

The Groves Community Development District

July 7, 2026

Agenda Package

TEAMS MEETING INFORMATION

[Join the meeting now](#)

Meeting ID: 237 585 817 201 8

Passcode: bu3GU7Uo

2005 Pan Am Circle, Suite 300
Tampa FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



Page 1

EXCELLENCE



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, Area Manager
Clint Robinson, Assistant District Manager/Assistant Clubhouse Manager
Melissa Williams, District Admin
Christian Haller, District Accountant

Regular Meeting Agenda

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

The Regular Meeting of The Groves Community Development District will be held on July 7, 2026, at 10:00 a.m. at the Groves Civic Center, 7924 Melogold Circle, Land O' Lakes, FL, 34637. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 237 585 817 201 8 **Passcode:** bu3GU7Uo

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. BUSINESS ITEMS

- A. Discussion and Consideration of Aging My Way Pickleball Tournament.....Page 4
- B. Consideration of Toshiba Copy Machine Proposal.....Page 13
- C. Consideration of Turn Bar Discussion
- D. Davey Update: Status on Landscape projects, proposal on Deer Repellent & on Lifetime Plant Care.....Page 15
- E. Discussion on Golf Cart Path/Bridges Damage and Deficiencies.....Page 33
- F. Discussion of OLM specs.....Page 126
- G. Ratification on Wilkes Air Condition Proposal for Fitness Center HVAC.....Page 178

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. Aquatics Report.....Page 179
- D. Clubhouse Manager.....Page 190
- E. District Manager.....Page 196

6. BUSINESS ADMINISTRATION

A. Consideration of Meeting Minutes June 2, 2026.....Page 198

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

9. ADJOURNMENT

Next regularly scheduled meeting is Tuesday, August 4, 2026, at 10:00 a.m.

AGING MY WAY AT THE GROVES

PICKLEBALL TOURNAMENT — Oct. 30, 31 & Nov. 1, 2026

One-Page Summary | A Fundraising Event Benefiting the CDD

THE ASK

- Use of the six pickleball courts for 3 consecutive days (Oct. 30 – Nov. 1, 2026).
- Add the CDD as an additional insured on the event policy (at no cost to the community).
- Open the front gate 7:00 AM – 7:00 PM during the 3 event days.

EVENT AT A GLANCE

- 288 total players over 3 days (≈96/day); 4 sessions/day at 2½ hours each.
- ≈24 players (12 doubles teams) per session — courts used efficiently, never overcrowded.
- Staggered arrivals/departures prevent traffic or parking spikes.

BENEFITS TO THE COMMUNITY

- Net proceeds donated to the CDD for beautification and special projects (goal: \$3K – \$5K).
- Minimum \$500 earmarked for a court maintenance reserve.
- \$20 registration discount for residents; showcases the community as active and welcoming.
- Designed to become a signature annual fundraising tradition.

COURT CARE & LOW IMPACT

- Pickleball is low impact: plastic ball, non-marking shoes, gentle on acrylic surfaces.
- Play volume comparable to a busy recreational weekend; spread evenly across all 6 courts.
- Footwear and cleanliness rules enforced by on-site management.
- Pre- and post-tournament walkthroughs with a board representative, documented with photos.

PARKING, RESTROOMS & LIABILITY

- Parking: max ~24 vehicles on-site at a time (carpooling is standard); adjacent shopping center available for overflow.
- Restrooms: rented port-o-lets provided on-site — OR, if the board prefers, those funds are redirected to the CDD donation.
- Liability: \$1,000,000 Special Event Liability Insurance, with the CDD named as additional insured.

TURNKEY OPERATIONS — NO BURDEN ON CDD STAFF

- Aging My Way, LLC handles all setup, scoring, on-site management, cleanup, and breakdown.
- The only operational request of the CDD is opening the front gate during event hours.

ABOUT AGING MY WAY, LLC

- Led by Val & Steve Thomopolos — Groves residents with 23 years of sports event organizing experience.
- Mission: inspire seniors and families to live healthier, more connected lives through professionally organized community events.

Contact: Val Thomopolos | (813) 833-7518 | Val@MySafeCPR.com

AGING MY WAY



AT THE GROVES PICKLEBALL TOURNAMENT

OCT. 30th, 31st & Nov. 1st, 2026

PROPOSAL TO HOST A COMMUNITY PICKLEBALL TOURNAMENT

A Fundraising Event Benefiting the CDD

Submitted by: Val & Steve Thomopalos, Aging My Way, LLC

Date: May 26th, 2026

Contact : Cell Phone (813) 833-7518 / Email – Val@MySafeCPR.com

EXECUTIVE SUMMARY

Aging My Way, LLC respectfully requests approval from the CDD Board to host a 3-day pickleball tournament on the community's six newly resurfaced pickleball courts. The event is organized as a fundraiser, with net proceeds donated to the CDD to support community beautification efforts and special projects, along with a dedicated contribution to a court maintenance reserve.

The tournament has been designed from the outset to minimize impact on the community: small per-session player counts, staggered arrival and departure windows, on-site event management, comprehensive liability insurance naming the CDD as an additional insured, and a turnkey operational model in which Aging My Way, LLC handles all setup, breakdown, and on-site logistics.

EVENT OVERVIEW

The tournament will be held over three consecutive days, utilizing all six pickleball courts. A total of 288 players will participate across the event, averaging approximately 96 players per day. Play is organized into four 2 1/2-hour sessions per day (8–10:30 AM, 10:30 AM–1 PM, 1–3:30 PM, and 3:30–6 PM), with approximately 24 players (12 doubles teams) participating in each session.

This structure ensures that the courts are used efficiently but never overcrowded, and that vehicle and pedestrian traffic flows naturally throughout the day rather than concentrating at any one moment.

BENEFITS TO THE COMMUNITY

This tournament is structured to deliver tangible, direct benefits to the community:

Financial contribution to the CDD. Net proceeds from the event will be donated to the CDD for community beautification projects and special initiatives identified by the board. (The goal is \$ 3K – \$5K)

Court maintenance reserve. A minimum of \$500 from net proceeds will be earmarked specifically for a court maintenance reserve, ensuring the tournament actively contributes to extending the life of the recently resurfaced courts rather than drawing from existing community resources.

Community visibility and engagement. The event will showcase the community as an active, welcoming destination and foster pride among residents who participate or attend as spectators. Residents will be extended a \$20 registration discount.

A signature recurring event. If successful, this can become an annual tradition that continues to fund community improvements year after year.

COURT WEAR AND TEAR

The impact on the courts will be minimal and well within the range of normal community play. Several factors support this:

Play volume across six courts is comparable to a busy recreational weekend in any active pickleball community. The total play hours are distributed evenly rather than concentrated on a few courts. Pickleball itself is a low-impact sport — a lightweight plastic ball, non-marking court shoes, and footwork patterns that are significantly gentler on acrylic court surfaces than tennis or basketball. Modern resurfaced courts are engineered to handle thousands of hours of play before any meaningful wear is observable.

Tournament players, who pay entry fees and travel to compete, tend to treat facilities with noticeably more care than casual users. On-site management will enforce footwear requirements and ensure immediate cleanup of any debris.

To provide additional transparency, we are happy to offer a pre-tournament and post-tournament walkthrough with a board representative, documented with photographs, so that any actual impact is recorded openly.

Most importantly, the \$500 minimum contribution to a court maintenance reserve ensures the tournament leaves the courts better resourced than it found them.

PARKING PLAN

Parking has been thoroughly considered and will not create congestion in the community.

Because players are organized into doubles teams of two, partners commonly carpool to events. The maximum number of vehicles on-site at any given time is expected to be 24, and likely fewer in practice. Each 2 1/2-hour session has a natural turnover: players arrive, compete, and depart before the next group arrives, preventing any accumulation of vehicles across sessions.

For overflow or convenience, the adjacent shopping center offers ample parking within a very short walking distance to the courts. Players will be informed of both parking options in advance through tournament communications, and signage will be provided if the board wishes.

In short, at no point during the event will parking demand exceed what the community already accommodates on a normal weekend.

LIABILITY INSURANCE

The event will be fully insured. Aging My Way, LLC has provided two Sports Liability Insurance carriers as references — both have been used successfully for prior events. Each carrier offers Special Event Liability Insurance with coverage of **\$1,000,000 per occurrence**.

Importantly, both carriers have confirmed they are agreeable to **adding the CDD as an additional insured** on the policy. This means the CDD is protected under the tournament's coverage for the duration of the event at no cost to the community.

Final selection of the carrier and proof of insurance will be provided to the board well in advance of the event date.

RESTROOM FACILITIES

To minimize use of the community clubhouse facilities during the tournament, Aging My Way, LLC is prepared to provide rented port-o-lets on-site for tournament participants for the duration of the event.

If, however, the board feels this is not necessary and is comfortable with players using the existing facilities, the funds that would have gone toward port-o-let rental can instead be added to the donation forwarded to the CDD. We are happy to proceed either way based on the board's preference.

STAFF WORKLOAD AND OPERATIONS

The tournament is structured as a fully turnkey event for the community. **Aging My Way, LLC will handle all setup, on-site management, and breakdowns** including equipment, signage, registration, scoring, on-court oversight, cleanup, and removal of any rented facilities.

The only operational request of the CDD is that **the front gate be open during the three event days from 7:00 AM to 7:00 PM** to allow timely access for arrival and departing players. This single accommodation will allow the event to run smoothly without requiring CDD staff involvement in day-to-day logistics.

SUMMARY OF REQUESTS TO THE CDD

To run this event, Aging My Way, LLC is asking the board to approve:

The use of the six pickleball courts for three consecutive days during the play windows described. The addition of the CDD as an additional insured on the event's liability policy at no cost, and the opening of the community front gate from 7:00 AM to 7:00 PM during the three event days.

SUMMARY OF COMMITMENTS BY AGING MY WAY, LLC

In return, Aging My Way, LLC commits to:

Carrying \$1,000,000 Special Event Liability Insurance with the CDD named as an additional insured, donating net proceeds to the CDD for community beautification and special projects, contributing a minimum of \$500 to a court maintenance reserve, providing port-o-let restroom facilities for players (or, alternatively, forwarding those funds to the CDD), handling all setup, operations, and breakdown for the entire event, enforcing footwear, cleanliness, and court care rules among all participants, and offering pre- and post-event court walkthroughs with a board representative.

ABOUT AGING MY WAY, LLC

Aging My Way, LLC exists to redefine what it means to grow older. It is led by people who are living it themselves and walking the journey. Val and Steve Thomopolos, Grove's residents with 23 years of sports event organizing, desire to inspire seniors, families, and individuals to live healthier, stronger, and more connected lives through fun, professionally organized events that replace invisibility and isolation with movement, friendship, and genuine community. We don't just organize events – we open doors to stay active and belong.

This tournament reflects that mission directly: bringing people together through play, building community, and leaving a positive footprint on the places that host us.

