT FORTIS PROVIDES AND ARE UNRELATED TO THE VALUE OF CUSTOMER'S PROPERTY, ANY PROPERTY OF OTHERS LOCATED IN CUSTOMER'S PREMISES, OR ANY RISK OF LOSS ON CUSTOMER'S PREMISES.
18. FORTIS' WORK DOES NOT CAUSE AND CANNOT ELIMINATE OCCURENCES OF THE EVENTS THEY ARE INTENDED TO DETECT OR AVERT. FORTIS MAKES NO GUARANTY OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, THAT THE WORK SUPPLIED WILL DETECT OR AVERT SUCH EVENTS OR THE CONSEQUENCES THEREFROM. ACCORDINGLY, FORTIS DOES NOT UNDERTAKE ANY RISK THAT CUSTOMER'S PERSON OR PROPERTY, OR THE PERSON OR PROPERTY OF OTHERS, MAY BE SUBJECT TO INJURY OR LOSS IF SUCH AN EVENT OCCURS. THE ALLOCATION OF SUCH RISK REMAINS WITH CUSTOMER, NOT FORTIS. INSURANCE, IF ANY, CONVEYING SUCH RISK SHALL BE OBTAINED BY CUSTOMER. FORTIS SHALL HAVE NO LIABILITY FOR LOSS, DAMAGE OR INJURY DUE DIRECTLY OR INDIRECTLY TO EVENTS, OR THE CONSEQUENCES THEREFROM, WHICH THE SYSTEM OR SERVICES ARE INTENDED TO DETECT OR AVERT. CUSTOMER SHALL LOOK EXCLUSIVELY TO ITS INSURER AND NOT TO FORTIS TO PAY CUSTOMER IN THE EVENT OF ANY SUCH LOSS, DAMAGE OR INJURY. CUSTOMER RELEASES AND WAIVES FOR ITSELF AND ITS INSURER ALL SUBROGATION AND OTHER RIGHTS TO RECOVER FROM FORTIS ARISING AS A RESULT OF PAYING ANY CLAIM FOR LOSS, DAMAGE OR INJURY OF CUSTOMER OR ANOTHER PERSON.
19. IF NOTWITHSTANDING THE PROVISIONS OF THESE SECTIONS PROVIDED, FORTIS IS FOUND LIABLE FOR LOSS, DAMAGE OR INJURY UNDER ANY LEGAL THEORY DUE TO A FAILURE OF SOME OR ALL OF THE WORK IN ANY RESPECT, ITS LIABILITY SHALL BE LIMITED TO A SUM EQUAL TO 10% OF THE TOTAL PRICE OR \$1,000, WHICHEVER IS GREATER, AS AGREED UPON DAMAGES AND NOT AS A PENALTY, AS CUSTOMER'S SOLE REMEDY. THIS WILL BE THE SOLE REMEDY BECAUSE IT IS IMPRACTICAL AND EXTREMELY DIFFICULT TO DETERMINE THE ACTUAL DAMAGES, IF ANY, WHICH MAY RESULT FROM FORTIS'S FAILURE TO PERFORM ANY OF ITS OBLIGATIONS UNDER THIS AGREEMENT. IF CUSTOMER REQUESTS, FORTIS MAY ASSUME GREATER LIABILITY BY ATTACHING A RIDER TO THIS AGREEMENT STATING THE EXTENT OF FORTIS'S ADDITIONAL LIABILITY AND THE ADDITIONAL CHARGES CUSTOMER WILL PAY FOR FORTIS'S ASSUMPTION OF SUCH GREATER LIABILITY. HOWEVER, SUCH ADDITIONAL CHARGES ARE NOT INSURANCE PREMIUMS AND FORTIS IS NOT AN INSURER EVEN IF IT ENTERS INTO SUCH A RIDER.
20. THE PROVISIONS OF THESE SECTIONS SHALL APPLY NO MATTER HOW THE LOSS, DAMAGE OR INJURY OR OTHER CONSEQUENCE OCCURS, EVEN IF DUE TO FORTIS'S PERFORMANCE OR NONPERFORMANCE OF ITS OBLIGATIONS UNDER THIS AGREEMENT OR FROM NEGLIGENCE, ACTIVE OR OTHERWISE, STRICT LIABILITY, VIOLATION OF ANY APPLICABLE CONSUMER PROTECTION LAW OR ANY OTHER ALLEGED FAULT ON THE PART OF FORTIS, ITS AGENTS OR EMPLOYEES. IF ANY OTHER PERSON, INCLUDING CUSTOMER'S SUBROGATION INSURER, MAKES ANY CLAIM OR FILES ANY LAWSUIT AGAINST FORTIS IN ANY WAY RELATING TO THE SERVICES, SYSTEM OR EQUIPMENT THAT ARE THE SUBJECTS OF THIS AGREEMENT, THEN CUSTOMER SHALL INDEMNIFY AND HOLD FORTIS HARMLESS FROM ANY AND ALL SUCH CLAIMS AND LAWSUITS INCLUDING THE PAYMENT OF ALL DAMAGES, EXPENSES, COSTS AND ATTORNEYS' FEES.
21. THE PROVISIONS OF THESE SECTIONS SHALL APPLY TO AND BENEFIT FORTIS AND ITS AGENTS, EMPLOYEES, CONTRACTORS, SUBSIDIARIES, AFFILIATES, PARENTS (BOTH DIRECT AND INDIRECT). IF THIS AGREEMENT PROVIDES FOR A DIRECT CONNECTION TO A FIRE DEPARTMENT OR OTHER ORGANIZATION, THEN THAT DEPARTMENT OR OTHER ORGANIZATION MAY ALSO INVOKE THE PROVISIONS OF THESE SECTIONS AGAINST ANY CLAIMS DUE TO ANY FAILURE OF SUCH DEPARTMENT OR ORGANIZATION.

Default & Dispute Resolution

22. Customer and Fortis agree that any default by Customer under any Agreement between it and Fortis maybe treated by Fortis as a default under any or all other outstanding Agreements.
23. Any dispute arising out of or relating to this Agreement or the Work, whether arising in contract, statute, or tort, shall be subject to binding arbitration by a single arbitrator in accordance with the Construction Industry Rules of the American Arbitration Association.
24. Customer hereby expressly waives the right to trial by jury in any dispute arising from or relating to this Agreement or the Work, whether arising in contract, statute, or tort.
25. Customer is responsible for all costs of collection for any amounts due under this Agreement, including attorneys' fees, costs, and expenses, whether incurred pre-litigation or arbitration, in litigation or arbitration, or any post-litigation or arbitration actions.

Additional Terms

26. Communication – Customer is responsible for maintaining communication with Fortis.
27. Confidentiality – Customer shall keep the pricing information provided by Fortis confidential.
28. Customer hereby agrees that he or she has had an opportunity to review the terms of this Agreement in advance of signing and has had sufficient opportunity to review, understand, and negotiate its terms.
29. Access to the Premises – Customer must provide access to all areas of the Site Address and related security personnel, when necessary. Fortis shall not be responsible for areas not accessed or deemed unsafe to inspect, observe, pass through, or work in, in Fortis's sole discretion.
30. Equipment Disconnections – Customer acknowledges that they are on notice that the system(s)/device(s) listed on the Supplemental Work Order may be temporarily or permanently disconnected and out of service; thus, cannot detect, perform and/or report occurrences or transmit signals. Customer is responsible for fulfilling all impairment protocols and requirements while the systems are impaired.
31. Maintaining Existing System(s) – Customer is responsible for maintaining all fire protection equipment and any systems in good working order as outlined in the applicable NFPA Standards, Life Safety 101 and any and all local rules, codes or standard applicable to the jurisdiction where the system(s) or equipment is/are located.
32. Customer is responsible for the existing system and its pre-existing condition. Where new work is connected to an existing system, any deficiencies detected in the existing system during testing or charging of the system are the responsibility of Customer and are not covered by any warranties that may be applicable to the Services. Customer releases Fortis from any and all claims regarding the existing system and any damage or injury caused by or to the existing system.



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33. Temperature – Customer shall ensure that all areas of the building containing water-filled sprinkler pipe or components shall be maintained at appropriate temperatures, as Fortis is not responsible for assessing or maintaining building conditions including, but not limited to, the heating, cooling, insulation and conditioning of spaces in which water-filled piping is located.
34. Hazardous Materials – In all cases except when the project involves new construction, Customer represents and warrants that to the best of Customer's knowledge the work site is free of any hazardous materials. The term "hazardous materials" shall include but not be limited to asbestos, asbestos-containing material, polychlorinated biphenyl ("PCB"), formaldehyde or other potentially toxic or otherwise hazardous material. If any such substance is discovered on the work site, Fortis will not be required to install or service the at such site unless and until Customer certifies the removal or safe containment of such hazardous materials. Customer shall indemnify, defend, and hold Fortis, its officers, directors and agents harmless from any damages, claims, injuries, liabilities resulting from the exposure of Fortis's employees, contractors, or subcontractors to hazardous materials at the work site; provided, however, that the foregoing provision will not apply when it has been determined that such hazardous materials were brought to the work site by Fortis.
35. Assignment; Enforceability – This Agreement is not assignable by the Customer except upon written consent of Fortis first being obtained. Fortis shall have the right to assign this Agreement or to subcontract any of its obligations under this Agreement without notice to Customer.
36. Severability - If any of the provisions of this Agreement shall be determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.
37. Electronic Media – Fortis may scan, fax, email, image, or otherwise convert this Agreement into an electronic format of any type or form, now known or developed in the future. Any unaltered or unadulterated copy of this Agreement produced from such an electronic format will be legally binding upon the parties and equivalent to the original for all purposes, including litigation. Fortis may rely upon Customer's assent to the terms and conditions of this Agreement if Customer has signed this Agreement or demonstrated its intent to be bound electronically or otherwise.
38. Waiver of Jury Trial – Each party hereby waives any right it otherwise would have to a jury trial to resolve any dispute it has with the other party under this Agreement
39. Headings – Paragraph headings are for convenience only and shall not be used to interpret this Agreement.
40. No Waiver – No waiver of a breach of any provision of this Agreement will be construed to be a waiver of any other breach, whether of a similar or dissimilar nature.
41. Opportunity to Cure - Customer hereby agrees to give Fortis at least seven days written notice and an opportunity to cure any alleged breach of this Agreement or claimed deficiency in the Work. Customer and Fortis agree that the notice and opportunity to cure the alleged breach or claimed deficiency are express conditions precedent to Customer bringing any claims or asserting any defenses against Fortis. Customer also hereby agrees that the notice contemplated by this paragraph must be given within 10 days of when Customer discovers or should have discovered with reasonable diligence the alleged breach or claimed deficiency. Failure of the customer to timely give this notice within 10 days shall result in Customer waiving any and all claims or defenses arising out of or relating to the alleged breach or claimed deficiency.
42. Notice – Any notices or other communication permitted or required by this Agreement shall be in writing and shall be effective by personal delivery, certified mail or commercial courier to the other party at the addresses listed on page 1, or via email with confirmation of receipt to the Site Contact Email address provided for on page 1. Any change in Customer's contact information must be communicated within 30 days of change.
43. Effective Date. The Effective Date of this Agreement shall be the date it is last signed by one of the Parties hereto.
44. Limitation of Liability - FORTIS SPECIFICALLY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK, THIS AGREEMENT, OR THE DESIGN OR MANUFACTURE OF ANY MATERIALS FURNISHED UNDER THIS AGREEMENT INCLUDING, BUT NOT LIMITED TO, LOSS OF USE OF PROPERTY, LOSS OF RENTAL INCOME, BUSINESS INTERRUPTION, LOST PROFITS, PERSONAL INJURY, PROPERTY DAMAGE, WATER DAMAGE, MOLD, MILDEW, DRYWALL DAMAGE, AND OTHER INCIDENTAL AND CONSEQUENTIAL DAMAGES. FORTIS SHALL NOT BE LIABLE FOR DAMAGES TO THE SITE ADDRESS, PERSONAL PROPERTY, OR PHYSICAL INJURY AS A RESULT OF THE PERFORMANCE OF THE WORK.
45. Warranty Disclaimer - EXCEPT AS OTHERWISE PROVIDED HEREIN, FORTIS HEREBY DISCLAIMS ANY AND ALL WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING (WITHOUT LIMITATION) ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON TO ASSUME FOR IT ANY SUCH WARRANTIES IN CONNECTION WITH THE WORK OF THIS CONTRACT.
46. Integration - THIS AGREEMENT CONSTITUTES THE ENTIRE AGREEMENT BETWEEN THE CUSTOMER AND FORTIS. IN EXECUTING THIS AGREEMENT, CUSTOMER IS NOT RELYING ON ANY ADVICE OR ADVERTISEMENT OF FORTIS. CUSTOMER AGREES THAT ANY REPRESENTATION, PROMISE, CONDITION, INDUCEMENT OR WARRANTY, EXPRESS OR IMPLIED, NOT INCLUDED IN WRITING IN THIS AGREEMENT SHALL NOT BE BINDING UPON ANY PARTY, AND THAT THE TERMS AND CONDITIONS HEREOF APPLY AS PRINTED WITHOUT ALTERATION OR QUALIFICATION, EXCEPT AS SPECIFICALLY MODIFIED IN WRITING. THE TERMS AND CONDITIONS OF THIS AGREEMENT SHALL GOVERN NOTWITHSTANDING ANY INCONSISTENT OR ADDITIONAL TERMS AND CONDITIONS OR ANY SUPPLEMENTAL ORDER OR OTHER DOCUMENT SUBMITTED BY THE CUSTOMER.
47. Venue and Choice of Laws – The exclusive venue for any litigation or arbitration shall be the county where the Site Address is located.
48. Indemnification – In the event any indemnification language or provision contained in this Agreement conflicts with any statute or law in the State where the Site Address is located, the Parties hereby agree that a court may modify any such indemnification language or provision to the extent necessary to bring the language or provision into compliance with the applicable statute or law.
49. Incorporation of Geographic Terms and Conditions – Fortis and Customer agree that the Master Geographic Terms and Conditions are hereby incorporated into this Agreement by reference and that the Parties hereby agree to be bound by those terms and conditions. Customer hereby acknowledges the receipt of the Master Geographic Terms and Conditions and agrees that those terms and conditions apply to the extent that the Site Address is located in a state listed in the Master Geographic Terms and Conditions.
50. Termination - Fortis may terminate this Agreement, or the affected portions, at its sole discretion upon notice to the Customer if Fortis's performance of its obligations are prohibited because of changes in applicable laws, regulations or codes.