CLOSING

This tournament has been designed to be genuinely beneficial to the community — financially, socially, and in terms of long-term court care — while placing virtually no burden on CDD staff or resources. Aging My Way, LLC is committed to running a professional, well-managed event that reflects positively on the community and provides a foundation for future fundraising tournaments.

We thank the board for its consideration and welcome any questions, conditions, or modifications you would like to discuss.

Respectfully submitted,

Val D. Thomopolos, and Steve P. Thomopolos Aging My Way, LLC



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/12/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hiscox Inc. 520 Madison Avenue 32nd Floor New York, New York 10022	CONTACT NAME: PHONE (A/C No, Ext): (888) 202-3007 E-MAIL ADDRESS: contact@hiscox.com FAX (A/C, No):
	INSURER(S) AFFORDING COVERAGE INSURER A: Hiscox Insurance Company Inc INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
INSURED Pro Team Academy DBA IFP Academy DBA IFP Academy 4095 County Road 106 Oxford, FL 34484	NAIC # 10200

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			P100.522.009.3	09/10/2022	09/10/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 OTHER: \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ OTHER: \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ OTHER: \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability			P100.520.558.3	09/10/2022	09/10/2023	Each Claim: \$ 1,000,000 Aggregate: \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, n Pickleball Instruction

Liability coverage used for prior sports events

CERTIFICATE HOLDER Valleria Violet Thomopalos 19621 Sunset Bay Drive Land O Lakes, FL 34638	C D BEFORE /ERED IN
AI	

Pickleball Tournament Registration Form

AGING MY WAY at THE GROVES COMMUNITY

7924 Melogold Circle, Land O'Lakes, Fl. 34637 – Pasco County, Fla.

October 30th, 31st & November 1st, 2026

MUST FILL OUT BOTH PAGES OR REGISTRATION IS NOT VALID – WRITE LEGIBLY

Name			
Birthdate:		Male or Female (Circle One)	
Address:			
City, State, Zip Code			
Phone:			
Email:			
T-SHIRT UNISEX (Circle one) - Small - Medium - Large		XL - XXL - XXXL	

SELECT	DATE	START	FINISH	DIVISION	AGE	RANK
	10/30 FRI	8AM	10:30	LADIES DBL	60+	3.0
	10/30 FRI	8AM	10:30	LADIES DBL	60+	3.5
	10/30 FRI	10:30	1PM	LADIES DBL	60+	4.0
	10/30 FRI	10:30	1PM	MENS DBL	70+	4.0
	10/30 FRI	1PM	3:30	MENS DBL	60+	3.5
	10/30 FRI	1PM	3:30	MENS DBL	60+	3.0
	10/30 FRI	3:30	6PM	MENS DBL	60+	4.0
	10/30 FRI	3:30	6PM	MENS DBL	70+	3.0-3.5
	10/31 SAT	8AM	10:30	MIXED DBL	60+	3.0
	10/31 SAT	8AM	10:30	MIXED DBL	70+	3.0
	10/31 SAT	10:30	1PM	MIXED DBL	60+	3.5
	10/31 SAT	10:30	1PM	MIXED DBL	70+	3.5
	10/31 SAT	1PM	3:30	MIXED DBL	60+	4.0
	10/31 SAT	1PM	3:30	MIXED DBL	70+	4.0
	10/31 SAT	3:30	6PM	MIXED DBL	50+	OPEN
	10/31 SAT	3:30	6PM	MIXED DBL	OPEN	OPEN
	11/1 SUN	8AM	10:30	LADIES DBL	50+	3.0
	11/1 SUN	8AM	10:30	LADIES DBL	50+	3.5-4.0
	11/1 SUN	10:30	1PM	MENS DBL	50+	3.0
	11/1 SUN	10:30	1PM	MENS DBL	50+	3.5-4.0
	11/1 SUN	1PM	3:30	LADIES DBL	OPEN	3.0-3.5
	11/1 SUN	1PM	3:30	MENS DBL	OPEN	3.0-3.5
	11/1 SUN	3:30	6PM	LADIES DBL	OPEN	4.0
	11/1 SUN	3:30	6PM	MENS DBL	OPEN	4.0

SEE NEXT PAGE

2026 PICKLEBALL TOURNAMENT – Page 2

AGING MY WAY, LLC

Aging My Way exists to redefine what it means to grow older – led by people who are living it themselves and walking the journey alongside you, helping seniors, families, and individuals replace invisibility and isolation with movement, friendship, and genuine community. We don't just organize events. We open doors to stay active and belong. This tournament is a fundraiser for The Groves Community for beautification & special projects.

List Your Partners' Information – Your partner must fill out & mail in separate registration as well.

Ladies or Men's Doubles - Name _____
(Circle above) Phone _____ Email _____

Mixed Doubles - Name _____
Phone _____ Email _____

HOLD HARMLESS AGREEMENT - Form must be signed by participant.

In consideration of participating in the Aging My Way, LLC Pickleball Tournament, I/we hereby agree to release, absolve The Groves Community, HOA & CDD, Aging My Way, LLC, their officers, agents, employees, servants or representatives, from all causes of action, or liabilities for any death or personal injury to this person, or for damage or loss of this person's personal property, which may arise from or incident to participation in this event. I/we likewise release, absolve from responsibility any person transporting participants to these. I give permission to use all photos taken of me during the event and matches for the use in future promotions. I have no physical restrictions which would prohibit my participating in the Aging My Way, LLC Pickleball tournaments. You have my permission to have a physician attend me, if deemed necessary, during my participation.

Disclaimer: In case of inclement weather, the committee reserves the right to cancel any event without refund to the participants.

Participant Signature: _____ **Date:** _____

Tournament Pricing	
Competing in one division (Price includes Administration fee)	\$ 65.00
If you are competing in a 2 nd Division (add \$ 25 to above \$ 65 price)	25.00
If you are competing in a 3 rd Division (add this \$25 to above \$25 & \$65 price)	25.00
The Groves Community Resident – Special \$ 20 discount	(20.00)

Mail in the Check and completed Registration Form to: Aging My Way, LLC
P.O. Box 1942, Land O' Lakes, Florida 34637

- Tournament Format - Round Robin matches (Minimum 5 matches played)
- Winners Medals (1st, 2nd & 3rd Place)
 - One T-Shirt per participant (no matter how many divisions entered)
 - Permanent & Temporary Nets on newly renovated courts

Director Contact - Val Thomopalos / Cell: 813-833-7518 / Email: Val@MySafeCPR.com



Every player gets a T-Shirt.
This is a rough draft...not final.

**AUTHORIZED
TOSHIBA
DEALER**



CLEAR QUALITY COMMITMENT

PARTS AND SUPPLIES

To protect the investment you have made in your new system, we use only high-quality parts and supplies for our Toshiba systems. We also include a complimentary power filter to help insure reliability. This guarantees optimum performance for your company.

NO CHARGE LOANER

We want to ensure that your office productivity does not suffer, therefore at your request, we will provide a free comparable loaner system should your system be unusable for more than one (1) business day.

PERFORMANCE GUARANTEE

If at any time during the length of your agreement your system should not perform within the manufacturer's specifications, if we are unable to fix it, we will replace your system with a model of equal or greater value, at no cost. We require only that your account be current.

AVERAGE 4 HOUR RESPONSE GUARANTEE

We address any service call within an average of 4 business hours, with a 95% uptime guarantee, as well as a 24/7 dispatch desk. Calls are dispatched during normal business hours, but we can make exceptions in emergency situations after hours, at no cost.

TECHNICAL SUPPORT/ OPERATIONAL SUPPORT GUARANTEE

We put our customers first, and use only manufacturer trained technicians to support our products. That is one of the reasons we have many satisfied customers throughout Florida.

DEDICATED CLEARVIEW BUSINESS SOLUTIONS PROFESSIONALS

As Part of our Clear Quality Commitment you will have the following individuals assigned to your account:

- Field Service Engineer
- IT Specialist
- Supply Representative
- External Customer Service Representative
- Internal Customer Service Representative

This Proposal Prepared Exclusively For:
The Groves Golf and Country Club



**AUTHORIZED
TOSHIBA
DEALER**



secureMFP™

e ENCOMPASS
Managed Print Services

Date: 05\20\2026

Current Situation:

Lease: \$ per month
Total = \$419.47 per month

New ClearView Solution:

e-Studio 4525ac



- ✓ Dual-Scan Document Feeder
- ✓ Console Finisher
- ✓ ADA Compliant User Interface
- ✓ 1-Touch Templates
- ✓ Department Codes
- ✓ E-Filing
- ✓ Scan to Editable Format
- ✓ Scan to E-Mail
- ✓ Address Book
- ✓ Industry Best Document Security
- ✓ Accurate Color

Notes: Includes 5,000 BW @.008 & 2,000 Color @ .045

*Please keep pricing confidential

Total Monthly Payment: \$298.16

Term: 63 Months

Total Monthly Payment includes all parts, labor, service & supplies

*Everything except paper, staples, and applicable taxes



CLEARVIEW
BUSINESS SOLUTIONS

Matt Lane
President
ClearView Business Solutions
Office: (844) 282-2737 | Cell: (704) 840-9800
matt.lane@cvbusinesssolutions.com



MEET THE NEWEST MEMBER OF OUR FAMILY

Professional
strength -
Professional
performance.

Get the best
spring and summer
protection ever!



LONG-LASTING PROTECTION

Get the protection that lasts that only comes from DeerPro products. One application of **DeerPro Spring and Summer with Thiram** will protect plants during the growing season for 3 to 6 weeks.

WEATHER RESISTANT

Enjoy consistent, efficient protection even during the wetter months. **DeerPro Spring and Summer with Thiram** has staying power and does not wash off with rain so plants stay protected.



Part of the
DeerPro® family of products
DEERPROPROFESSIONAL.COM

ODOR MANAGEMENT

Effective protection without the unpleasant odor is one of the many benefits of DeerPro. Our low-level, slow-release smell deterrent means that plants are protected and your customers can still enjoy the outdoors.

RESIDUE-FREE

Let your customers' plants continue to be the stars of the show. **DeerPro Spring and Summer with Thiram** leaves no heavy residue behind, so plants and gardens can keep looking their best.

For information on ordering
CONTACT US



Great Oak, Inc.
P.O. Box 1109 | Redding, CT 06875

Sean McNamara | 877-486-DEER (3337)
sean@deerproprofessional.com

Seller warrants that this product is reasonably fit for the purposes state on the label when used in accordance with the directions specified on the label under normal conditions of use, but neither this warranty nor any other warranty of merchantability or fitness for a particular purpose expressed or implied, extends to the use of this product contrary to label instructions, or under abnormal conditions, or under conditions not reasonably foreseeable to seller.
The buyer assumes the risk of any such use.



DEERPRO™

SPRING/SUMMER REPELLENT

WITH THIRAM

ACTIVE INGREDIENT:

Thiram	8.4%
Purrescent Whole Egg Solids	5.3%
Other Ingredients:	86.1%
TOTAL:	100.0%

Contains 0.785 lbs thiram per gallon

KEEP OUT OF REACH OF CHILDREN
CAUTION

FIRST AID

Have label with you when obtaining treatment advice.

If swallowed	<ul style="list-style-type: none"> • Call a poison control center or doctor immediately for treatment advice. • Have person sip a glass of water if able to swallow. • Do not induce vomiting unless told to do so by the poison control center or doctor. • Do not give anything by mouth to an unconscious person.
If on skin or clothing	<ul style="list-style-type: none"> • Take off contaminated clothing. • Rinse skin immediately with plenty of water for 15-20 minutes. • Call a poison control center or doctor immediately for treatment advice.
If inhaled	<ul style="list-style-type: none"> • Move person to fresh air. • If person is not breathing, call an ambulance, then give artificial respiration, preferably mouth-to-mouth, if possible. • Call a poison control center or doctor immediately for treatment advice.
If in eyes	<ul style="list-style-type: none"> • Hold eye open and rinse slowly and gently with water for 15-20 minutes. • Remove contact lenses, if present, after the first 5 minutes, then continue rinsing eye. • Call a poison control center or doctor immediately for treatment advice.

HOT LINE NUMBER

Have the product container or label with you when calling a poison control center, doctor, or going for treatment. For emergency information concerning this product, call the National Pesticides Information Center (NPIC) at 1-800-858-7378 seven days a week, 6:30 am to 4:30 pm Pacific Time (NPIC Web site: www.npic.orst.edu).

PRECAUTIONARY STATEMENTS

HAZARDS TO HUMANS AND DOMESTIC ANIMALS

CAUTION. Causes moderate eye irritation. Harmful if swallowed, inhaled or absorbed through skin. Avoid contact with eyes or clothing. Avoid inhaling of spray mist. Wash thoroughly with soap and water after handling and before eating, drinking, chewing gum, using tobacco, or using the toilet.

PERSONAL PROTECTIVE EQUIPMENT (PPE)

- All mixers, loaders, applicators, and other handlers must wear:
- Long-sleeved shirt and long pants,
 - Shoes plus socks,
 - Chemical-resistant gloves,
 - Chemical-resistant apron when mixing, loading, cleaning up spills, cleaning equipment, or otherwise exposed to the concentrate.

ENVIRONMENTAL HAZARDS

This chemical is toxic to fish, aquatic invertebrates, oysters, and shrimp. Do not apply directly to water, or to areas where surface water is present or to intertidal areas below the mean high water mark. Drift and runoff from treated areas may be hazardous to aquatic organisms in neighboring areas. Do not contaminate water when cleaning equipment or disposing of equipment washwaters or rinsate.

ENDANGERED SPECIES

This product may have effects on Federally listed threatened or endangered species or their critical habitat in some counties. It is a violation of Federal law to kill, harm or harass listed animal species without authorization. To limit the potential for such impacts when using this product, consult and follow the instructions provided in the EPA Endangered Species Bulletin for the County or Parish in which you are spraying product. To determine whether your County or Parish has a Bulletin, consult <http://www.epa.gov/espp> before each season's use of this product.

DIRECTIONS FOR USE

It is a violation of Federal law to use this product in a manner inconsistent with its labeling.

Use DeerPro™ Summer/Spring Repellent as a repellent to reduce browsing and chewing damage from deer, rabbits, and voles (*Microtus spp.*). Use sites include spot treatment with low pressure handheld wand of individual landscape plants (trees, bushes, shrubs). Spot treatment only (onto ornamentals, twigs, or foliage) to individual landscape plants browsed on by deer, rabbits and voles.

Apply directly to individual landscape plants in:

- nurseries
- golf courses

DO NOT apply this product in a way that will contact workers or other persons, either directly or through drift. Only protected handlers may be in the area during application. For any requirements specific to your State or Tribe, consult the agency responsible for pesticide regulation.

AGRICULTURAL USE REQUIREMENTS

Use this product only in accordance with its labeling and with the Worker Protection Standard, 40 CFR Part 170. This Standard contains requirements for the protection of agricultural workers on farms, forests, nurseries, and greenhouses, and handlers of agriculture pesticides. It contains requirements for training, decontamination, notification and emergency assistance. It also contains specific instructions and exceptions pertaining to the statements on this label about personal protective equipment (PPE), and restricted entry interval. The requirements in this box only apply to uses of this product that are covered by the Worker Protection Standard.

Do not enter or allow workers entry into treated areas during the restricted entry interval (REI) of 12 hours.

PPE required for early reentry to treated areas that is permitted under the Worker Protection Standard and that involves contact with anything that has been treated, such as plants, soil, or water, is:

- coveralls,
- shoes plus socks,
- chemical-resistant gloves made of any waterproof material, and
- protective eyewear

USER SAFETY REQUIREMENTS:

Follow manufacturer's instructions for cleaning/maintaining PPE. If no such instructions are provided for washables, use detergent and hot water. Keep and wash PPE separately from other laundry.

USER SAFETY RECOMMENDATIONS:

- Users should wash thoroughly with soap and water after handling and before eating, drinking, chewing gum, using tobacco, or using the toilet.
- Users should remove clothing/PPE immediately if pesticide gets inside. Then wash thoroughly and put on clean clothing.
- Users should remove PPE immediately after handling this product. Wash the outside of gloves before removing. As soon as possible, wash thoroughly and change into clean clothing.

NET CONTENTS: 2.5 GALLONS

EPA Reg. No. 84178-5
EPA Est. No. 084178-CT-001

NON-AGRICULTURAL USE REQUIREMENTS

The requirements in this box apply to uses of this product that are NOT within the scope of the Worker Protection Standard for agricultural pesticides (40 CFR Part 170). The WPS applies when this product is used to produce agricultural plants on farms, forests, nurseries, or greenhouses. Keep unprotected persons, children and pets out of the treated area until sprays have dried.

Mode of Action

Repellency results from the odor and distastefulness of treated plant parts.

Repellency Duration

One application will protect treated parts from 3 to 6 weeks.

MIXING DIRECTIONS:

Thoroughly shake DeerPro Spring/Summer repellent prior to use. Mix 1 part of product with 5 parts of water. Shake or mix thoroughly.

APPLICATION INSTRUCTIONS:

Apply as a spray to individual plants using low pressure handheld wand:

- Manual-pressurized hand wand (40 psi)
- Low pressure (25-50 psi) hand wand
- Motor-pressurized (25-50 psi) hand wand

Thoroughly flush sprayer screens and nozzles promptly following use.

Spray is applied as a spot treatment directly onto individual plants to give a heavy coating to ornamentals, twigs and foliage. Spray only the portions of the plant to be protected to the point of runoff. Treat before the expected time of animal damage.

To permit repellent film to properly set, make application under favorable drying conditions: 30 minutes before rain or watering, relative humidity below 70% and temperature above 40°F.

Avoid overspray on house sidings, patios and containers as product may cause staining.

APPLICATION RESTRICTIONS

Non-food use only: Not for use on vegetables, herbs or fruit bearing trees.

DO NOT apply product as a broadcast spray on acreage or square feet.

DO NOT apply this through any type of irrigation system.

DO NOT apply by air.

DO NOT apply to fruit trees or other plants expected to produce edible fruit within one year of application.

DO NOT apply to apple trees but may be applied to crabapple trees.

DO NOT apply this product using a high pressure handwand or a rights-of-way sprayer.

MANDATORY SPRAY DRIFT DIRECTIONS

Avoiding spray drift at the application site is the responsibility of the applicator. The interaction of many equipment and weather-related factors determine the potential for spray drift. The applicator and grower are responsible for considering all these factors when making decisions.

SPRAY DRIFT ADVISORIES:

- THE APPLICATOR IS RESPONSIBLE FOR AVOIDING OFF-SITE SPRAY DRIFT. BE AWARE OF NEARBY NON-TARGET SITES AND ENVIRONMENTAL CONDITIONS.
- IMPORTANCE OF DROPLET SIZE

An effective way to reduce spray drift is to apply large droplets. Use the largest droplets that provide target pest control. While applying larger droplets will reduce spray drift, the potential for drift will be greater if applications are made improperly or under unfavorable environmental conditions.

SHIELDED SPRAYERS

Shielding individual nozzles can reduce spray drift. Consider using shielded sprayers. Verify that the shields are not interfering with the uniform deposition of the spray on the target area.

TEMPERATURE AND HUMIDITY

When making applications in hot and dry conditions, use larger droplets to reduce effects of evaporation.

TEMPERATURE INVERSIONS

Drift potential is high during a temperature inversion. Temperature inversions are characterized by increasing temperature with altitude and are common on nights with limited cloud cover and light to no wind. The presence of an inversion can be indicated by ground fog or by the movement of smoke from a ground source or an aircraft smoke generator. Smoke that layers and moves laterally in a concentrated cloud (under low wind conditions) indicates an inversion, while smoke that moves upward and rapidly dissipates indicates good vertical air mixing. Avoid applications during temperature inversions.

WIND

Drift potential generally increases with wind speed. AVOID APPLICATIONS DURING GUSTY WIND CONDITIONS.

Applicators need to be familiar with local wind patterns and terrain that could affect spray drift.

- Handheld Technology Applications: Take precautions to minimize spray drift.

TERMS AND CONDITIONS OF SALE AND DISTRIBUTION

Product is prohibited for sale in stores oriented towards residential consumers: Grocery, Drug, Hardware and Home Improvement. It is acceptable for sale in stores oriented toward commercial applicators: Farm, Agricultural, and Tractor stores. Product may not be sold in packaging that holds less than 2.5 gallons of product.

IMPORTANT NOTICE

Seller warrants that this product conforms to its chemical description and is reasonably fit for the purposes stated on the label when used in accordance with the directions specified on the label under normal conditions of use, but neither this warranty nor any other warranty of merchantability or fitness for a particular purpose expressed or implied, extends to the use of this product contrary to label instructions, or under abnormal conditions, or under conditions not reasonably foreseeable to seller. To the extent consistent with applicable law, the buyer assumes the risk of any such use

STORAGE AND DISPOSAL

Do not contaminate water, food or feed by storage or disposal.

PESTICIDE STORAGE: Store in original container in a cool, dry place inaccessible to children and pets and away from food or feed.

PESTICIDE DISPOSAL: Pesticide wastes are toxic. Improper disposal of excess pesticide, spray mixture, or rinsate is a violation of Federal Law. If these wastes cannot be disposed of by use according to label instructions, contact your State Pesticide or Environmental Control Agency, or the Hazardous Waste representative at the nearest EPA Regional Office for guidance.