Article II - Inspection Terms and Conditions

51. The terms and conditions contained in this Article only apply to Work, or a portion thereof, that consists of providing inspection services at the Site Address.
52. In addition to any exclusions expressly states in the description of the Work, Fortis hereby gives notice that it does not undertake an obligation to inspect for compliance with laws or regulations unless specifically provided for in writing.
53. Unless otherwise stated in the description of the Work, inspections provided by Fortis shall be limited to the codes and standards as may be required by the National Fire Protection Association ("NFPA") and Life Safety 101 and expressly exclude any and all NFPA or Life Safety 101 requirements that are the responsibility of the Customer, property owner or manager under the NFPA or Life Safety 101.
54. Fortis reserves the right to increase inspection services annually for total inspection costs.
55. Term – The "Initial Term" of this Agreement is for 3 years, beginning on the Effective Date.

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56. Renewal – At the conclusion of the Initial Term, the Agreement will automatically renew on an annual basis unless terminated by either party upon written notice at least 30 days prior to the anniversary date.

57. Termination – In addition to any other remedies available to Fortis, Fortis may terminate this Agreement and discontinue any Work if i) Customer fails to follow Fortis's recommendations for the repair or replacement of defective parts of the system not covered under the Warranty; ii) in Fortis's sole discretion, the Site Address is or becomes unsafe, unsuitable, or so modified or altered after installation as to render continuation of Work thereafter impractical or impossible; or iii) for breach, including Customer's failure to make payments when due; and Fortis will not be liable for any damages or subject to any penalty as a result of any such termination.

Article III - Service/Monitoring Terms and Conditions

58. The terms and conditions contained in this Article only apply to Work, or a portion thereof, that consists of providing regular maintenance service or monitoring services at the Site Address

59. Conditions for Monitoring: If Customer has selected monitoring services, the following apply to such services - In the event the Fortis receives a supervisory signal or trouble signal, Fortis shall endeavor to contact one of the Contacts or responding authority. Fortis shall not be responsible for a Contact or responding authority's refusal to acknowledge/respond to Fortis's notifications of receipt of an alarm signal, nor shall Fortis be required to make additional notifications because of such refusal. Cellular radio unit test supervision, if provide under this agreement, provides only the status of the radio unit's current signaling ability at the time of test communication based on certain programmed intervals and does not serve to detect the potential loss of radio service at the time of an actual emergency event. Customer understands that Fortis will not receive alarm signals when the telephone line or other transmission has been cut, interfered with or is otherwise damaged or if the alarm system is unable to acquire, transmit or maintain an alarm signal over a customer's telephone service for any reason including network outage or other network problem such as congestion or downtime, routing problems, or instability of signal quality. Customer also understands that other potential causes of such failure over certain telephone services including but not limited to some types of DSL, ADSL, VOIP, Digital Phone, internet protocol based phone or other internet interface type of service or radio service, including cellular or private radio etc. ("non-traditional telephone service") include but are not limited to (1) loss of normal electric power to customer premise and (2) electronics failure such as modem malfunctions.) Monitoring services may be cancelled with a 30 day written notice. Your alarm panel may be required to connect to two phone lines. One line is required to be dedicated provided by your phone provider.

60. Excessive signals: - If the alarm has a "runaway" system or is excessively communicating with the monitoring station without apparent reason, subscriber authorizes Fortis to, without limitation, do any one or more of the following, ignore all communications received from the alarm, disconnect the alarm, or render the alarm incapable of communicating locally or with the monitoring station until the runaway condition is corrected. If subscriber fails or refuses to cooperate or correct the excessive communication problem within 24 hours of written or verbal communication from Fortis or the monitoring station subscriber will be billed and shall pay the sum of one dollar (\$1.00) for each individual communication received by the monitoring station which is in excess of normal system testing.

61. Fortis warrants that its Work shall be free from defects for a period of 30 days after completion of the Work, and that it will at its expense, repair or replace any defective Work supplied or performed by Fortis during the 30 day warranty period (the "Warranty"). This Warranty does not apply to i) materials, as such are warranted by the manufacturer and ii) the "Conditions Not Covered by Warranty" listed below (the "Conditions"), and if Customer contacts Fortis for service under the Warranty and upon inspection by Fortis it is found that one of these Conditions has led to the inoperability or apparent inoperability of the system, a charge will be made for the service call of Fortis's representative whether or not any Services are actually completed on the system. Should it actually be necessary to make repairs to the system due to one of the Conditions, a charge will be made for such work at Fortis's then applicable rates for labor and material. Services will be furnished by Fortis during Fortis's normal working hours Monday through Friday, excluding holidays.

62. Conditions Not Covered by Warranty. The following are expressly excluded from any warranty provided by Fortis: 1) Damage or extra service time resulting from accidents, acts of God, lightning strikes, riots, floods, terrorism, acts of war, presence of corrosion inducing matter in the water supply at any time, presence of corrosion inducing matter in the air at any time, alteration, misuse, tampering or abuse, adjustments, repairs or maintenance not done by Fortis, or from parts, accessories, attachments or other devices not furnished by Fortis; 2) Customer's improper operation per instructions; 3) Trouble due to interruption of commercial power to any type of phone service; 4) battery failure; 5) Devices designed to fail in protecting the System such as, but not limited to, fuse and circuit breakers; 6) System changes requested by Customer.

63. THE FOREGOING WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE CUSTOMER'S EXCLUSIVE REMEDY WITH RESPECT TO ANY AND ALL LOSSES OR DAMAGES RESULTING FROM ANY CAUSE WHATSOEVER, INCLUDING FORTIS'S NEGLIGENCE, SHALL BE REPAIR OR REPLACEMENT AS SPECIFIED ABOVE. FORTIS SHALL IN NO EVENT BE LIABLE FOR ANY CONSEQUENTIAL OR INDIRECT DAMAGES OF ANY NATURE, INCLUDING WITHOUT LIMITATION, DAMAGES FOR PERSONAL INJURY OR DAMAGES TO PROPERTY, AND HOWEVER OCCASIONED, WHETHER ALLEGED AS RESULTING FROM BREACH OF WARRANTY OR CONTRACT BY FORTIS OR NEGLIGENCE OF FORTIS OR OTHERWISE.

Article IV - Repair/Construction Terms and Conditions

64. The terms and conditions contained in this Article only apply to Work, or a portion thereof, that consists of repairs to existing items at the Site Address or the installation of new items at the Site Address

65. Fortis warrants that its Work shall be free from defects for a period of one year after completion of the Work, and that it will at its expense, repair or replace any defective Work supplied or performed by Fortis during the one year warranty period (the "Warranty"). This Warranty does not apply to i) materials as such are warranted by the manufacture and ii) the "Conditions Not Covered by Warranty" listed below (the "Conditions"), and if Customer contacts Fortis for service under the Warranty and upon inspection by Fortis it is found that one of these Conditions has led to the inoperability or apparent inoperability of the system, a charge will be made for the service call of Fortis's representative whether or not any Services are actually completed on the system. Should it actually be necessary to make repairs to the system due to one of the Conditions, a charge will be made for such work at Fortis's then applicable rates for labor and material. Services will be furnished by Fortis during Fortis's normal working hours Monday through Friday, excluding holidays.

66. Conditions Not Covered by Warranty. The following are expressly excluded from any warranty provided by Fortis: 1) Damage or extra service time resulting from accidents, acts of God, lightning strikes, riots, floods, terrorism, acts of war, presence of corrosion inducing matter in the water supply at any time, presence of corrosion inducing matter in the air at any time, alteration, misuse, tampering or abuse, adjustments, repairs or maintenance not done by Fortis, or from parts, accessories, attachments or other devices not furnished by Fortis; 2) Customer's improper operation per instructions; 3) Trouble due to interruption of commercial power to any type of phone service; 4) battery failure; 5) Devices designed to fail in protecting the System such as, but not limited to, fuse and circuit breakers; 6) System changes requested by Customer.

67. THE FOREGOING WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE CUSTOMER'S EXCLUSIVE REMEDY WITH RESPECT TO ANY AND ALL LOSSES OR DAMAGES RESULTING FROM ANY CAUSE WHATSOEVER, INCLUDING FORTIS'S NEGLIGENCE, SHALL BE REPAIR OR REPLACEMENT AS SPECIFIED ABOVE. FORTIS SHALL IN NO EVENT BE LIABLE FOR ANY CONSEQUENTIAL OR INDIRECT DAMAGES OF ANY NATURE, INCLUDING WITHOUT LIMITATION, DAMAGES FOR PERSONAL INJURY OR DAMAGES TO PROPERTY, AND HOWEVER OCCASIONED,



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WHETHER ALLEGED AS RESULTING FROM BREACH OF WARRANTY OR CONTRACT BY FORTIS OR NEGLIGENCE OF FORTIS OR OTHERWISE.

68. Unless otherwise set forth in this Agreement, final payment, plus payment of any and all sums remaining due under this Agreement, shall be paid by Customer upon Substantial Completion. For Work not requiring a permit, Substantial Completion shall mean the date the Work is sufficiently complete to serve its functional purpose. For Work requiring a permit, Substantial Completion shall mean the date the Work passes its final permit inspection. Customer agrees (1) not to interfere with the passage of any permit inspection, (2) to allow access for all such inspections, and (3) not to request any passed inspection be reopened or failed. The existence of punch list items to be completed shall not be grounds to dispute or withhold any amounts due as a result of achieving Substantial Completion.

69. Fortis shall be not required to perform any work outside the Work absent a written and signed change order. Change orders are to be paid in full in advance of the completion of the change order, absent a contrary agreement between the Parties. In the event Fortis performs extra work without a written change order Fortis shall still be entitled to recover the value of the extra work, as determined by Fortis, or at the rates stated in this Agreement, from the Customer. Customer is responsible for the cost of additional work required by any municipality as a condition precedent to passing an inspection.