CONTAINER HANDLING: Nonrefillable container. Do not reuse or refill this container. Triple rinse as follows: Empty the remaining contents into application equipment or a mix tank and drain for 10 seconds after the flow begins to drip. Fill the container full with water and recap. Shake for 10 seconds. Pour rinsate into application equipment or a mix tank or store rinsate for later use or disposal. Drain for 10 seconds after the flow begins to drip. Repeat this procedure two more times. Then offer for recycling or reconditioning, or puncture and dispose of in sanitary landfill, or incineration. Do not burn, unless allowed by state and local ordinances.

GREAT OAK, INC.
10 Great Oak Lane
Redding, CT 06875

LOT NUMBER:

Safety Data Sheet
Prepared in compliance with Regulation 29 CFR §1910.1200

SECTION 1: IDENTIFICATION OF THE SUBSTANCE/MIXTURE AND OF THE COMPANY/UNDERTAKING

Product name and EPA Reg. No.:	DeerPro Spring/Summer Repellent EPA Registration Number 84178-5
Synonym:	DPSST Repellent
Recommended Use of the chemical and restriction on use:	Deer, rabbit, and vole repellent The "Recommended use" identified for this product is provided solely to comply with a US Federal requirement and is not part of the seller's published specification.
Name, Address and Phone number of Manufacturer:	Great Oak, Inc. 10 Great Oak Lane Redding, CT 06875
Emergency telephone number:	1-800-858-7378 National Pesticides Information Center (NPIC) seven days a week, 6:30 am to 4:30 pm Pacific Time

SECTION 2: HAZARDS IDENTIFICATION

Classification of the substance or mixture:

Acute Oral Toxicity	Category 4
Acute Dermal Toxicity	Category 4
Acute Inhalation Toxicity	Category 4
Skin Irritation	Category 2
Serious Eye Damage/ Eye Irritation	Category 2B
Specific Target Organ Toxicity – Repeated Exposure	Category 2

Signal word: Warning

Pictogram(s):



Hazard statement(s):

H302: Harmful if swallowed
H312: Harmful in contact with skin
H332: Harmful if inhaled
H315: Causes skin irritation

Safety Data Sheet
Prepared in compliance with Regulation 29 CFR §1910.1200

H320: Causes eye irritation
 H373: May cause damage to organs through prolonged or repeated exposure

Precautionary Statements:**Prevention:**

P264: Wash hands thoroughly after handling.
 P270: Do not eat, drink or smoke when using this product.
 P280: Wear protective gloves, protective clothing, eye protection and face protection.
 P261: Avoid breathing dust/fumes/gas/mist/vapours/spray.

Response:

P301+P312: If swallowed: call a poison centre/doctor if you feel unwell.
 P302+P352: If on skin, wash with plenty of water.
 P304+P340: If inhaled: Remove person to fresh air and keep comfortable for breathing.
 P305+P351+P338: If in eyes: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.
 P332+P313: If skin irritation occurs: Get medical advice/attention.
 P337+P313: If eye irritation persists: Get medical advice/attention
 P321: Specific treatment (see supplemental first aid instruction on product label).
 P362+P364: Take off contaminated clothing and wash it before reuse.
 P312: Call a poison center or doctor if you feel unwell.
 P330: Rinse mouth.

Disposal:

P501: Dispose of contents and container to landfill in accordance with local, regional, national, and international regulations.

SECTION 3: COMPOSITION/INFORMATION ON INGREDIENTS

Hazardous Component(s)*	CAS number	Concentration (Weight Percentage)
Thiram	137-26-8	8.4%
Putrescent Whole Egg Solids	51609-52-0	5.5%
Other Ingredients	Proprietary*	86.1 %*

* Ingredient disclosure is kept trade secret in accordance with OSHA 29 CFR 1910.1200.

SECTION 4: FIRST AID MEASURES**Description of First Aid Measures****Inhalation:**

Remove victim to fresh air and keep at rest in a position comfortable for breathing. Get medical advice and attention if you feel unwell.

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Prepared in compliance with Regulation 29 CFR §1910.1200

Skin contact:	After contact with skin, wash immediately and thoroughly with plenty of water. Remove contaminated clothing and shoes. Wash contaminated clothing before reuse. Take victim to a doctor if irritation persists.
Eye contact:	Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. If eye irritation persists: Get medical advice/attention.
Ingestion:	Do not induce vomiting. Never give anything by mouth to an unconscious person. Rinse mouth out with water. Get medical advice/attention.
Most important symptoms/effects, acute and delayed:	May cause nausea, vomiting, stomach ache, and diarrhoea. May cause skin and eye irritation.
Indication of immediate medical attention and special treatment needed, if necessary:	Treat symptomatically. If exposed, seek medical advice and attention. Have product container or label at hand, if seeking medical advice.

Section 5: FIRE FIGHTING MEASURES

Suitable (and unsuitable) extinguishing media:	Water spray, alcohol-resistant foam, powder, carbon dioxide (CO ₂).
Specific hazards arising from the chemical (e.g., nature of any hazardous combustion products):	Substance itself does not burn, but may decompose upon heating to produce toxic fumes, such as SO _x and iron fumes.
Special protective equipment and precautions for fire-fighters:	Cool down the containers exposed to heat with a water spray. Contain the extinguishing fluids by bunding. Firefighters should wear proper protective equipment and self-contained breathing apparatus with full face-piece operated in a positive pressure mode. Move exposed containers from fire area if it can be done without risk. Use water to keep fire-exposed containers and tanks cool. Under fire conditions closed containers may rupture or explode.

Section 6: ACCIDENTAL RELEASE MEASURES

Personal precautions, protective equipment, and emergency procedures:	Clear the danger area. Avoid any direct contact with the product. Mechanically ventilate the spillage area. No flames, no sparks. Eliminate all sources of ignition. Do not breathe aerosol. Do not attempt to take action
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Prepared in compliance with Regulation 29 CFR §1910.1200

Environmental Hazards:	without suitable protective equipment. For further information refer to section 8: "Exposure controls/personal protection".
Methods and material for containment and cleaning up:	In case of significant spillage: Only qualified personnel equipped with suitable protective equipment may intervene. Contain the spilled material by bunding. Do not discharge into drains or rivers. Recover the product with absorbent material. Shovel into suitable and closed container for disposal. Use non-sparking tools. Wash away residue with large amounts of water. Dispose of contaminated materials in accordance with current regulations.

Section 7: HANDLING AND STORAGE

Precautions for safe handling:	Wash face, hands and any exposed skin thoroughly after handling. Since empty container retains residue, follow all label warnings even after container is empty. Remove Personal Protective Equipment immediately after handling this product. Use only in well-ventilated areas. Use personal protection recommended in Section 8. Do not breathe dust/fume/gas/mist/vapors/spray. Do not allow contaminated clothing out of the workplace.
Conditions for safe storage:	Keep container tightly closed and dry. Keep cool and protect from heat and direct sunlight. Keep away from ignition sources. Take precautionary measures against static discharges. Store under inert atmosphere.
Incompatible materials:	Strong oxidizing agents. Strong acids. Strong bases.

Section 8: EXPOSURE CONTROLS/PERSONAL PROTECTION

OSHA permissible exposure limit (PEL), American Conference of Governmental Industrial Hygienists (ACGIH) Threshold Limit Value (TLV), and any other exposure limit used or recommended by the chemical manufacturer, importer, or employer preparing the safety data sheet, where available. Time weighed average (TWA). Short-term Exposure Limit (STEL).

Chemical	ACGIH TLV	OSHA PEL	NIOSH IDLH
Thiram CAS: 137-26-8	TWA: 0.05 mg/m3 inhalable fraction and vapor	TWA: 5 mg/m3 (vacated) TWA: 5 mg/m3	IDLH: 100 mg/m3 TWA: 5 mg/m3

Safety Data Sheet
Prepared in compliance with Regulation 29 CFR §1910.1200

Appropriate engineering controls:

Emergency eye wash fountains and safety showers should be available in the immediate vicinity of use/handling. Provide exhaust ventilation or other engineering controls to keep the airborne concentrations of vapor and mists below the applicable workplace exposure limits indicated above.

Individual protection measures, such as personal protective equipment:

Eye/face Protection:	Wear approved safety goggles.
Skin Protection:	Wear protective nitrile rubber gloves. Wear long-sleeved shirt, long pants, and shoes plus socks.
Respiratory Protection:	Adequate general ventilation should be provided to keep vapor and mists below exposure limits. The exposure limits for product components are listed in Section 2. Wear a NIOSH/OSHA approved respirator with a dust/mist cartridge if there is potential of exposure to mists in excess of applicable limits, in any situation where product vapor or mists may be present, such as in confined spaces.

Section 9: PHYSICAL AND CHEMICAL PROPERTIES

Appearance (physical state, color, etc.):	Cream colored opaque liquid
Odor:	Strong sulfur-like odor
Odor threshold:	No data available
pH:	8.10
Melting point/freezing point.	No data available
Initial boiling point and boiling range:	No data available
Flash point:	N/A
Evaporation rate:	No data available
Flammability (solid, gas).	No data available
Upper/lower flammability or explosive limits:	No data available
Vapor pressure:	No data available
Density:	1.094
Solubility(ies):	No data available
Partition coefficient: n-octanol/water:	No data available
Auto-ignition temperature:	No data available
Decomposition temperature:	No data available
Viscosity:	182.7 cST (20°C)

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 Prepared in compliance with Regulation 29 CFR §1910.1200

Section 10: STABILITY AND REACTIVITY	
Reactivity:	Stable at ambient temperature and under normal conditions of use.
Chemical stability:	Stable under use and storage conditions as recommended in section 7.
Possibility of hazardous reactions:	No hazardous reactions if stored and handled as prescribed/indicated.
Conditions to avoid (e.g., static discharge, shock, or vibration):	Avoid all sources of ignition: heat, sparks, open flame. Avoid electro-static discharge. Avoid contamination. Avoid prolonged exposure to extreme heat. Avoid extreme temperatures.
Incompatible materials:	Strong oxidizing agents. Strong acids. Strong bases.
Hazardous decomposition products:	Under normal conditions of storage and use, hazardous decomposition products should not be produced.

Section 11: TOXICOLOGICAL INFORMATION											
Acute Toxicity:											
Oral:	LD50= >5000 mg/m3										
Dermal:	LD50= >5000 mg/m3										
Inhalation:	LC50=										
Skin contact:	Causes skin irritation.										
Eye contact:	Causes eye irritation.										
Delayed and immediate effects as well as chronic effects from short and long-term exposure :	May cause damage to organs through prolonged or repeated exposure										
	<table border="1"> <thead> <tr> <th>Chemical</th> <th>ACGIH</th> <th>IARC</th> <th>NTP</th> <th>OSHA</th> </tr> </thead> <tbody> <tr> <td>Thiram</td> <td></td> <td>Group 3</td> <td></td> <td></td> </tr> </tbody> </table>	Chemical	ACGIH	IARC	NTP	OSHA	Thiram		Group 3		
Chemical	ACGIH	IARC	NTP	OSHA							
Thiram		Group 3									

Safety Data Sheet
Prepared in compliance with Regulation 29 CFR §1910.1200

Section 12: ECOLOGICAL INFORMATION**Component**

Thiram (CAS: 137-26-8) : Very toxic to aquatic life with long lasting effects.

Persistence and Degradability: Not determined.

Bioaccumulation potential: Not determined.

Soil mobility: The product is water soluble and may spread in water systems.

Other adverse effects: Avoid release to the environment.

Section 13: DISPOSAL CONSIDERATIONS

Disposal should be in accordance with applicable regional, national and local laws and regulations. Do not dump into any sewers, on the ground, or into any body of water. If these wastes cannot be disposed of by use according to label instructions, contact your State Pesticide or Environmental Control Agency, or the Hazardous Waste representative at the nearest EPA Regional Office for guidance.

Contaminated Packaging:

Do not reuse container. Triple rinse with water and dispose of container. Dispose of in accordance with federal, state and local regulations.

Chemical	RCRA	RCRA-Basis for listing	RCRA-D series waste	RCRA-U series wastes
Thiram CAS: 137-26-8	U244			U244

Section 14: TRANSPORT INFORMATION**DOT/IATA/IMDG**

UN number: UN 3082

UN proper shipping name: Environmentally hazardous substances, liquid, n.o.s. (Thiram)

Transport hazard class(es): 9

Packing group: III

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Section 15: REGULATORY INFORMATION**International Inventories**

TSCA: Listed
EINECS: Listed
DSL: Listed

US Federal Regulations

Chemical	CAS No.	Weight Percentage	SARA 313-Threshold Values
Thiram	137-26-8	8-10%	1.0%

SARA 311/312 Hazard Categories

Chemical	Hazardous Substances RQs	CERCLA/SARA RQ	Reportable Quantity (RQ)
Thiram CAS: 137-26-8		8-10%	RQ 10 lb final RQ RQ 4.54 kg final RQ

US State Regulations**U.S. State Right-to-Know Regulations**

Chemical	New Jersey	Massachusetts	Pennsylvania
Thiram CAS: 137-26-8	X	X	X

Section 16: OTHER INFORMATION

Issue Date: December 18, 2023

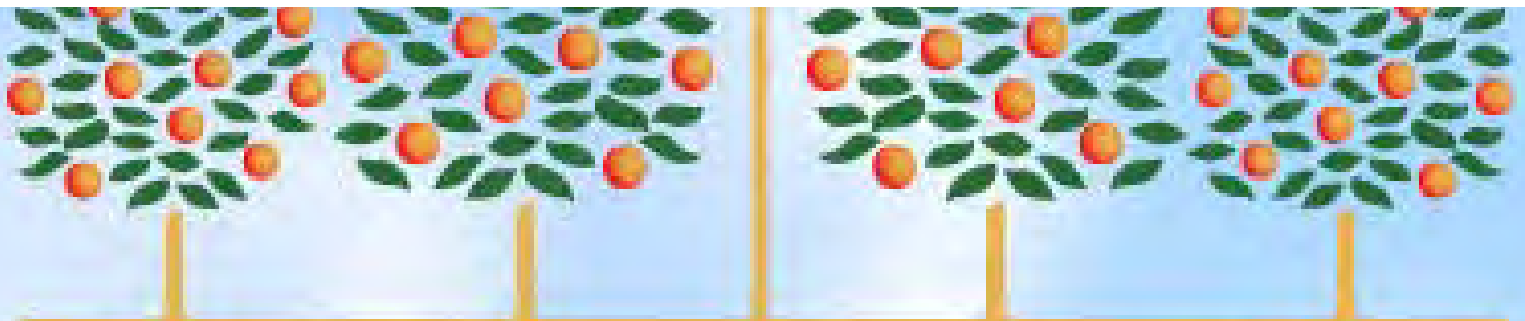
Date of revision: N/A

Disclaimer: The information provided in this Safety Data Sheet is correct to the best of our knowledge, information and belief at the date of its publication. The information given is designed only as a guidance for safe handling, use, processing, storage, transportation, disposal and release and is not to be considered a warranty or quality specification. The information relates only to the specific material designated and may not be valid for such material used in combination with any other materials or in any process, unless specified in the text.

END of SDS



Proven Solutions for a Growing World



THE GROVES

Golf & Country Club

PROPOSAL TO:

The Groves Golf & Country Club
7924 Melogold Circle
Land O Lakes, FL

SERVICE ADDRESS:

The Groves Golf & Country Club
7924 Melogold Circle
Land O Lakes, FL

Maintenance Services

DETAILED

Davey Commercial Landscape Services is a landscape management firm providing a complete range of grounds related services to the real estate development industry and to homeowner associations. This service is accomplished by coordinating the efforts of skilled professionals. The key to the success of our firm has been to have this compliment of professionals complete all contracted services on a scheduled basis. By consolidating the total landscape management responsibilities and acquiring the services of a professional firm such as Davey, a property manager can eliminate the finger pointing that can occur when a number of firms are involved with various landscape operations.

Through the employment of quality-minded professionals we are certain Davey can continually EARN your business. We will deliver a well maintained landscape using the following Scope of Work as a guideline.

A. IRRIGATION MAINTENANCE

1. Check clock(s) and valves during each visit to insure proper operation. Adjust and clean sprinkler heads as needed.
2. Monitor all landscape areas each visit to ensure adequate water is being provided by system.
3. Any repairs except for damage done by Davey will be billed Time and Material at the rate of \$85.00 per hour plus materials. Only upon approval will these items be repaired and will the Owner be billed extra for these repairs. .
4. Community will receive a monthly irrigation report in writing for all zones.





B. SHRUB BED AND TREE MAINTENANCE

1. Prune all shrub & plant material as needed to keep a neat and even appearance throughout the course of the year.
2. Remove weeds in existing beds by use of chemical and mechanical means.
3. Prune all small trees (15 feet and under) to maintain the desired shape and size.
4. Utilize Plant Growth Regulator (PGR) on all applicable plant/shrub material.

C. TRASH & DETAIL

1. Collect trash and debris, front existing plant beds, during each day crew is on site.
2. Monitor all plant beds for any landscape irregularities and recommend action to correct.

D. SHRUB/PLANT NUTRITION & PEST CONTROL

1. Fertilize, treat for disease, and apply deer replant to all plants using a fertilizer, and other chemicals, with a balanced (N-P-K) ratio plus trace elements and iron once per month.
2. Apply plant insect and disease control as needed.

E. MULCHING

A proposal can be submitted upon request.





F. REMEDIAL LANDSCAPE WORK ORDERS

Upon request, Davey would be pleased to offer quotations on any project not included in this scope that may be included in the following list of services rendered:

- Landscape design and installation
- Drainage system design and installation
- Grading
- Sodding, plugging and seeding
- Tree trimming and removal
- Bush Hog mowing
- Tree injection and surgery
- Borer control on trees
- Horticultural consulting
- Aquatic weed and algae control
- Mulching
- Annual flower planting

Price Total (A-J):\$ _____

PRICING AND PAYMENT TERMS

Total Program Cost: \$ 186,130.26

Billing Options:

A. Monthly Billing: Total Program Cost can be invoiced in equal monthly installments over 12 months from January 1, 2027 to December 31, 2027

B. Cost per month: \$ 15,510.86

Yes, please bill me monthly

or:

B. I prefer to be invoiced as services are performed:

Weekly or **Monthly**

Contract Extension Options:

By checking the box(es) below, you are acknowledging that you would like to extend the terms of this contract through the following calendar years.

1-year extension

Contract Total \$

2-year extension



AUTHORIZATION

We, the undersigned client, have read and agree to the above grounds management proposal and accept its terms. Davey is authorized to proceed pursuant to this contract.

Accepted by:

The Groves Golf & Country Club CDD

Authorized Signature _____ Date _____

Printed Name _____ Title _____

Proposed by:

The Davey Tree Expert Company

Authorized Signature _____ Date _____

Prices quoted are guaranteed if the contract is signed within 60 days of issue.

SERVICE TERMS

Davey Commercial Landscape Services, a division of The Davey Tree Expert Company (“Davey”), proposes to furnish all necessary labor, materials, equipment and supervision to perform grounds management services at the above noted service address (the “Site”). Our scope of work will be based on the client-approved services under the terms of this Grounds Management Contract (the “Contract”).

Uniformed, professionally trained, and properly supervised personnel shall perform all work. Landscape debris generated from Davey’s work will be removed from the site at the end of each working day.

Davey will maintain in effect throughout the term of this Contract the necessary insurance and worker’s compensation coverage required by law. Certificates of Insurance and references will gladly be provided upon request.

Additional services not included in the original contract must be approved in writing by an authorized representative before Davey can proceed. Program costs do not include applicable sales tax. If the client chooses to cancel or delay normal weekly services, additional costs may be incurred due to additional time required to perform these delayed tasks.

On the contract anniversary date this contract automatically renews from year to year with an increase of 3% or CPI whichever is greater unless cancelled by either party with 30 days written notice received prior to the anniversary date. Upon cancellation, payment is due within 10 days for all services performed and unpaid. If billing option “A- monthly level billing” is chosen, the billed amount is not indicative of actual services performed. Accounts which are 30 days past due will accrue interest at a rate of one and one-half percent (1.5%) per month. Accounts with outstanding balances over 60 days may have services suspended until the account becomes current.



May 22, 2026

RE: Plant Material Warranty

****One-Year Plant Material Warranty****

The Davey Tree Expert Company provides a one-year warranty on all newly installed plant material, effective from the date of installation. This warranty remains valid if The Davey Tree Expert Company manages the irrigation system and performs the proper ongoing maintenance for the plants.

****Lifetime Plant Warranty Option****

Additionally, Davey Tree offers a lifetime plant warranty. This extended coverage remains active for as long as we maintain an active maintenance contract for your property, and the specific irrigation and fertilization plan submitted by The Davey Tree Expert Company is fully accepted and implemented. See attachments for more information.

****Exclusions****

Please note that both warranties are strictly voided in the event of Acts of God (such as extreme weather, severe freezes, or natural disasters) or any other situations outside of The Davey Tree Expert Company's control.

If you have any questions regarding these terms or would like to review your current maintenance plan, please let me know.

Thank you,

April K Pursley

April K Pursley
Branch Manager

DAVEY LIFETIME PLANT GUARANTEE

Cultivated with Care. Guaranteed for Peace of Mind.

At Davey, we stand behind the quality of work and plant installations — not just at the time of planting, but for the lifetime of the landscape. That's why we offer the **Davey Lifetime Plant Guarantee**, a commitment that every plant we source and install on your property is protected—as long as we continue to care for it.

When you trust us with your property's care, we back every plant we install for life. Stay on our full-service plan and accept our expert care recommendations, and we'll replace any covered plant that fails, at no cost to you*.