Article V – PFAS Warning & Rider

70. The terms and conditions contained in this Article only apply to Work, or a portion thereof, where PFAS exists or will exist at the Site Address.

71. The fire-fighting foam type specified for use or already in use at the Site Address contains compounds that utilize chemicals belonging to the per- and polyfluoroalkyl substances (PFAS) family. The U.S. Environmental Protection Agency has recently designated certain PFAS chemicals as hazardous, which includes those found in certain fluorinated foam concentrates. These chemicals are considered persistent, both in the environment and within the human body, and exposures to certain PEAS may lead to adverse human health conditions.

72. Operation of the foam system without proper controls may result in the release of a hazardous substance under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), hazardous waste under the Resource Conservation and Recovery Act (RCRA), or similar designation under federal, or state environmental laws. These regulations may require strict and onerous compliance for containing spills, runoff, and disposal of any effluent or contaminated system component.

73. Fortis, as a required component of a new foam system installation, must perform acceptance tests to prove correct functionality of the foam proportioning system. Absent specific system types which allow for operational testing without creating foam discharge that are above and beyond project specifications or currently installed components, Fortis will employ the use of a surrogate "foam replacement" test liquid to prove the proportioning system prior to introduction of PFAS-containing foam concentrate into the system components for new installations. Existing installations or future service and testing of foam systems with PFAS will require considerations for PFAS contamination regardless of test method utilized. It is a condition of this Agreement that Customer acknowledges and agrees to this PFAS warning and associated hazards and that this Agreement limits Fortis indemnification requirements solely to its own negligent acts or omissions.

74. Fortis will provide foam system testing activities as stewards of the environment and to maintain compliance with EPA state and local regulations as appropriate. This compliance requires Fortis to capture and contain an effluent discharge from a foam system and affected system components containing PFAS, and to allow for compliant hazardous waste disposal as the responsibility of the Customer as the waste generator. Fortis does not include third-party disposal services as part of its scope of work.

75. Fortis, aside from specific circumstances that necessitate the use of fluorinated foam agents, strongly recommends consideration of alternative foam concentrates that do not contain hazardous PFAS chemicals. In circumstances that necessitate the use of fluorinated agents, Fortis strongly recommends the use of advanced system technologies that mitigate the release of contaminated effluent during services and testing activities, Fortis is willing to help address any questions or comments regarding this warning and alternative solutions.

Article VI - Rider for the Inspection and/or Service of Fluorinated Foam Systems

76. The terms and conditions contained in this Article only apply to Work, or a portion thereof, that consists of providing inspection or service of fluorinated foam systems at the Site Address.

77. This Rider modifies the Agreement with respect to the installation, testing, inspection, service and/or repair of aqueous film forming foam ("AFFF") suppression systems, and/or removal of AFFF and associated hardware and piping associated with converting an AFFF suppression system to non-fluorinated foam system (collectively, the "Services") If any inconsistency exists between this Rider and the Agreement, this Rider will supersede and control. All other terms of the Agreement remain the same.

78. Customer understands and acknowledges that Fortis does not provide and shall not be responsible for the discharge, release, capture, containment, removal, transport or disposal of any AFFF (collectively, "AFFF Disposal") encountered in and/or discharged from Customer's systems relating to the testing of AFFF suppression systems, the performance of the Services, flushing of the system to remove any AFFF and/or removal of hardware and when converting an AFFF suppression system to a non-fluorinated system.

79. Further, Fortis will not perform training or testing activities involving the use, discharge and/or release of AFFF at the Customer's premises. Fortis will only perform testing activities on AFFF systems using alternative methods or techniques that do not require AFFF consumption. Customer remains solely responsible for any residual AFFF remaining in the system.

80. Customer shall be responsible for and shall engage a third-party on its behalf to perform any AFFF Disposal in accordance with the applicable law. AFFF related materials shall, at all times, remain the responsibility and property of Customer. Customer shall select a disposal site, as necessary, and conduct due diligence on any such disposal facilities. Customer will sign any necessary waste disposal manifest related to the Services. Referrals of waste disposal sites as a courtesy is not intended to or shall be construed as making Company a "generator" of the waste for purposes RCRA or an entity that "arranged for the disposal" of the substances or waste under CERCLA.

81. Customer shall Indemnify and hold Fortis harmless from and against any and all claims, demands and/or damages arising in whole or in part from the use, release, discharge, capture, containment, testing that involves the discharge or release, removal, transport, and/or disposal of any AFFF encountered or discharged from any of the systems and/or during performance of the Services. This indemnification includes any claims under environmental regulations or laws, including but not to CERCLA and RCRA.

82. IN NO EVENT, REGARDLESS OF THE CAUSE OR FAULT AND OR CAUSE OF ACTION WILL FORTIS AND ITS AFFILIATES AND THEIR RESPECTIVE PERSONNEL, SUPPLIERS AND VENDORS BE LIABLE FOR: (A) SPECIAL, INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR INDIRECT DAMAGES; (B) LOST PROFITS, REVENUES, DATA, CUSTOMER OPPORTUNITIES; (C) BUSINESS INTERRUPTIONS; (D) DATA LOSS OR OTHER LOSSES ARISING FROM VIRUS, RANSOMWARE, CYBERATTACKS OR FAILURES; OR (E) ANY DAMAGES, CLAIMS, DEMANDS, COSTS, OR LOSS RELATED TO THIS AGREEMENT AND THE SERVICES CONTEMPLATED THEREBY IN ANY AMOUNT EXCEEDING THE TOTAL AMOUNT PAID TO THE COMPANY UNDER THIS AGREEMENT.

83. If Fortis's performance of its obligations becomes impracticable due to obsolescence or unavailability of AFFF systems, equipment, or (including component parts and/or materials) or because Fortis or its supplier(s) has discontinued the manufacture or the sale of the equipment (and/or products or are no

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longer is in the business of providing the Services, Fortis may terminate this Agreement, or the affected portions, at its sole discretion upon notice to Customer.

These Master Geographic Terms, Conditions, and Disclosures are hereby incorporated by reference into the Master Terms and Conditions between Fortis and Customer. All capitalized terms herein, unless otherwise defined herein, shall have the same definitions as set forth in the Master Terms and Conditions.

I. Alabama Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Alabama.
2. In Alabama, Fortis operates using license number(s):

II. Alaska Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Alaska.
2. In Alaska, Fortis operates using license number(s):

III. Arizona Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Arizona.
2. In Arizona, Fortis operates using license number(s):
3. Under § 32-1158, Arizona Statutes, the property owner has a right to file a written complaint with the registrar for an alleged violation of §32-1154(A), Arizona Statutes with the Arizona Registrar of Contractors. Complaints can be made by visiting <https://roc.az.gov/> or by calling the Registrar at 602-542-1525.

IV. California Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in California.
2. In California, Fortis operates using license number(s):
3. Contractors are required by law to be licensed and regulated by the Contractors State License Board which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within 10 years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractors State License Board, P.O. Box 26000, Sacramento, CA 95826."

V. Colorado Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Colorado.
2. In Colorado, Fortis operates using license number(s):

VI. Florida Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Florida.
2. In Florida, Fortis operates using license number(s):
3. ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.
4. ALL CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.
5. Customer hereby waives any requirement that Fortis comply with the time requirements imposed by § 489.126, Florida Statutes.
6. Public Records – To the extent that Fortis meets the definition of "contractor" under Section 119.0701 Florida Statutes, Fortis must comply with public records laws to:
 - a. Keep and maintain public records required by the public agency to perform the service.
 - b. Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.
 - c. Ensure that public records that 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 completion of the contract if the contractor does not transfer the records to the public agency.
 - d. Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

VII. Georgia Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Georgia.
2. In Georgia, Fortis operates using license number(s):

VIII. Idaho Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Idaho.
2. In Idaho, Fortis operates using license number(s):

IX. Illinois Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Illinois.
2. In Illinois, Fortis operates using license number(s):

X. Indiana Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Indiana.
2. In Indiana, Fortis operates using license number(s):

XI. Iowa Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Iowa.
2. In Iowa, Fortis operates using license number(s):



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3. Persons or companies furnishing labor or materials for the improvement of real property may enforce a lien upon the improved property if they are not paid for their contributions, even if the parties have no direct contractual relationship with the owner. The mechanics' notice and lien registry provides a listing of all persons or companies furnishing labor or materials who have posted a lien or who may post a lien upon the improved property. For more information, visit <https://sos.iowa.gov/mnlr/index.aspx> or call 1-888-767-8683.

XII. Kansas Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Kansas.
2. In Kansas, Fortis operates using license number(s):

XIII. Louisiana Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Louisiana.
2. In Louisiana, Fortis operates using license number(s):

XIV. Massachusetts Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Massachusetts.
2. In Massachusetts, Fortis operates using license number(s):

XV. Michigan Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Michigan.
2. In Michigan, Fortis operates using license number(s):

XVI. Minnesota Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Minnesota.
2. In Minnesota, Fortis operates using license number(s):

XVII. Missouri Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Missouri.
2. In Missouri, Fortis operates using license number(s):

3. NOTICE TO OWNER. FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429, RSMO. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.

XVIII. Montana Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Montana.
2. In Montana, Fortis operates using license number(s):

XIX. Nebraska Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Nebraska.
2. In Nebraska, Fortis operates using license number(s):

XX. Nevada Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Nevada.
2. In Nevada, Fortis operates using license number(s):

XXI. New Jersey Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in New Jersey.
2. In New Jersey, Fortis operates using license number(s):

XXII. New Mexico Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in New Mexico.
2. In New Mexico, Fortis operates using license number(s):

XXIII. New York Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in New York.
2. In New York, Fortis operates using license number(s):

XXIV. North Carolina Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in North Carolina.
2. In North Carolina, Fortis operates using license number(s):

XXV. Ohio Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Ohio.
2. In Ohio, Fortis operates using license number(s):

XXVI. Oklahoma Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Oklahoma.
2. In Oklahoma, Fortis operates using license number(s):

XXVII. Oregon Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Oregon.
2. In Oregon, Fortis operates using license number(s):

XXVIII. Pennsylvania Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Pennsylvania.
2. In Pennsylvania, Fortis operates using license number(s):

XXIX. Rhode Island Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Rhode Island.
2. In Rhode Island, Fortis operates using license number(s):

3. NOTICE OF POSSIBLE MECHANIC'S LIEN: Fortis is about to perform work and/or furnish materials for the construction, erection, alterations, or repair upon the land at the Property under contract with you. This is a notice that the undersigned and any other persons who provide labor and materials for the improvement under contract with the undersigned may file a mechanic's lien upon the land in the event of nonpayment to them. It is your responsibility to assure yourself that those other persons under contract with the undersigned receive payment for their work performed and materials furnished for the construction, erection, alteration, or repair upon the land.