A STANDOUT PROMISE

- **Lifetime Guarantee** on all plants sourced, installed and maintained by our team
- **No-cost replacement** of any covered plant that fails
- **Expert horticultural care** from certified professionals
- **Priority response** for plant health evaluations and replacements
- **A single source of accountability** for installation, care, and plant performance

A SMARTER PARTNERSHIP

- **Smarter, sustainable landscape designs** that help reduce water use, simplify maintenance, and increase long-term plant performance
- **Cost-efficient service strategies** tailored to your property's unique needs and seasonal demands
- **Eco-conscious practices** like mulch recycling, native planting, and efficient irrigation





Technical Memorandum

Date: May 28, 2026

To: The Groves CDD – Wendi McAnn

Project Name: Composite Decking issues

From: Kirk Wagner

Location: Various Golf Cart Bridges

Subject: Report on Findings

On May 19th, 2026, Kirk Wagner along with Mike Ambriati from CMS, contractor for the bridge decking replacement project completed in 2023, completed a review of all the bridges composite decking.

All bridges except the one between holes 1 and 2 are exhibiting to varying degrees issues with the composite boards. This issue ranges from minor bubbling to an actual delamination of the surface material with cracking.

The contractor has submitted a claim to the distributor and is awaiting input from the distributor and the manufacturer.

The following pages provide pictures of the observed conditions for the deficiency issues in the composite boards.

In addition, multiple areas of the new decking and guard rail have been significantly damaged. This damage appears to be caused by the heavy golf course equipment used to maintain the golf course. Contractor will provide an estimate to replace all the damaged areas of the bridges. Last pages provide example pictures of this damage.



8129 Ponkan Rd, Land O' Lakes, FL 34637, USA

● 28.276401, -82.474477 ±13ft



Composite decking inspection Hole 2

The Groves CDD
19 May 2026 9:11:36

8129 Ponkan Rd, Land O' Lakes, FL 34637, USA

● 28.276403, -82.474478 ±9ft



Composite decking inspection Hole 2

The Groves CDD
19 May 2026 9:11:43









20753 Diamonte Dr, Land O' Lakes, FL 34637, USA

● 28.280145, -82.470515 ±9ft

Composite decking inspection Hole 4

The Groves CDD
19 May 2026 9:28:24



20753 Diamonte Dr, Land O' Lakes, FL 34637, USA

● 28.280148, -82.47053 ±9ft

Composite decking inspection Hole 4

The Groves CDD
19 May 2026 9:28:37



20753 Diamonte Dr, Land O' Lakes, FL 34637, USA

● 28.280151, -82.47054 ±9ft



Composite decking inspection Hole 4

The Groves CDD
19 May 2026 9:28:51

20753 Diamonte Dr, Land O' Lakes, FL 34637, USA

● 28.280097, -82.470631 ±9ft



Composite decking inspection Hole 4

The Groves CDD
19 May 2026 9:29:11



20753 Diamonte Dr, Land O' Lakes, FL 34637, USA

• 28.280104, -82.470626 ±9ft

Composite decking inspection Hole 4

The Groves CDD
19 May 2026 9:29:18



20753 Diamonte Dr, Land O' Lakes, FL 34637, USA

• 28.280106, -82.47065 ±9ft

Composite decking inspection Hole 4

The Groves CDD
19 May 2026 9:29:33













7302 Melogold Cir, Land O' Lakes, FL 34637, USA

● 28.270812, -82.470334 ±32ft

Composite decking inspection Fishing Pier

The Groves CDD
19 May 2026 9:50:57



7302 Melogold Cir, Land O' Lakes, FL 34637, USA

● 28.27082, -82.470238 ±9ft

Composite decking inspection Fishing Pier

The Groves CDD
19 May 2026 9:51:29























20741 Eustis Rd, Land O' Lakes, FL 34637, USA

• 28.265632, -82.472856 ±9ft

Composite decking inspection Hole13

The Groves CDD
19 May 2026 10:13:55



20741 Eustis Rd, Land O' Lakes, FL 34637, USA

• 28.265647, -82.472853 ±9ft

Composite decking inspection Hole13

The Groves CDD
19 May 2026 10:14:05











20722 Nectarine Pl, Land O' Lakes, FL 34637, USA

● 28.266105, -82.472992 ±9ft

Composite decking inspection Hole13

The Groves CDD
19 May 2026 10:17:26



20728 Nectarine Pl, Land O' Lakes, FL 34637, USA

● 28.266144, -82.473011 ±9ft

Composite decking inspection Hole13

The Groves CDD
19 May 2026 10:17:43



































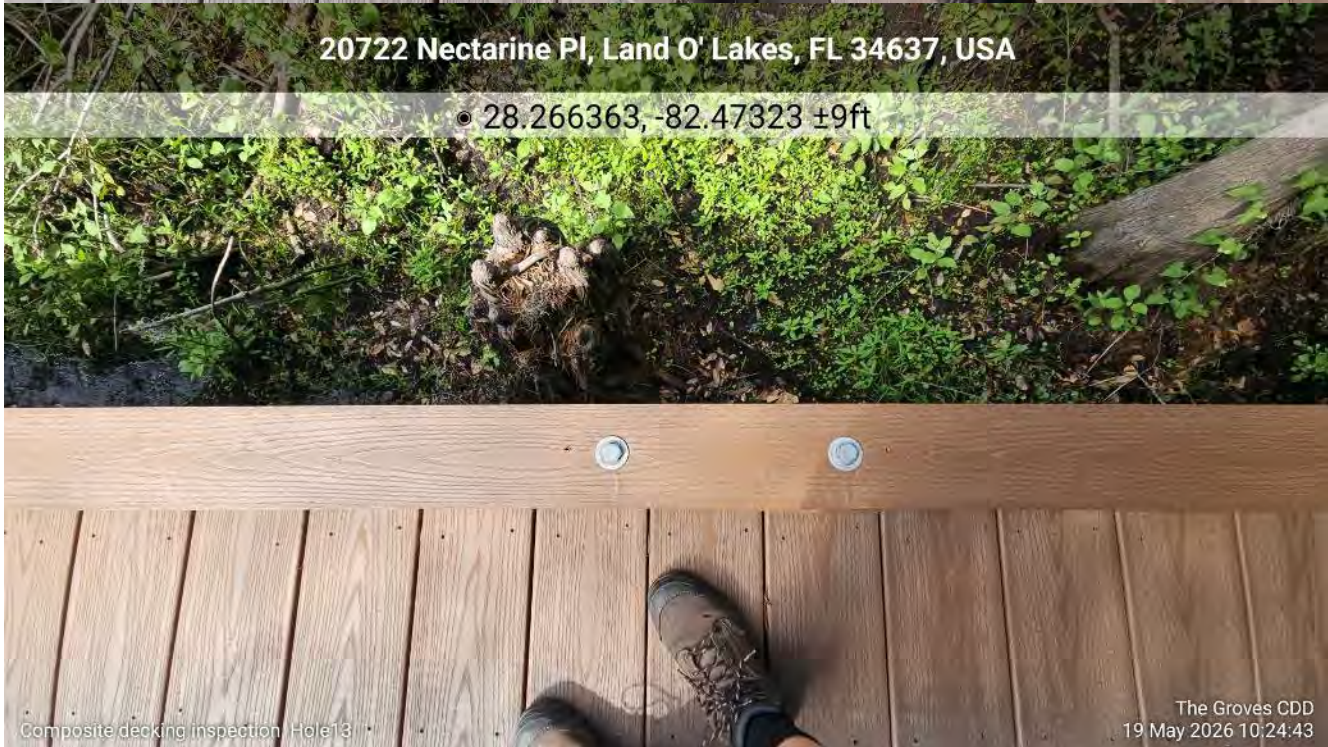




































20728 Nectarine Pl, Land O' Lakes, FL 34637, USA

● 28.266048, -82.472932 ±9ft



Composite decking inspection Hole13

The Groves CDD
19 May 2026 10:32:09

20728 Nectarine Pl, Land O' Lakes, FL 34637, USA

● 28.266049, -82.472932 ±9ft



Composite decking inspection Hole13

The Groves CDD
19 May 2026 10:32:12













20728 Nectarine Pl, Land O' Lakes, FL 34637, USA

● 28.265992, -82.47294 ±13ft



Composite decking inspection Hole13

The Groves CDD
19 May 2026 10:38:30

7841 Genoa Ln, Land O' Lakes, FL 34637, USA

● 28.271495, -82.475046 ±9ft



Composite decking inspection Hole18

The Groves CDD
19 May 2026 10:46:46





















7660 Melogold Cir, Land O' Lakes, FL 34637, USA

● 28.271384, -82.474807 ±9ft



Composite decking inspection / Hole13

The Groves CDD
19 May 2026 10:50:16

7660 Melogold Cir, Land O' Lakes, FL 34637, USA

● 28.271387, -82.474823 ±9ft



Composite decking inspection / Hole18

The Groves CDD
19 May 2026 10:50:23



7660 Melogold Cir, Land O' Lakes, FL 34637, USA

● 28.271391, -82.474847 ±9ft



Composite decking inspection Hole18

The Groves CDD
19 May 2026 10:50:34

7841 Genoa Ln, Land O' Lakes, FL 34637, USA

● 28.271395, -82.474861 ±9ft



Composite decking inspection Hole18

The Groves CDD
19 May 2026 10:50:39













Examples of
Composite decking board
Damage
By
Golf Course Maintenance Equipment











**Subject: OLM Proposal – Resident Information Copy
(Draft)**

Dear Groves Residents,

Attached is a copy of the proposed OLM initiative for your information and review.

The Homeowners Association (HOA) portion of this proposal was approved by the HOA Board of Directors at its June 24 meeting. The Community Development District (CDD) portion of the proposal is scheduled to be considered by the CDD Board at its July 7 meeting.

Because final approval has not yet been obtained from both governing boards, this document should be considered a **draft** and a **work in progress (WIP)**. The proposal remains subject to review, modification, and final action by the CDD Board. No aspect of the proposal should be considered final until it has been formally adopted by both the HOA and CDD Boards. This information is being shared to keep residents informed of the proposal currently under consideration and to provide transparency regarding the review and approval process. Should the proposal receive final approval from both boards, a final version will be distributed and posted for the community. Thank you for your interest and engagement in matters affecting our community.

The Groves HOA Board of Directors

THE GROVES

EXTERIOR LANDSCAPE MAINTENANCE SPECIFICATIONS & CONTRACT

EXTERIOR LANDSCAPE MAINTENANCE
SPECIFICATIONS & CONTRACT

THE GROVES

Owner:

THE GROVES HOMEOWNER THE GROVES GOLF AND
COUNTRY CLUB MASTER ASSOCIATION

OLM, INC.
ORNAMENTAL LANDSCAPE MANAGEMENT
KENNESAW, GA

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Kennesaw, GA

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BID PACKAGE

EXTERIOR LANDSCAPE MAINTENANCE

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REQUEST FOR PROPOSAL

EXTERIOR LANDSCAPE MAINTENANCE

1.1 Introduction

This request for Proposal ("RFP") is issued by The Groves Golf and Country Club Master Association (MASTER ASSOCIATION) and on behalf of the The Groves Community Development District (CDD) ("Owner"), to solicit competitive proposals for Exterior Landscape Maintenance of THE GROVES in TAMPA, FL. The RFP includes complete bidder's instructions, a detailed scope of work, proposal bid forms and the Exterior Landscape Maintenance Service Agreement ("Service Agreement").

The Groves Golf and Country Club Master Association (MASTER ASSOCIATION) and the The Groves Community Development District (CDD) administers an environmentally conscious community encompassing approximately 446 acres, of which nearly 200 acres are designated as conservation areas. The remaining land is allocated for residential development and a par 66 golf course, collectively owned by the residents.

The Groves Community Development District (District), a local unit of special purpose government created under Florida law, has constructed and is responsible for the maintenance of certain improvements, infrastructure and facilities within the District. In addition to common grounds, preserve and native conservation areas, the District maintains the Country Club, the Sports courts, RV Parking, Garden Club, Pool, Dog Park and Parking Lots.

To realize this vision, The Groves employs a management philosophy that emphasizes robust communication and collaboration among the MASTER ASSOCIATION, the District, its contractors, and suppliers. Such cooperation is deemed essential to the effective delivery of maintenance services that uphold the community's standards.

A professional Community Association Manager (CAM) serves as the MASTER ASSOCIATION's authorized representative, vested with the authority to oversee contractor activities and acting as the exclusive point of contact for the contractor's site manager. Contractors are regarded as integral members of the community and are encouraged to contribute a monthly column to the community newsletter. The District is represented by an on-site Assistant District Manager.

This RFP does not guarantee that a Service Agreement will be awarded. Owner reserves the exclusive right to reject any or all proposals, in whole or in part, that it deems to be in the best interest of the Owner, and to waive any formalities or technicalities in any proposal received. Owner reserves the right to request modification of any or all proposals.

Owner does not represent that it intends to accept the lowest price bid; award will be made to the lowest price Bidder that Owner deems to be qualified. Owner reserves the right to award by items, groups of items, or total bid.

Proposals may be held by the Owner for a period not to exceed 90 days from the date of submittal for the purposes of reviewing the proposals and investigating the qualifications of the Bidders, prior to executing the Landscape Maintenance Service Agreement.

1.2 Service Agreement Term

Owner and the selected Landscape Maintenance Contractor ("Contractor") will execute a Service Agreement for a term of three (3) years. Upon expiration of the current term, Contractor shall perform the services on a month-to-month basis until either Party has provided the other Party written notice of its election to renew or terminate the Contract.

1.3 Proposal Preparation

This RFP includes a complete set of Proposal Bid Forms (see Exhibit "B" of the Service Agreement) which are for the convenience of the Bidders and are to be filled out and executed completely. Failure to supply any requested information may result in disqualification. Owner reserves the right to request additional information if clarification is needed. **Any questions regarding the clarification of the RFP, Service Agreement or bid specifications shall be sent to OLM, in writing, no later than 5 days prior to the bid due date.**

1.4 Proposal Delivery

All proposals are CONFIDENTIAL. Proposals will be received by OLM, Inc. no later than 11:00 AM EST, JULY 31, 2026 at which time all proposals shall be privately opened.

Please submit bids to:

OLM, INC.
Attention: Paul Woods
E-Mail: pwoods@olminc.com & knewton@olminc.com

Proposals should be submitted via e-mail in Word or PDF format and should include Exhibit "B" (pages IV-1 through IV-7) of this package. Proposal package should also include a cover letter describing contractor staffing and project approach, requested biographical, qualification, like and similar properties with contact information. Proposals communicated by Bidders orally will be rejected.

No proposals will be accepted after the above stated time. Submission extensions will not be allowed unless expressly stated in writing by OLM, Inc. ("Landscape Maintenance Consultant") and/or Owner.

1.5 Opening Proposals

All proposals received prior to the scheduled opening time will be securely kept until the time and date stated above for opening the proposals at which time all proposals will be privately opened.

1.6 Interpretation and Addenda

No oral interpretations will be made to any Bidder as to the meaning of the Service Description and Specifications (see Service Agreement – Exhibit "A"). Interpretations, if made, will be written in the form of an addendum and sent to all Bidders on the bid list.

1.7 Examination of the Site

There will be an onsite Contractor pre-bid meeting to be held **FRIDAY, JULY 10, 2026 at 1:00pm** at the Clubhouse Parking lot (north side).

Each Bidder is assumed to have visited the site and thoroughly familiarized itself with all conditions pertinent to the work in total as is indicated in the Service Description and Specifications (see Service Agreement – Exhibit “A”).

Landscaping maintenance will be categorized by Owner Area, home type and associated levels of service. The categories are as follows:

- **The Groves Community Development District -all common areas.**
- **The Groves Club Homes (Level III — Comprehensive Landscaping)**
- **The Groves Patio I and Courtyard Homes (Level II — Enhanced Landscaping)**
-
- **The Groves Patio II and Estate Homes (Level I — Basic Landscaping)**

No additional compensation nor relief from any obligations of the Service Agreement will be granted because of lack of knowledge of the site or conditions under which the work will be performed, i.e., general working conditions, labor requirements, weather conditions, accessibility, condition of the premises, any obstructions, drainage conditions and the actual grades.

1.8 Insurability and Bondability

Each Bidder shall supply with its proposal, evidence of insurability and/or bondability commensurate with the requirements specified in the Service Agreement (see Article Three – Warranties, Liabilities, Indemnities, and Insurance).

1.9 Proposal Duration

The Proposal must be in effect for a minimum of 90 calendar days starting with the day following the Proposal Delivery Date (see Section 1.5, Proposal Delivery). During this time, all provisions of the Proposal must be in effect, including prices.

1.10 Pricing Instructions

Bidders shall submit their price information on the "Summary Bid Form" and the "Itemized Bid Forms" (see Service Agreement – Exhibit “B”) with all blank spaces completed. Bidders shall also sign the Summary Bid Form and complete the bidder name and address information.

Each line item price identified on all Itemized Bid Forms (see Service Agreement – Exhibit “B”) shall be clearly stated and cover all charges (including incidental expenses, applicable taxes, insurance, overhead and profit.

1.11 Substitutions

Bidders will not be allowed to make any substitution(s) in materials, quantities or frequencies during the bid process. Bidders shall complete the Summary Bid Form and Itemized Bid Forms (see Service Agreement – Exhibit “B”) using the quantities identified.

1.12 Price Guarantee

Contractor agrees that its pricing to the Owner shall not increase throughout the term of this Service Agreement.

1.13 Contractor Resume

Each Bidder shall submit with its proposal a complete resume of experience and qualifications. The information shall include at least the following: years the Bidder's company has been in business, customer references for comparable jobs, their completed size and approximate dollar value.

1.14 Signature and Legibility

The name, address and signature of the Bidder and the price information shall be clearly and legibly written on the Summary Bid Forms and Itemized Bid Forms (see Service Agreement – Exhibit “B”) and Bidder's Proposal shall be signed by a person legally authorized to bind the Bidder to a contract only on submitted hard copies.

1.15 Inspection of Contractor's Facilities

Owner may, upon selecting a Contractor for this work, within 10 days send his representative(s) to visit the Contractor's facilities before executing a Service Agreement.

1.16 Material Quantities

It is the Contractor's responsibility to confirm all material quantities.

EXTERIOR LANDSCAPE MAINTENANCE SERVICE AGREEMENT

This Service Agreement is made and entered into this ____ day of _____, by and between the Owner, THE GROVES GOLF AND COUNTRY CLUB MASTER ASSOCIATION, INC. ("Owner"), located at 7924 Melogold Circle, Land O ' Lakes, FL 34637 and _____ ("Contractor") located at _____, being collectively referred to as the "Parties". Owner's property to be maintained by Contractor is located in TAMPA, FL.

ARTICLE ONE – STATEMENT OF INTENT

Contractor is hereby made aware that both the Owner and the Landscape Maintenance Consultant, OLM, INC., ("Consultant") anticipate that the landscape maintenance at this site shall be of the very highest quality. All work to be performed within the scope of these specifications shall be strictly managed, executed, and performed by experienced personnel.

ARTICLE TWO – SCOPE OF WORK

The Landscape Maintenance Services (as defined in the Service Agreement – Exhibit "A", "Service Description and Specifications") will be performed by the Contractor. These Specifications include the complete care and guarantee, as defined within these specifications, of all planted trees, plants, groundcovers, and lawn areas within the limits of the work area of THE GROVES, in TAMPA, FL.

Contractor shall provide all materials, equipment, and labor required and/or inferred to perform all tasks identified to the specifications and frequencies described in Exhibit "A".

Owner reserves the right to modify the scope of work, i.e., the quantity or type of materials used, the frequency of performance, etc.

ARTICLE THREE – WARRANTIES, LIABILITIES, INDEMNITIES, and INSURANCE

3.1 Warranties

Contractor warrants that work performed and all goods delivered under this Service Agreement, shall be free from any defects in workmanship

Contractor responsibility for negligent damage. Examples are, but not limited to:

Ruts on property

Screen or window damage

Stains and marks of surface

Destruction of property (landscape edging, pavers, curbs, patio or building corners)

All materials shall conform strictly to these specifications. Contractor further warrants that all work shall be performed using Contractor's best efforts and shall be in conformance with industry standards for workmanship.

Contractor shall replace, at Contractor's expense, all plant material which, in the opinion of the Consultant and/or Owner, fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the work specified herein.

By executing this Service Agreement, Contractor represents that he has examined carefully all of the contract documents acquainted with the premises where the work is to be performed and all conditions relevant to the work and has made all evaluations and investigations necessary to a full understanding of any difficulties which may be encountered in performing the work. Contractor acknowledges that the contract documents are sufficient for the proper and complete execution of the work.

3.2 **Liabilities**

It is the responsibility of the Contractor to notify the Owner in writing of any conditions beyond the control of the Contractor or scope of work of these specifications which may result in the damage and/or loss of plant material. This responsibility includes, but is not limited to the following:

- a. Vandalism and/or other abuse of the property which results in damage to the plant material. The Contractor will at all times use due care and inspection to avoid damage to private property. Damage as a result of neglect is warrantable by the Contractor.
- b. Areas of the site which continually hold water.
- c. Areas of the site which are consistently too dry.

Contractor shall notify Owner in writing of any such items along with recommend solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for the repair of such items.