XXX. South Carolina Specific Terms and Conditions

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in South Carolina.
2. In South Carolina, Fortis operates using license number(s):

XXXI. South Dakota Specific Terms and Conditions



Piper Fire Protection Headquarters
13075 US Hwy 19 N
Clearwater, FL 33764
(727) 581 9339
<https://www.piperfire.com/>

QUOTE
193139

1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in South Dakota.
 2. In South Dakota, Fortis operates using license number(s):
- XXXII. Tennessee Specific Terms and Conditions**
1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Tennessee.
 2. In Tennessee Fortis operates using license number(s):
- XXXIII. Texas Specific Terms and Conditions**
1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Texas.
 2. In Texas, Fortis operates using license number(s):
- XXXIV. Utah Specific Terms and Conditions**
1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Utah.
 2. In Utah Fortis operates using license number(s):
- XXXV. Virginia Specific Terms and Conditions**
1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Virginia.
 2. In Virginia Fortis operates using license number(s):
- XXXVI. Washington Specific Terms and Conditions**
1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Washington.
 2. In Washington, Fortis operates using license number(s):
 3. NOTICE TO CUSTOMER: Fortis is registered with the state of Washington using the above referenced license number(s) and has posted with the state a bond or deposit of \$ _____ for the purpose of satisfying claims against the contractor for breach of contract including negligent or improper work in the conduct of the contractor's business. The expiration date of this contractor's registration is _____.
 4. THIS BOND OR DEPOSIT MIGHT NOT BE SUFFICIENT TO COVER A CLAIM THAT MIGHT ARISE FROM THE WORK DONE UNDER YOUR CONTRACT. This bond or deposit is not for your exclusive use because it covers all work performed by this contractor. The bond or deposit is intended to pay valid claims up to the amount of the bond that you and other customers, suppliers, subcontractors, or taxing authorities may have.
 5. FOR GREATER PROTECTION YOU MAY WITHHOLD A PERCENTAGE OF YOUR CONTRACT. You may withhold a contractually defined percentage of your construction contract as retainage for a stated period of time to provide protection to you and help insure that your project will be completed as required by your contract.
 6. YOUR PROPERTY MAY BE LIENED. If a supplier of materials used in your construction project or an employee or subcontractor of your contractor or subcontractors is not paid, your property may be liened to force payment and you could pay twice for the same work.
 7. FOR ADDITIONAL PROTECTION, YOU MAY REQUEST THE CONTRACTOR TO PROVIDE YOU WITH ORIGINAL "LIEN RELEASE" DOCUMENTS FROM EACH SUPPLIER OR SUBCONTRACTOR ON YOUR PROJECT. The contractor is required to provide you with further information about lien release documents if you request it. General information is also available from the state Department of Labor and Industries.
- XXXVII. Wisconsin Specific Terms and Conditions**
1. The terms, conditions and disclosures contained in this Article only apply to Work, or a portion thereof, that is physically performed in Wisconsin.
 2. In Wisconsin, Fortis operates using license number(s):

IF YOU WISH TO ACCEPT THIS PROPOSAL AND RELATED STATEMENT OF WORK, PLEASE SIGN AND RETURN		
BUYER: _____ <small>(Print Name)</small>	SIGNATURE: _____	DATE: _____



The Groves Golf & Country Club
Land O Lakes, FL

3/30/2026



***ELEVATE
YOUR GAME!***

Company Profile



For more than 60 years, our company has been fueled by an uncompromising desire for superior performance. Initially focused on golf cars, Club Car has since expanded to commercial utility vehicles and personal-use transportation.

We value our long-standing customer and industry relationships including working alongside a worldwide distribution network of nearly 500 distributors and dealers.

At Club Car, we often talk about our Black & Gold spirit. When we face challenges, we work together to overcome them. Our brand matters, but how we live up to it matters more. That's why we go the extra mile, with open, transparent communication and an ownership mindset that empowers us to do the right thing, always.

Our relationship with customers and dealers is reflective of that same spirit. At the core of our brand is a commitment to drive exceptional experiences - **one job, one round, and one ride at a time.**



Personal Transport



Fleet Golf



Turf



Transport



Street Legal (LSV)



Utility 4x2



Range Car



Mobile Merchandising



PROPOSAL

Mr. Tom Sholl
The Groves Golf & Country Club
7924 Melogold Circle
Land O Lakes, FL 34637

Dear Mr. Tom Sholl,

On behalf of Club Car, thank you for the opportunity to present this proposal for a new Carryall 502 Utility Vehicle at The Groves Golf & Country Club. We look forward to discussing this proposal to ensure that it addresses the needs of the club and provides the solution your facility is seeking.

Club Car takes pride in not only our products, but also our commitment to customer service and satisfaction. It is this combination of uncompromising quality, reliability and service that has made Club Car one of the most respected companies in the golf industry for more than 60 years and a valued partner with thousands of facilities around the world.

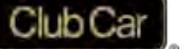
If you have questions about any aspect of this proposal or if you would like to discuss additional ways we might meet your needs, please call me at (470) 235-0336 or send an e-mail to George.Henry@clubcar.com I look forward to serving you.

Respectfully,

George Henry
Territory Manager – Club Car, LLC



Long-Standing Golf Partnerships



Our legacy and reputation as the gold standard of golf carts also makes us the preferred supplier for the world's premier golf leagues and tournaments.

For decades, Club Car has been the official vehicle of the PGA of America and PGA TOUR Tournament Players Club (TPC) Network and the DP World Tour. As the official supplier, our vehicles have been prominently shown at multiple Ryder Cup, Solheim Cup and President Cup events. Club Car also sponsors PGA section events, educational seminars and local chapters.



The Club Car Championship at The Landings is our marquee golf sponsorship. Voted as the best host facility and tournament of the year in 2024, the partnership provides Club Car with a platform to highlight the next generation of PGA TOUR stars and build relationships within the golf industry. Club Car also uses the event to engage local communities, with over \$450MM raised for local charities in the greater Savannah area in 2024. Club Car will remain the title sponsor of the event through 2029.





FEATURES ON ALL CARRYALL VEHICLES

- Gas Engine / Motor Type: 14 HP Kohler ECH 440 EFI Gas Engine
- Electric Motor Type: 48 Volt DC
- Bed Load Capacity 800-1000 lb (362.8 kg)
- Towing Capacity 1200-1500 lb (544.3 kg)
- Speed 15-17 mph (24-27 kph)
- Gas Warranty: 3 yr/3000 hr limited powertrain/frame; 2 yr limited remaining vehicle
- Electric Warranty: 4 yr limited battery warranty; 3 yr limited powertrain/frame; 2 yr limited remaining vehicle



The 14 HP Command Pro® EFI engine from Kohler & Club Car makes your job easier in many ways.

- Automotive-Grade, Closed-Loop EFI continuously adjusts engine performance based off an internal oxygen sensor for excellent fuel economy and more reliable starting and performance in any environment.
- Onboard Diagnostics, Accessible on your Laptop or Smart Device quickly identify engine issues to keep your vehicle running and decrease maintenance time.
- Reduced Oil Changes maximize uptime and your bottom line, thanks to an industry-leading oil change interval recommendation (every 200 hours*).



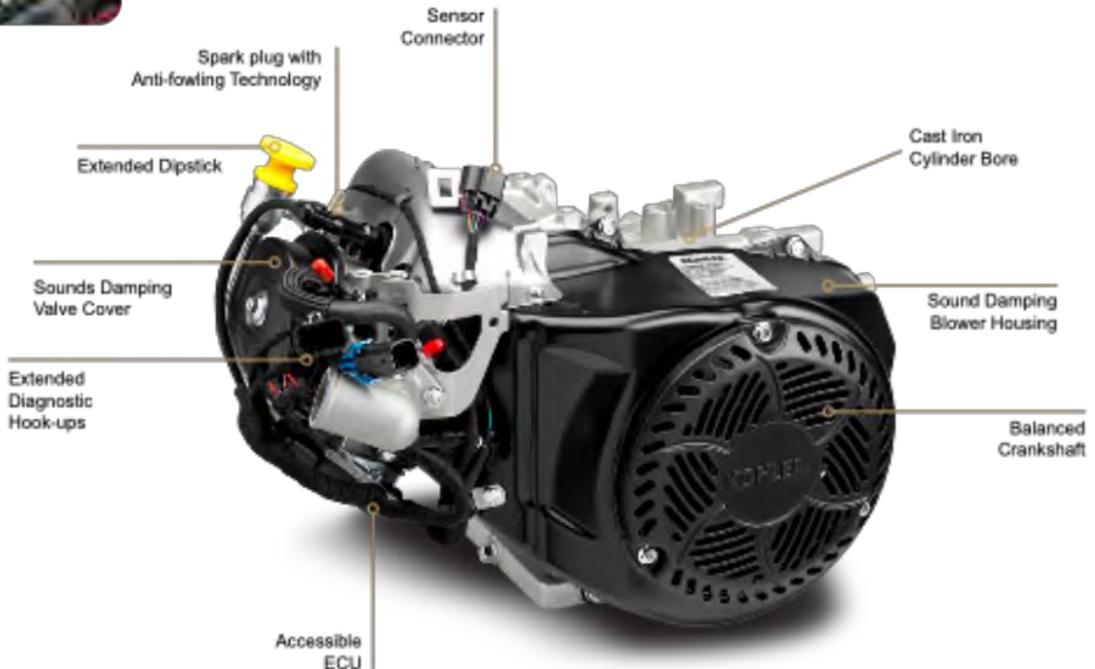
Quieted Metal Components

Specialized material used for the engine's blower housing and valve cover effectively suppresses undesirable engine noise for an enhanced acoustic experience.



POWER AND RELIABILITY IN ANY ENVIRONMENT KOHLER OVERHEAD VALVE EFI ENGINE

At the heart of Carryall hums our new power plant, sporting a 14-horsepower rated engine. The overhead cam engine with electronic fuel injection (EFI) delivers a 30% power boost and still reduces fuel consumption by up to 50%.*





Proposed Equipment

QTY.	Description
1	<p><u>2026 Club Car Carryall 502 Gas Utility Vehicle</u></p> <ul style="list-style-type: none"> • Carryall 502 Gasoline • Dark Green Body Color • Gray Seat Color • Black Canopy Top Installation • Hinged Windshield • Cargo Box • Small Turf Hole-N-1 Tires 6-ply rated - 18x8.5-8 (Front) • Small Turf Extra Traction 6-ply rated - 18x8.5-8 (Rear) • 12-Spoke Silver Wheel Cover (set of 4) - 18" Wheel • Differential Guard, Gas • Steering Wheel w/ Memo Clip - Pedal Start • Heavy Duty 2" Rear Receiver • Standard Keyswitch • CVT - Pedal Start • Standard Transaxle • LED Headlights • Bed Lift Installation for Gas Vehicles • Shift Lever - Pedal Start • Heavy Duty Brush Guard • Tailgate Tether Installation • Bed Floor Installation - Electric Bed Lift • (1) VersAttach Bed Mounted Multi-Tool Holder Kit (Holds 3 Long Handle Tools) • (1) VersAttach Bed Mounted Ratcheting Grip Tool Holder (Set of Two) • (1) VersAttach Bed Mounted Flex Grip Tool Holder (Set of Two) • (1) VersAttach Bed Mounted Leaf Blower Holder Kit • (1) VersAttach Bed Mounted Ladder Rack Kit • Includes Freight and Prepping • F.O.B. Augusta, GA

Customer Initial _____

Grand Total – See Lease

CARRYALL LITHIUM

The Carryall family of vehicles with the Club Car quality you know,

NOW POWERED BY LITHIUM-ION.

Every day is different. You need a vehicle you can trust to get any job done, even the unexpected ones, without the noise of a gas engine.



THE ADDED BENEFITS OF CARRYALL LITHIUM-ION INCLUDE:

MAINTENANCE FREE BATTERY

The Li-Ion battery eliminates the need for any servicing or battery maintenance of any kind. No more battery watering or terminal cleaning!

LONGER BATTERY LIFE

Designed for the long haul, the Carryall Lithium vehicles come with a 5-year limited battery warranty for peace of mind for your fleet.

MORE EFFICIENT CHARGING

Time is money and Utility Lithium models charge up to 40% faster than lead-acid models.

INCREASED POWER AND PERFORMANCE

With enhanced power for hill climb and towing, and a new top speed setting of 19 mph, Carryall Lithium vehicles will help you work more efficiently.



Accomplish more in less time with Zero-Maintenance Lithium Power, now available in Carryall utility vehicles.

CARRYALL ALWAYS TOUGH, ALWAYS READY

Club Car

CARRYALL LITHIUM



Proposed Equipment

QTY.	Description
1	<p><u>2026 Club Car Carryall 502 Lithium-Ion Utility Vehicle</u></p> <ul style="list-style-type: none"> • Carryall 502 Lithium Ion, Standard Lithium Battery Pack • Dark Green Body Color • Gray Seat Color • Black Canopy Top Installation • Hinged Windshield • Cargo Box • Small Turf Hole-N-1 Tires 6-ply rated - 18x8.5-8 (Front) • Small Turf Extra Traction 6-ply rated - 18x8.5-8 (Rear) • 12-Spoke Silver Wheel Cover (set of 4) - 18" Wheel • Differential Guard • On-Board 650W Charger, US • 12-Spoke Silver Wheel Cover (set of 4) - 18" Wheel • Heavy Duty 2" Rear Receiver • 16.0 MPH Speed Setting • Normal Acceleration Drive Profile • Pedal Up Braking- Normal • USB Charger Port Installation • Windshield and Canopy Installation, Black • Tailgate Tether Installation • Bed Lift Installation - Low Dash • Heavy Duty Brush Guard • LED Headlights • Bed Floor Installation - Electric Bed Lift • LED Battery Display • (1) VersAttach Bed Mounted Multi-Tool Holder Kit (Holds 3 Long Handle Tools) • (1) VersAttach Bed Mounted Ratcheting Grip Tool Holder(Set of Two) • (1) VersAttach Bed Mounted Flex Grip Tool Holder (Set of Two) • (1) VersAttach Bed Mounted Leaf Blower Holder Kit • (1) VersAttach Bed Mounted Ladder Rack Kit • Includes Freight and Prepping • F.O.B. Augusta, GA
Customer Initial _____	Grand Total – See Lease



FMV Lease Quotation

PROPOSAL

QTY	Vehicle	Terms 48-Months	Price Per Car Per Month	Total Monthly Payment
1	Carryall 502 Gas Utility Vehicles	48-Months	\$227.87	\$227.87
1	Carryall 502 Lithium-Ion Utility Vehicles	48-Months	\$285.04	\$285.04

Prices quoted herein are projected for a future estimated date of delivery of Club Car golf and utility products. Due to current market conditions and estimated lead times, pricing and interest rates are subject to change prior to projected delivery. For a purchase or lease transaction, where trade-in vehicle values are quoted, pricing assumes trade-in of customer's current fleet in a quantity and in condition to be agreed upon by Club Car. In the event customer's current fleet is not available for trade-in at the time of delivery, Club Car reserves the right to adjust pricing accordingly, and Customer agrees to be responsible for any price increases

Customers Vehicle Choice

CA 502 Gas _____

CA 502 Lithium-Ion _____

Customer: _____

Club Car/Dealer: _____

Title: _____

Title: _____

Date: _____

Date: _____



FMV Lease Quotation

PROPOSAL

QTY	Vehicle	Terms 60-Months	Price Per Car Per Month	Total Monthly Payment
1	Carryall 502 Gas Utility Vehicles	60-Months	\$200.84	\$200.84
1	Carryall 502 Lithium-Ion Utility Vehicles	60-Months	\$255.20	\$255.20

Prices quoted herein are projected for a future estimated date of delivery of Club Car golf and utility products. Due to current market conditions and estimated lead times, pricing and interest rates are subject to change prior to projected delivery. For a purchase or lease transaction, where trade-in vehicle values are quoted, pricing assumes trade-in of customer's current fleet in a quantity and in condition to be agreed upon by Club Car. In the event customer's current fleet is not available for trade-in at the time of delivery, Club Car reserves the right to adjust pricing accordingly, and Customer agrees to be responsible for any price increases

Customers Vehicle Choice

CA 502 Gas _____

CA 502 Lithium-Ion _____

Customer: _____

Club Car/Dealer: _____

Title: _____

Title: _____

Date: _____

Date: _____



FMV Lease Quotation

Club Car's funding source, proposes to lease The Groves Golf & Country Club (1) vehicles equipped as stated on the Equipment Detail Quotation pages. The rates quoted herein and are subject to Club Car's normal credit approval.

The above quote is firm for 10 days and is based on today's interest rate. After 10 days should vehicle prices or interest rates fluctuate, this rate will be adjusted accordingly The Groves Golf & Country Club will be required to submit credit information for credit approval. Any applicable state, local and property tax not included in this proposal.

As of today's date, delivery time is currently 4-6 weeks however, the tentative delivery is late April 2026 if all paperwork is submitted to George Henry Territory Manager Club Car, LLC. Please be advised that any delay in getting the needed documents to fully execute this agreement can delay the delivery of the new equipment and or pricing proposed.

Prices quoted herein are projected for a future estimated date of delivery of Club Car golf and utility products. Due to current market conditions and estimated lead times, pricing and interest rates are subject to change prior to projected delivery. For a purchase or lease transaction, where trade-in vehicle values are quoted, pricing assumes trade-in of customer's current fleet in a quantity and in condition to be agreed upon by Club Car. In the event customer's current fleet is not available for trade-in at the time of delivery, Club Car reserves the right to adjust pricing accordingly, and Customer agrees to be responsible for any price increases

Club Car, LLC Documents needed to fully execute this transaction;

- Signed Proposal (All Pages Signed and or Initialed where applicable)
- Club Car Credit Application
- W9 Form
- 2026 Resale Tax Certificate

Customer: _____

Club Car/Dealer: _____

Title: _____

Title: _____

Date: _____

Date: _____

Terms and Conditions



Confidentiality of Pricing. All discount percentages (and the resulting Product pricing) are the confidential and proprietary information of Club Car. Customer shall not disclose such information to any third party without Club Car's prior consent.

The products set forth in this proposal are intended only for the Customer set forth above and may not be resold within twelve months of delivery without Club Car's prior written consent. Customer shall be responsible for, and expressly agrees to pay, the difference between prices quoted herein and Consumer Retail Pricing for any vehicles resold within twelve months of delivery.

Please note the actual price will be determined by the interest rate at the time of delivery. The above pricing are firm for the next 60 days. Club Car LLC reserves the right to adjust the pricing within 60 days of delivery.

Prices quoted herein are projected for a future estimated date of delivery of Club Car golf and utility products. Due to current market conditions and estimated lead times, pricing and interest rates are subject to change prior to projected delivery. In the event customer's current fleet is not available for trade-in at the time of delivery, Club Car reserves the right to adjust pricing accordingly, and Customer agrees to be responsible for any prices increases and to promptly pay any invoices therefor. Customer is to submit required credit information for credit approval. Any applicable State or Local Taxes or any additional fees associated with documentation are not included. If for any reason projected delivery is delayed, customer will continue to make existing lease payments per current lease contract terms and conditions.

©2026 Club Car, LLC. All rights reserved. Club Car believes the information and specifications in this quote were correct as of the date of this proposal. Due to current market conditions and estimated lead times, pricing and interest rates are subject to change prior to projected delivery. Specifications, standard features, options, fabrics, and colors are subject to change 60 days prior to delivery. Some features may be unavailable when your vehicle is built. Some vehicles are pictured with options that may be available at extra cost or may not be available on some models. Ask your dealer or Club Car representative about the availability of options and verify that the vehicle you ordered includes the equipment you ordered. There are no warranties, expressed or implied, contained herein. See the Limited Warranty in the owner's manual or write to: Club Car, PO Box 204658, Augusta, GA 30917. Club Car reserves the right to make design changes without obligation to make these changes on previously sold units or systems. These vehicles are designed and manufactured for off-road use only. They do not conform to Federal Motor Vehicle Safety Standards for automobiles or to FMVSS 500 for low-speed vehicles and are not equipped for operation on public streets, roads, or highways. Please see the Operator's Manual for important safety and operating instructions for your vehicle(s).

This quote for products, equipment, and parts is subject to Club Car's Terms and Conditions of Equipment Sale, as revised or amended from time to time (the "Terms"). The Terms, which are incorporated into this quote by reference, are located at Terms and Conditions, and Customer hereby acknowledges receipt, review, and acceptance of the Terms. At Customer's written request, Club Car will mail Customer a copy of the Terms. Club Car hereby gives notice of its objection to any additional or different terms included in any purchase order or other form submitted by Customer.

Terms: FCA – Club Car, Augusta Georgia (Incoterms 2020).

Customer: _____

Club Car _____

Title: _____

Title: _____

Date: _____

Date: _____



Terms and Conditions for Returning Vehicles or Trade-Ins

Sole Responsibility:

CUSTOMER agrees to accept sole responsibility for any loss, damage, or reduction in trade in value to its returned or trade-in cars beyond ordinary wear and tear due to normal use. Any cars not in good operating condition or damaged will be reduced in trade-in value accordingly. The returned cars must meet the following conditions:

All cars must be free of all liens and encumbrances. All cars must be capable of running at least 9 holes of golf. All cars must be the same quantity and year model as originally evaluated. All cars must be clean, and free of trash, scorecards, pencils, tees, etc. All cars must have a working charger. All cars must have four serviceable tires that retain proper air pressure. All cars must steer properly in all directions. All batteries must be free of corrosion and properly filled with water.

CUSTOMER to pay the charges at current market rates if the below conditions are found upon Club Car's inspection of the returned cars:

1. Severely damaged or missing chargers
2. Inoperable cars excluding due to Lithium Battery Pack
3. Minor damage (damage to bodies, bumpers or seats)
4. Major damage (frame damage, wrecked cars, etc.)
5. Cars deemed unrepairable-total loss
6. Dead or non-working battery pack or powertrain

CUSTOMER: _____

Club Car/Dealer: _____

Signature: _____

Signature: _____

Title: _____

Title: _____

Date: _____

Date: _____

Product Safety – Fleet Golf



Safety is important at Club Car. Club Car vehicles meet or exceed applicable regulations and industry safety standards identified in its Operator Manual, including ANSI Z130.1 (“American National Standard for Golf Cars – Performance and Safety”). Club Car vehicles are safe when operated in accordance with the guidance provided in the Operator Manual, a copy of which is provided with each Club Car vehicle. Additionally, a copy of the Operator Manual is available for download at <https://www.clubcar.com/en-us>. Before operating the vehicle or allowing others to do so, please read and understand the Operator Manual. A few of the key points from the Operator Manual are summarized below.

Safety Committee:

Club Car recommends that you establish a Safety Committee. The Safety Committee has responsibilities, which include:

- Identifying and taking steps to mitigate hazards.

You have a better understanding of your golfers and your course than anyone, including Club Car. You have the best information about where hazards exist or may exist. As such, your Safety Committee should identify and take steps to mitigate hazards. The Safety Committee should seek regular feedback from staff, customers, and visitors. Hazard mitigation could include restricting access to potentially hazardous areas, redesigning cart paths, or placing warning signs or speed bumps in certain areas. Car Control, a module of Club Car Connect, may also be a useful tool to manage vehicle performance in certain areas of a course. The ANSI Standard and the Golf Course Safety Guidelines may provide additional information regarding hazard identification and mitigation. They are available for download at <https://www.opei.org/golf-cars-and-personal-transport-vehicles/>.

- Identifying and managing authorized operators and users.

Club Car recommends that only licensed drivers operate their vehicles. Your Safety Committee should establish rules, customs, and practices to ensure that only authorized drivers operate vehicles on your course. Your Safety Committee should put a program in place to ensure that those who use vehicles on the course understand and follow the course rules and vehicle warnings. This program may include a training program for operators, passengers, and course staff.

- Ensuring that vehicles are maintained in a safe and reliable condition.

Proper maintenance is important for the safe and reliable operation of vehicles. The Operator Manual contains recommended maintenance schedules. Your Safety Committee should establish rules, customs, and practices to ensure that the vehicles used on your course are regularly maintained and in proper working order. Your Club Car sales representative can discuss maintenance plans that will help you ensure your vehicles receive proper attention regularly.

Incident Reporting:

If an incident occurs, report it within 24 hours (or as soon thereafter as is practical) to your Safety Committee and Club Car via your sales contact or the product safety department at 706-619-3191 or product_safety@clubcar.com. An incident includes any accident in which a vehicle operator or occupant is injured in any way, as well as instances involving a Club Car vehicle where the vehicle or other personal or real property sustains damage, whether the cause of the damage is known or unknown.

Modifications:

Club Car discourages any modifications to the products that it manufactures.

A “modification” is defined as a change to the product sold by Club Car that:

- Uses a non-Club Car part or accessory
- Changes the performance of the product such that the product performs in a manner not intended by Club Car at the time of the sale of the products by Club Car
- Removes a part or accessory, or uses a Club Car part or accessory in a manner other than as recommended by Club Car

Modifications may affect the safe operation of a vehicle. Please refer to your Operator Manual for more information pertaining to modifications. Modifications may void vehicle warranties.



Club Car Carryall Vehicle Warranty

Club Car Carryall Vehicle Warranty Information



WARRANTY

CLUB CAR, LLC ("CLUB CAR") hereby warrants to the Original Purchaser or lessee, as those terms are defined herein, and subject to the provisions, limitations and exclusions in this limited warranty, that its new vehicle or new component purchased from Club Car or an Authorized Dealer or Distributor shall be free from defects in material and workmanship under normal use and service for the periods stated below, subject to the provisions, limitations and exclusions in this limited warranty.

This limited warranty covers material, workmanship and repair labor costs for those items specifically listed below for the periods specified. Such repair labor shall be performed only by Club Car, its Authorized Dealers or Distributors, or a service agency approved by Club Car. For repairs made by qualified technicians other than Club Car's factory technicians or an Authorized Dealer or Distributor, Club Car will provide only the replacement parts or components.

If the warranty registration form is not completed and returned to Club Car at the time of the original retail sale, Purchaser must provide proof of date of purchase with any warranty claim.

WARRANTY TIMEFRAME

TO THE ORIGINAL OWNER ONLY (NON-TRANSFERABLE)	TERMS COVERED	HOURS / AMP HOURS COVERED
LIMITED THREE YEAR: Engine assembly, transaxle assembly (gasoline vehicle), starter/generator (gasoline vehicle), motor, transaxle assembly (electric vehicle), and main frame assembly.	3 Years	3000
LIMITED TWO YEAR: Solenoid, MCOR, limit switches, voltage regulators, FNR switches, brake components, wiring harness, electrical switches, canopy systems, seats, pedal group assembly, body, cab assembly and doors, and driving range protective enclosure, portable refreshment center and all original equipment options and accessories supplied by Club Car, and all remaining components of the vehicle not specified otherwise.	2 Years	2000
6-VOLT BATTERY (STANDARD DUTY)	4 Years	18000
6-VOLT BATTERY (EXTENDED RANGE)	4 Years	23,000 (Model Year 2016 and later) 20,000 (Model Year 2014 and 2015)
8-VOLT BATTERY (STANDARD/EXTENDED RANGE)	4 Years	16000
ONBOARD COMPUTER (IF SO EQUIPPED)	4 Years	16000
CONTROLLER	4 Years	16000
BATTERY CHARGER	4 Years	

Excluded from any Club Car warranty is damage to a vehicle or component resulting from a cause other than a defect including poor maintenance, neglect, abuse, accident and collision, maintenance adjustments, unreasonable or unintended strain or use, improper installation of accessories, installation of parts or accessories that are not original equipment including Club Car approved or non-approved GPS systems, non-approved alteration and acts of God. Also excluded from any Club Car warranty are all fuses, filters, decals (except safety decals), lubricants, routine wear items such as the charger plug and receptacle, engine mounts, bed floor lining, mats, pads, spark plugs.



The Groves CDD Aquatics

Inspection Date:

3/30/2026 11:49 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 2C-1

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

Progress is being made toward clearing the persistent algae. Much of the submerged grass has died which is preventing algal growth in many areas. Ongoing treatments will continue until conditions improve.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

SITE: 2C-2

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Catered treatments here have also been highly effective. Nearly all of the submerged growth has cleared. Mostly shoreline growth is present at the water's edge. Herbicide treatments will continue until conditions improve. No algae observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

Inspection Report

SITE: 4

Condition: Excellent Great Good Poor Mixed Condition Improving



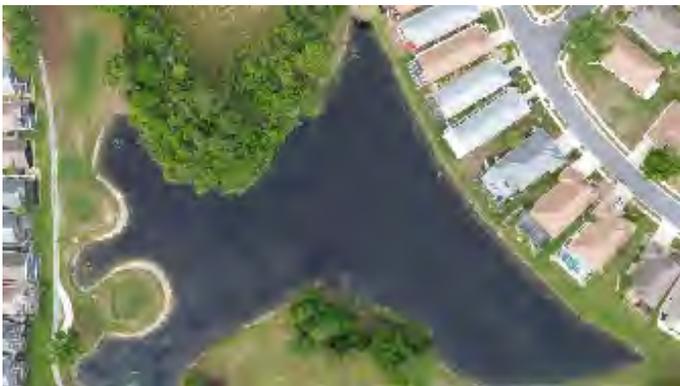
Comments:

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:
			<input type="checkbox"/> Chara

SITE: 5

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Mild filamentous algal growth by the water's edge. This is typical for this time of year given increased air and water temperatures. A treatment next visit will begin clearing this growth. Any nuisance grasses will also be addressed at that time.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:
			<input type="checkbox"/> Chara

Inspection Report

SITE: 6G

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Torpedo grass is starting to grow quickly in a few sections of this pond. A technician will target this with a catered herbicide mix over the next few services to cut back the growth. Any algae present is decaying. A technician will inspect and re-treat if needed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	Other:

SITE: 7

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Submerged filamentous algae is clinging to nuisance grasses near the shore. Fortunately, there are only a few small patches that can be easily targeted with and herbicide/algacide blend. A technician will apply this next visit.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Lilies

Inspection Report

SITE: SUMP10

Condition: Excellent Great Good Poor Mixed Condition Improving



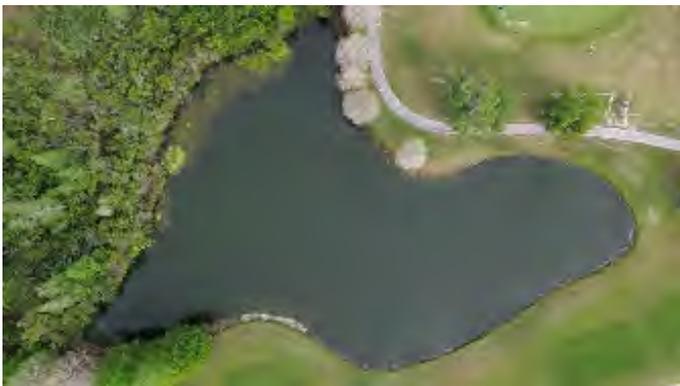
Comments:

Any algae treated has recently been treated and is decaying. A technician will inspect and re-treat if needed. Nuisance grasses will also be addressed at that time.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:

SITE: SUMP14

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	Other:

Inspection Report

SITE: FN

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Patches of nuisance grasses present offshore. Multiple rounds of herbicide treatments are needed and will be done over the next few visits. No algae observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: FS

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Very mild nuisance grass growth present, most of it has not surfaced. Technicians will continue to monitor and treat when able after surfacing. No algae observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

MANAGEMENT SUMMARY



Cooler days are behind us now that Spring has started. Daylight hours are already increasing and rain is slowly becoming more frequent. We're ramping up for growing season with more catered herbicide and algaecide mixes. Pre-emergents added to herbicide mixes throughout the winter have had great effect at keeping grasses at bay for the time being. Algae will likely be more of a focus for now as daytime temps hover in the mid-80's and rain often only comes once per week. We have recently added a product to our algaecide mixes intended to mitigate phosphorous in the water column of a pond and aid in slowing algae growth.

Fair conditions overall today. Technicians will be preparing stronger herbicide mixes while on site for a time to begin clearing nuisance grasses before growing season reaches its peak. Ponds that have been receiving specialized treatments have responded well and will continue these for some time. Algae is minimal right now but will still be monitored and treated as needed while technicians are on property.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



THE GROVES CDD

Festive Groves Blvd, Land O' Lakes

Gate Code:





Printed: Mar 30, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Mar 9, 2026

Job: SE1064 The Groves CDD

Title:

Added By: Joshua Britto

Log Notes:

1/22 inspection

Property experiencing seasonal algal bloom

And ponds treated for moderate/ minor algae and grasses

19/20 treated for grasses

Fs treated for cattails

Weather Conditions:

Hazy

Mon, Mar 9, 2026, 1:52 PM



86°F

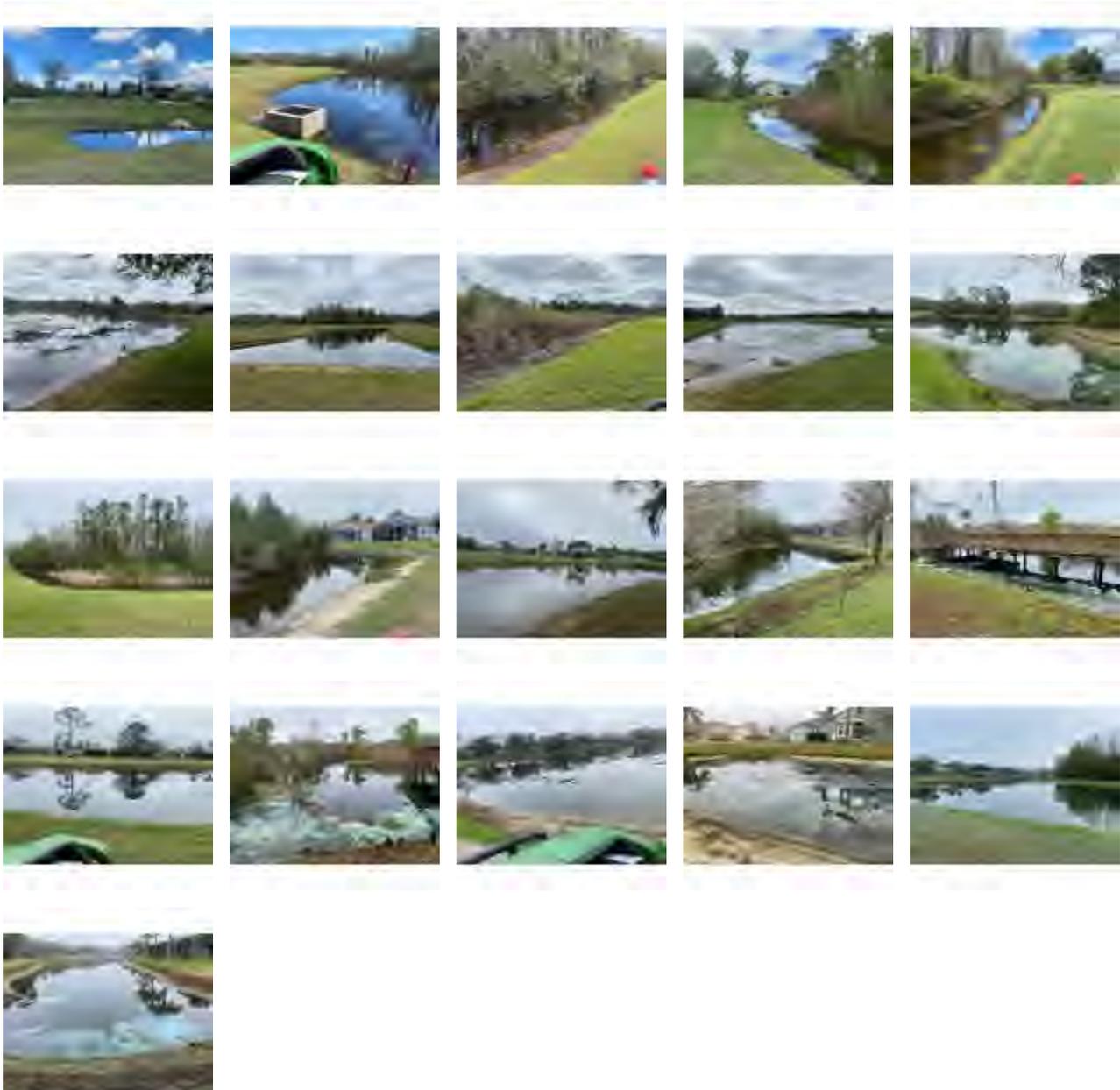
66°F

Wind: 6 mph

Humidity: 99%

Total Precip: 0"

Attachments: 21





Printed: Mar 30, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Mar 23, 2026

Job: SE1064 The Groves CDD

Title:

Added By: Joshua Britto

Log Notes:

19, backpack for misc vegetation
3a,3b,2b,2c2,4a,sump 14,sump 10 treated for moderate algae
Inspected 6g
5, treated for minor grasses
2a, corner treated for planctonic

Weather Conditions:

Hazy

Mon, Mar 23, 2026, 2:02 PM

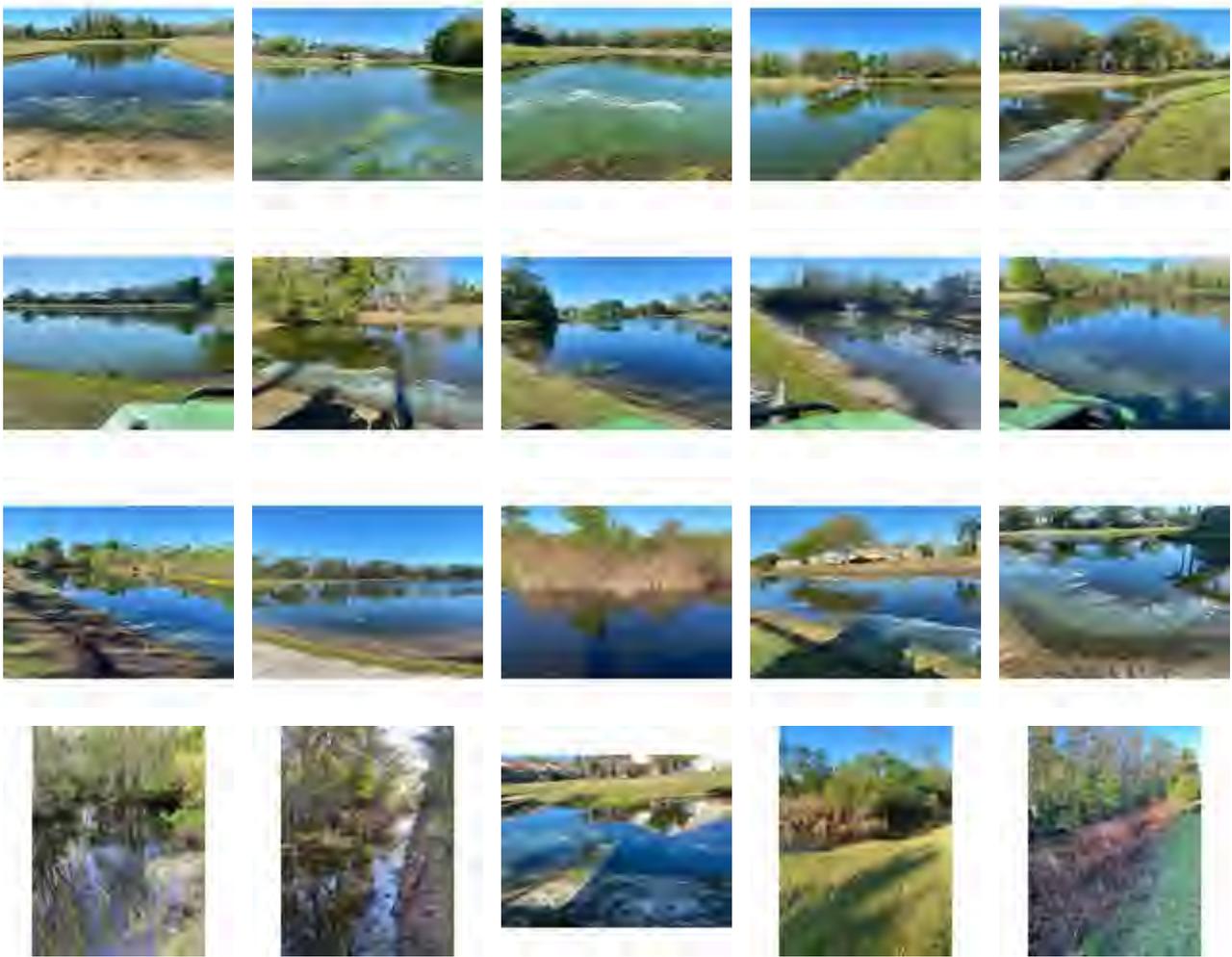


81°F

53°F

Wind: 10 mph
Humidity: 96%
Total Precip: 0"

Attachments: 20





Manager Report

April, 2026

Landscape

- See attached report
- Berna bushes re-sprayed with growth inhibitor
- Broken irrigation main-line replace on Diamonte.

Ponds

- Steadfast cleaned and repaired the grating at the Hole #1 weir. They also removed debris and vegetation from the exit pipe. See pic.



Restaurant

- Replacement Dishwasher installed
- Drains cleaned
- LED lights replaced
- Outlets changed at loading area (they were burnt out)
- Ice machine repaired.

Pool

- 10 New loungers purchased to replace broken loungers.
- Two new clocks installed
- Stain chemicals applied to reduce pool vent staining
- Weeds treated around pool area
- Pool Works on site to inspect pumps.

Field & Maintenance

- Treadmill incline motor replaced.
- Shuffle boards purchased and replaced.
- Bench installed at fishing pier.
- Shade sails replaced at shuffle court.
- Broken pool gate repaired (new PVC post).
- Lanai wooden armed chairs being refinished (sanding and staining of arms).
- White PVC fence on festive Grove's roads cleaned.
- Right exit swing gate repaired (broken post replaced)
- Pump within the pumphouse repaired (failed seals and Barings)
- High voltage electrical connector relays replaced for the well by Alston electric.

Administrative

- Emergency light bulbs changed in restrooms.
- Make significant progress on the 5-digit access code conversion
- Awaiting date for sidewalk grinding and replacements.
- Game Camera still active behind Diamonte loop
- Budget numbers being actively worked
- Budget Narrative to be ready to present first blush at the end of April at the Budget Workshop
- Big Sun Fencing out for perimeter fence quote along Pleasant Plains
- Fire Marshall on site for yearly inspection.
- Research on Staff Golf Cart: Lease or Purchase, Gas or Electric etc.
- Raquet Court Colors ordered for refurbishment of courts no date set yet.

FRONT / BACK GATE

- Traffic assessment data will be compiled for 30 days
- We have surpassed \$23,000 compensated for gate damage YTD.
- Key-Fob access for the back gate pedestrian gate scheduled for installation beginning of Apri.
- Still awaiting LED light strips and Circuit board for front gates.
- Two replacement barrier arm poles ordered for back gate.
- ECS working on enhancing gate for Pasco Fire Chief



QUALITY SITE ASSESSMENT REPORT

Job Site: Grove's

Customer: Wendi

Contact: Wendi Email: _____

Operations Mgr: Carlos Email: _____

Super. / Crew Lead: Frank Email: _____

Inspected By: Carlos Email: _____

Customer Attendee: N/A Email: _____

Davey Attendee: N/A Email: _____

QSA Reference

Number: 36986

This QSA Date: 3/9/2026

Prior QSA Date: _____

Next QSA Date: _____

Carryover Items

Initiated Date

1		
2		
3		
4		
5		
6		
7		
8		

Maintenance Punch List Items

1	
2	
3	
4	
5	
6	
7	
8	

Improvement Suggestions

1	
2	
3	
4	
5	
6	
7	
8	

Notes to Customer

Blank area for notes to customer.

Signature

Blank area for signature.



QUALITY SITE ASSESSMENT REPORT

Job Site: Grove's

Customer: Wendi

Contact: Wendi Email:

Operations Mgr: Carlos Email:

Super. / Crew Lead: Frank Email:

Inspected By: Carlos Email:

Customer Attendee: N/A Email:

Davey Attendee: N/A Email:

QSA Reference

Number: 36986

This QSA Date: 3/9/2026

Prior QSA Date:

Next QSA Date:

Supporting Photos and Drawings

Location / Photo / Drawing 1 and notes

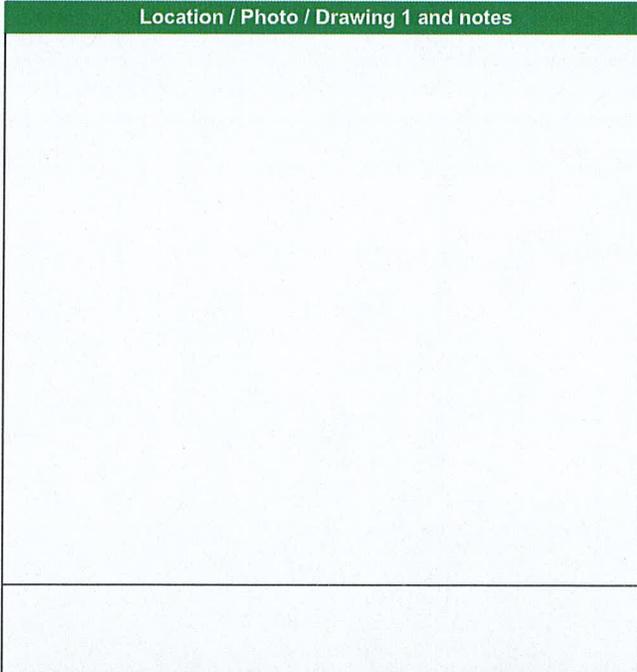
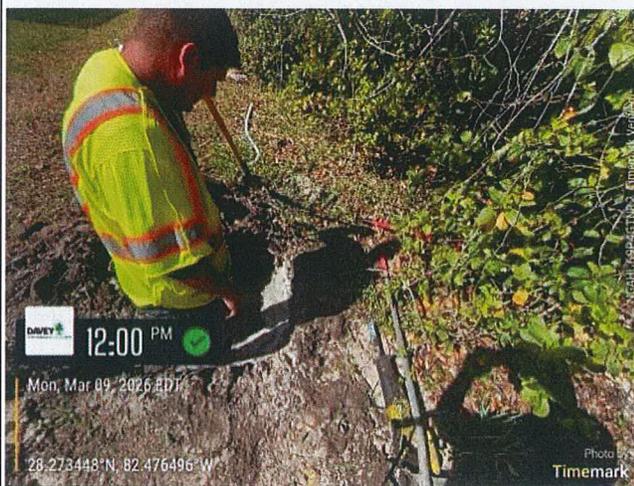


Photo / Drawing 2 and notes



Water line broken behind Homossasa 20521

Photo / Drawing 3 and notes



20521 Homossasa

Photo / Drawing 4 and notes



20521 Homossasa cracked main pipe



QUALITY SITE ASSESSMENT REPORT

Job Site: Grove's
 Customer: Wendi
 Contact: Wendi Email:
 Operations Mgr: Carlos Email:
 Super. / Crew Lead: Frank Email:
 Inspected By: Carlos Email:
 Customer Attendee: N/A Email:
 Davey Attendee: N/A Email:

QSA Reference

Number: 36986
 This QSA Date: 3/9/2026
 Prior QSA Date:
 Next QSA Date:

Supporting Photos and Drawings

Photo / Drawing 5 and notes



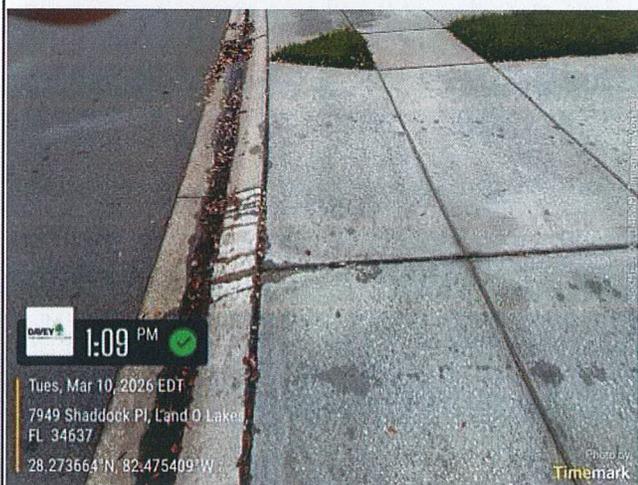
Sanguinelli by hole 6 pipe leakage

Photo / Drawing 6 and notes



Sanguinelli by hole 6 repaired

Photo / Drawing 7 and notes



Leakage at 7949 shaddock Pl. need to break driveway concrete to repair.

Photo / Drawing 8 and notes





QUALITY SITE ASSESSMENT REPORT

Job Site:	Grove's	
Customer:	Wendi	
Contact:	Wendi	Email:
Operations Mgr:	Carlos	Email:
Super. / Crew Lead:	Frank	Email:
Inspected By:	Carlos	Email:
Customer Attendee:	N/A	Email:
Davey Attendee:	N/A	Email:

QSA Reference

Number:	36986
This QSA Date:	3/9/2026
Prior QSA Date:	
Next QSA Date:	

Supporting Photos and Drawings

Photo / Drawing 9 and notes

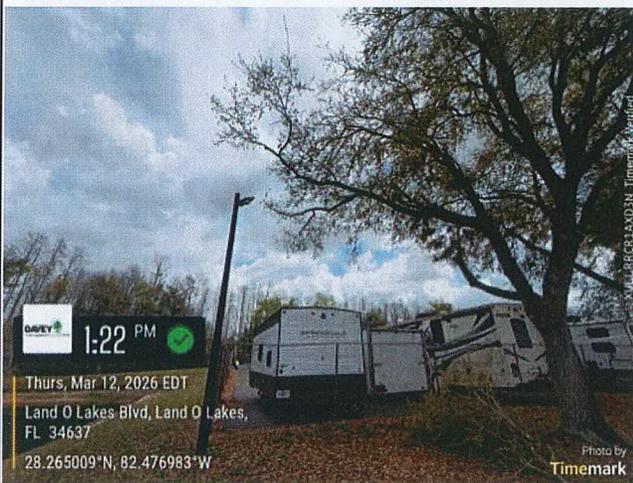


Photo / Drawing 10 and notes



No sleeve 7949 shaddock

Photo / Drawing 11 and notes



Fix cracked pipe front of security gate.

Photo / Drawing 12 and notes



Front entry gate blown off



QUALITY SITE ASSESSMENT REPORT

Job Site: Grove's

Customer: Wendi

Contact: Wendi Email: _____

Operations Mgr: Carlos Email: _____

Super. / Crew Lead: Frank Email: _____

Inspected By: Carlos Email: _____

Customer Attendee: N/A Email: _____

Davey Attendee: N/A Email: _____

QSA Reference

Number: 36986

This QSA Date: 3/9/2026

Prior QSA Date: _____

Next QSA Date: _____

Supporting Photos and Drawings

Photo / Drawing 13 and notes



Photo / Drawing 14 and notes



Photo / Drawing 15 and notes

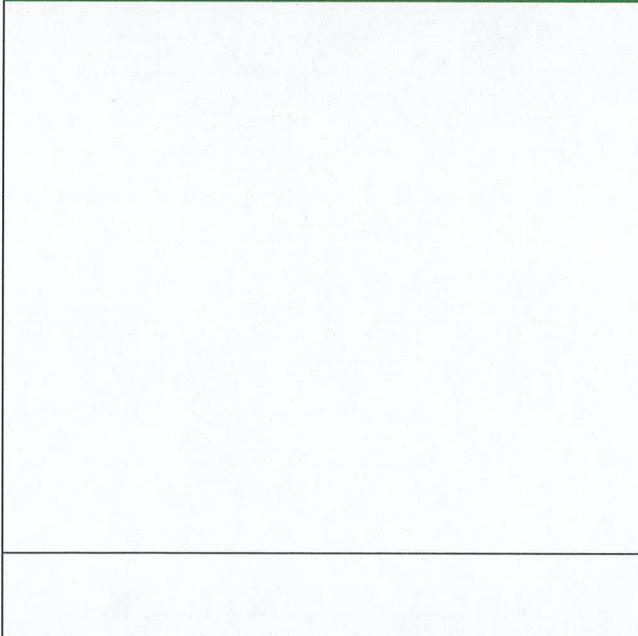
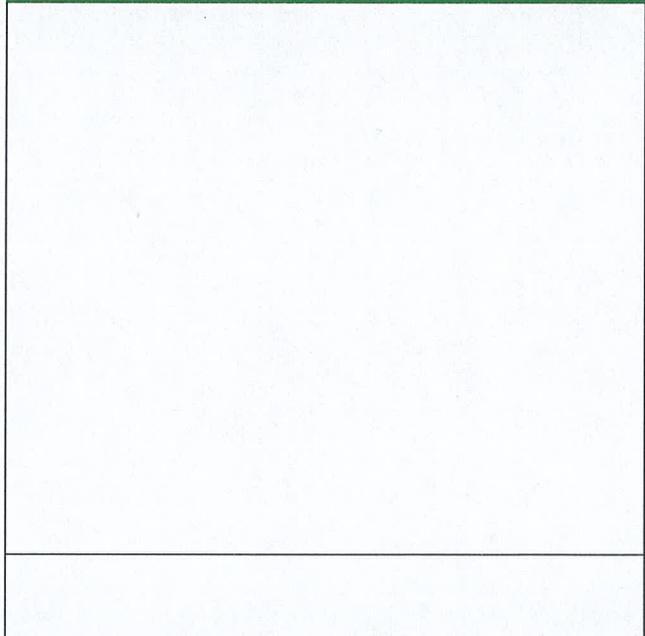


Photo / Drawing 16 and notes



**MINUTES OF MEETING
THE GROVES
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of The Groves Community Development District was
2 held on Tuesday March 3, 2026, and called to order at 10:03 am at The Groves Civic Center, 7924
3 Melogold Circle, Land O' Lakes, Florida 34647.

4

5 Present and constituting a quorum were:

6	Jimmy Allison	Chairperson
7	Richard Loar	Vice Chairperson
8	Sandy Cross	Assistant Secretary
9	Joel Watkins	Assistant Secretary
10	Jim Lewis	Assistant Secretary

11

12 Also present, either in person or via Zoom Communications, were:

13	Wendi McAnn	District Manager
14	Lauren Gentry	District Counsel
15	Grace Rinaldi	District Counsel
16	Clint Robinson	Assistant District Manager
17	Seam and Carlos	Davie's Landscaping
18	Jennifer Daskevich	Turn Bar and Grill
19	Matt Goldrick	Aquatics, Steadfast
20	Residents and Members of the Public	

21

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

25

26 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

27 Ms. McAnn called the meeting to order, and a quorum was established.

28

29 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

30 The Pledge of Allegiance was recited.

31

32 **THIRD ORDER OF BUSINESS** **Audience Comments**

33 Seam and Carlos from Davey spoke to the Board about the 3 irrigation leaks that they would be
34 repairing on Diamonte, at the Front Gate and Shaddock.

35

36 Mr. Goldrick from Steadfast spoke to the Board about the fluctuations in temperature over the past
37 month which has caused havoc in the ponds and caused some algae blooms. Pond 22 looks great along
38 with the ditches that have been sprayed out.

39 Ms. Daskevich from The Turn Bar and Grill expressed her thanks to the Board members, residents
40 and staff that helped expedite all the repairs that needed to be done in the kitchen. Ice Machine, Lights,
41 Dishwasher replacement etc.

42 Resident #1 voiced their dissatisfaction while waiting on benches to be replaced at the fishing pier.

43 Resident #2 voiced their dissatisfaction with the sink faucets that dribble, and round tables that need
44 to be replaced.

45 Resident #3 stated the need for an emergency number to contact in the event the gates do not open.

46 Resident #4 stated the need for driving revenue from Non-Residents that use our facilities.

47

48 **FOURTH ORDER OF BUSINESS** **Business Items**

49 **A. Consideration of 813 Roving Guard Proposal**

50 On MOTION by Mr. Allison, seconded by Ms. Cross, with all in favor, motion
51 to accept 813 Roving Guard Annual contract with a 30-day cancellation carried.

52

53 **B. Consideration of Jani-King 5-day Cleaning Proposal**

54 On MOTION by Ms. Cross, seconded by Mr. Watkins, with all in favor, motion
55 to accept Jani-King service to 5-day cleaning schedule carried.

56

57 **C. Discussion on Ballroom renovation**

58 Ms. Cross informed the Board that she met with various groups that use the ballroom and asked
59 them to fill out a survey on how they use the room. The survey covered the stage, paint color, acoustics,
60 flooring type, furniture and sound mitigation. The Board gave their input including upgrading ballroom
61 doors to handicap doors, painting doors and frames, tables with wheels etc. Mr. Allison thanked Ms.
62 Cross and asked for her to go back to the group and narrow down additional details about what specific
63 changes they would recommend for the room.

64

65 **D. Discussion of Fence Findings for Diamonte Drive**

66 Mr. Watkins provided an update on his call with SWFMD and gave the permit information and
67 modification form to Ms. McAnn. The suggestion was made to add an additional game camera to
68 monitor anyone coming or going through this area.

69 Discussion ensued. The Board reminded residents that the trespassing goes both ways if they walk
70 onto Connerton property. Mr. Watkins will continue to work with residents to monitor the situation.

71

72 **E. Discussion of Volunteer Program**

73 The Board asked why volunteers were not allowed to use power tools, including an electric
74 screwdriver. Ms. Gentry recommended checking with EGIS on volunteer use of this type of equipment.
75 If EGIS was okay with usage, Ms. Gentry would be okay with changing the document so they could
76 use power tools.

77 On MOTION by Mr. Allison, seconded by Ms. Cross, with all in favor, motion
78 to approve the volunteer program carried.

79

80 **F. Discussion of Gate**

81 The Board discussed conducting a traffic study at the Front Gate to determine times the gate should
82 be opened. Supervisors discussed sending Accurate Electronics a 30-day termination letter for the gate
83 maintenance contract. District Counsel suggested staff send letter and if assistance was needed, they
84 would help.

85

86 On MOTION by Mr. Allison, seconded by Mr. Loar, with all in favor, motion
87 to early terminate the Maintenance Contract with Accurate Electronics carried.

88

89 The Board suggested changing the key panel to ensure that Accurate does not have access along
90 with putting a one-way film on the Guard Shack.

91 The Board instructed staff to send an email to change resident access codes from 4-digit to 5-digit
92 codes and they must be done by April 1, 2026.

93

94 On MOTION by Ms. Cross, seconded by Mr. Lewis, with all in favor, motion
95 to have staff change resident access code from 4-digit to 5-digit carried.

96

97 **FIFTH ORDER OF BUSINESS**

Staff Reports

98 **A. Accounting Report**

99 Not present, no report.

100

101

102 **B. District Counsel**

103 Ms. Gentry informed The Board of legislative changes that are happening in Tallahassee including
104 an E-Bike Task Force. She will have an updated report at the April meeting on changes that affect the
105 CDD.

106 Ms. Gentry was asked to explain about dissolution of a CDD she advised only one option was
107 available for The Groves. Mr. Loar asked additional questions and called for a motion to approve
108 District Counsel to explore The Groves options for this. No second was made, motion died.

109 Ms. Gentry advised that we pursue the truck gate damage through EGIS and that it wasn't financial
110 advantageous to pursue through Counsel

111

112 **C. District Engineer**

113 Not present, no report.

114

115 **D. Aquatics Report**

116 The Board reviewed the February 2026 aquatics report and had no further questions.

117

118 **E. Landscaping Report**

119 The Board reviewed the landscaping report and had no questions.

120

121 **F. Clubhouse Manager**

122 **i. Clubhouse Manager's Report**

123 The Board reviewed the Onsite Manager's report and had no further questions.

124

125 **G. District Manager**

126 Ms. McAnn asked the Board to look at their calendars and consider what date would work for a
127 Budget Workshop.

128

129 **SIXTH ORDER OF BUSINESS**

Business Administration

130 **A. Consideration of the Minutes of the Meeting Held on January 27, 2026**

131 **B. Consideration of the Minutes of the Meeting Held on February 3, 2026**

132 On MOTION by Ms. Cross, seconded by Mr. Loar, with all in favor, motion
133 to accept the January 27, 2026, Workshop Minutes and February 3, 2026,
134 Meeting Minutes with minor change to line 43 of the Workshop Minutes
135 carried.

136 **SIXITH ORDER OF BUSINESS** **Supervisors' Requests**
 137 Mr. Allison no requests
 138 Ms. Cross requested electrical covers be placed on outlets in kitchen
 139 Mr. Watkins requested that audience comments be added to the end of the meeting and to place on
 140 agenda for consideration at the next meeting
 141 Mr. Loar commented on the handicap crossing signs once installed at Shaddock Place and Berna
 142 Lanes will need to have crosswalks painted on streets. He is not happy with Inframark's backroom and
 143 failure to move money from checking account to interest bearing accounts. He would like to have the
 144 Inframark contract put on the agenda for April for review and discussion. He would like a quote on
 145 new Handi-cap door openers, an electrician to quote for power to run to Tennis Courts for key FOB
 146 access. Proposals to replace all faucets in bathrooms. Referenced the traffic study for Front Gate.
 147 Contact District Engineer on AC units functionality.

148

149 **EIGHTH ORDER OF BUSINESS** **Adjournment**

<p>150 On MOTION by Mr. Loar, seconded by Mr. Watkins, with all in favor, motion 151 to adjourn meeting at 12:26 p.m. carried.</p>

152

153

154

155 _____

156 Secretary/ Assistant Secretary

Chairperson / Vice-Chairperson