3.3 **Indemnification and Safety**

Contractor shall indemnify and hold Owner harmless, its directors, officers, employees, and agents from any and all claims, suits, actions, liabilities, and costs of any kind (including attorney's fees), for personal injury or death or damage to real property or tangible personal property arising from the acts or omissions of the Contractor, its agents, employees, or subcontractors, without limitation, notwithstanding the monetary limits set forth in Section 3.4 below.

Contractor agrees to indemnify and hold Owner harmless from claims for injuries or damages from the negligent or willful actions of Contractor's employees, agents, contractors or representatives.

Contractor waives the right to file a mechanic's lien and will indemnify Owner and any lessee against all claims or liens filed by Contractor or its subcontractors or material suppliers. Indemnity shall include costs and attorney's fees.

Contractor and Owner agree to indemnify and hold harmless Consultant, its directors, officers, employees and agents from any and all claims, suits, actions, liabilities, and costs of any kind, including attorney's fees, for personal injury or death or damage to real property or tangible personal property arising out of Contractor or Owner's failure to identify or resolve a safety issue.

Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals under this agreement. Contractor shall comply with all applicable OSHA standards. Contractor shall take precautions to protect any persons and property affected by Contractor's work under this agreement, utilizing safety equipment i.e. bright vests, traffic, cones.

3.4 Insurance

Prior to Contractor's performance of any work under this Service Agreement, Contractor shall obtain and maintain in force for the term of this Service Agreement the following insurance coverages, at its own expense. Certificates of Insurance must name THE GROVES GOLF AND COUNTRY CLUB MASTER ASSOCIATION, INC., THE GROVES COMMUNITY DEVELOPMENT DISTRICT, and OLM, Inc. as additional insureds and must evidence the following coverages in at least the following limits:

At all times during the term of this Agreement, CONTRACTOR shall maintain in full force and effect, at Contractor's expense, the following insurance. (i) Workers' Compensation and Employer's Liability, insurance as required by applicable law covering Contractor's personnel; (ii) Commercial General Liability insurance (occurrence form), including personal injury or death, with limits of not less than Two Million Dollars (\$2,000,000) per occurrence and Three Million Dollars (\$3,000,000) general aggregate; and (iii) Business Automobile Liability insurance, including bodily injury and property damage coverage, with a combined single limit of not less than One Million Dollars (\$1,000,000) per accident. All such policies of insurance shall be in form and with companies satisfactory to the MASTER ASSOCIATION, shall require the insurer to give the applicable MASTER ASSOCIATION at least thirty (30) days prior written notice of modification or cancellation, and shall provide that the MASTER ASSOCIATION, The Groves Community Development District and Consultant be named as "a named additional insured" and a copy of such endorsement to the policy adding the additional insured shall be promptly provided to the MASTER ASSOCIATION. Upon execution of this Agreement, and thereafter from time to time upon request by the MASTER ASSOCIATION, CONTRACTOR shall provide the MASTER ASSOCIATION with a certificate evidencing such insurance.

Contractor shall furnish satisfactory evidence of the required insurance to Owner prior to the execution of the Service Agreement. Contractor agrees that no policy may be canceled or materially altered without first giving Owner 30 days' written notice. All subcontractors or partners of Contractor must comply with the same insurance coverage requirements. The Contractor is responsible for the proper instruction for all safety measures for their personnel.

Contractor is responsible for ensuring that all personnel applying restricted material(s) maintain valid licenses for such work and ensuring that all chemicals (restricted or otherwise) are applied in accordance with manufacturer's recommendations, industry standards, local, state and federal codes.

ARTICLE FOUR – PAYMENT

Payments by Owner to Contractor for work performed shall be based on the dollar amounts described in Categories A and B from the Summary Bid Form, which comprise the Base Payment amount that is paid monthly and described in paragraphs 4.2 and 4.3.

The Groves Community Development District

Category A – Landscape Maintenance Total \$ _____

1ST YEAR TOTAL CONTRACT PRICE \$ _____

The Groves Club Homes

Category A – Landscape Maintenance Total \$ _____

Category D – Mulch Total \$ _____

1ST YEAR TOTAL CONTRACT PRICE \$ _____

The Groves Patio I and Courtyard Homes

Category A – Landscape Maintenance Total \$ _____

1ST YEAR TOTAL CONTRACT PRICE \$ _____

The Groves Patio II and Estate Homes

Category A – Landscape Maintenance Total \$ _____

DEFINITIONS

A - Community Home Type Definitions and Related Site Locations (Refer to Exhibit E Community Maps)

(1) CLUB HOMES - These are attached triplex dwellings located in blocks A, AA, AB, AC, AD, AE, AF, V, X, Z (site plan color code Blue)

Total number of home lots: 285 each

(2) PATIO I HOMES - These are free standing dwellings located in blocks E, F, I, S, T, V, W (site plan color code red)

Total number of home lots: 123 each

(12]

(3) PATIO II HOMES - These are free standing dwellings identical to Patio I homes but in non-adjacent locations in blocks L (lots 6,14,16,18), V (lots 1,2,3,45,46,47,48) W, (lots 1,2,3,9) (site plan color code Yellow)

Total number of home lots: 15 each

(4) ESTATE HOMES M, N, P, R (site plan color code Purple)

- These are larger free standing dwellings located in blocks H, J,K, L,

Total number of home lots: 59 each

(5) COURTYARD HOMES - these are free standing dwellings (with side courtyards) located in blocks A, AF, B, C, D, G, H, O, Q, U, V, X, Y, Z, (site plan color code Green)

Total number of home lots: 273

Total Community Home Lots: 755

(6) COMMUNITY DEVELOPMENT DISTRICT

4.1 Payment for Landscape Maintenance (Category A) and Seasonal Color Maintenance (Category B), from the Summary Bid Form (see Service Agreement – Exhibit “B”), will be based on 12 equal monthly payments.

4.2 Contractor shall submit to the Owner an invoice based upon the unit price schedule for Categories A and B from the Summary Bid Form (Exhibit “B”) and a detailed statement of all services rendered to the Owner by the Contractor in the preceding month. Within 30 days of receipt of said invoice and statement, the Owner shall remit to the Contractor seventy-five percent (75%) of the "Base Payment", or \$ _____, hereinafter referred to as the "Base Payment Fixed Amount".

4.3 In addition to the Base Payment amount of Categories A and B from the Summary Bid Form, the Contractor may also be entitled to receive a monthly *Performance Payment*TM of 25%,

hereinafter referred to as the *Performance Payment*TM.

The value of Performance Payment (25% of Category A and B (if applicable).

Groves Community Development District	\$ _____-per month.
The Groves Club Homes	\$ _____ per month
The Groves Patio I and Courtyard Homes	\$ _____ per month
The Groves Patio II and Estate Homes	\$ _____ per month

The amount of a *Performance Payment*TM, shall be determined as follows: Consultant, the Owner and the Contractor shall conduct an inspection of the work performed by the Contractor once per month, and the Consultant shall prepare a Landscape Maintenance Inspection Gradesheet (see Service Agreement – Exhibit “C”) based on each inspection. Based upon the *Performance Payment*TM percentage (described in Article 8.4 "Grade Evaluation/Scoring") for a month, the Contractor may be entitled to a *Performance Payment*TM for said month based on a score of 87% or above.

4.4 Any *Performance Payment*TM due for a month shall be paid concurrent with the Base Payment for said month. Consultant will be responsible for scheduling the monthly inspections. Consultant must be given at least 14 days’ notice to reschedule. All inspections will proceed as scheduled with or without the attendance of the Contractor.

4.5 *Performance Payment*TM is awarded unless OLM, Inc. performs the Monthly Landscape Maintenance Inspection. In the event of a Inspection failure, the Board reserves the right to withhold of the Performance Payment for the month of the inspection. If Consultant does not

perform the monthly landscape maintenance inspection, the Contractor receives full compensation for that month.

- 4.6 Payment for Seasonal Color Installation and Mulching, Categories C and D from the Proposal Forms, will be invoiced as the work is completed and approved by Consultant and/or Owner.

ARTICLE FIVE – TERMINATION

- 5.1 Owner may terminate the Service Agreement with 30 days’ written notice with or without cause and must be received by the Contractor by Certified Mail. The 30-day notice shall commence on the day of actual receipt of said written notice by Contractor.
- 5.2 Contractor may terminate the Service Agreement with 90 days’ written notice with or without cause and must be received by the Owner by Certified Mail. The 90-day notice shall commence on the day of actual receipt of said written notice by Owner.
- 5.3 The table below is to be used in determining the actual dollar amounts owed to either the Owner or Contractor in the event the Service Agreement is terminated before the end of a 12-month period (assuming a leveled billing system). The percentages apply only to Categories A and B from the Summary Bid Form (Exhibit “B”) and are representative of the dollar amount of the actual work performed.

To determine this dollar amount, add each month's percentage between the Service Agreement start date and termination date. Multiply this percentage by the A and B total to determine the amount of actual work done. The difference between this total, compared to the amount actually paid [1/12 x (A+B)], is the amount owed to either the Owner or the Contractor.

Mth	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
%	2	3	10	12	10	10	10	10	10	12	8	3

Example:

Category A plus Category B from the Service Agreement Summary Bid Form is \$12,000.00. The Service Agreement start date is January 1. The termination date is July 31. The total of the percentages = 57%. 57% x \$12,000 = \$6,840.00, which represents the actual work done. The actual amount paid was \$1,000.00/month x 7 months = \$7,000.00. Because the actual amount of work done is less than the actual amount paid, the Contractor owes the Owner \$160.00.

ARTICLE SIX – SCHEDULING

6.1 Timing

Scheduling of maintenance visits will be determined by the Owner. Owner shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled.

Owner may at any time request alterations to the general maintenance service provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials or labor.

The Contractor shall provide the Owner and Consultant by the 25th of the preceding month a planning calendar to indicate contract services. The Owner maintains a work order system and the Contractor is required to retrieve work requests from the Property Management Office at the beginning of Monday, Wednesday and Friday providing written status, need and closure within 24 hours.

Dog park station and 10 remote locations are to be emptied twice per week with replacement liners and pick up bags per week or as notified.

ARTICLE SEVEN – BILLING/ADDITIONAL WORK REQUEST

7.1 Billing

It is the Contractor's responsibility to inspect and manage the need for the specified items and frequency of the specified items in Exhibit “B”. It is also the responsibility of the Contractor to notify the Consultant/Owner (see Article 4.2) of items performed to ensure they do not exceed the frequencies specified on the Category A and B (Maintenance Itemized Bid Forms – Exhibit “B”).

Labor unit prices including a per supervised man-hour cost and a per labor hour cost shall be provided for any proposed Contractor work outside the Service Agreement scope that the Owner requests. Any such work must be approved in writing by the Owner before it is begun by the Contractor.

When any extra work is performed and the Owner deems such work entitles compensation beyond the monthly price of maintenance, the Contractor will complete an additional work request showing:

- a. The number of workmen, their title, and the number of man-hours required to perform the work.
- b. A brief description of the nature of the work, a list of materials used, along with an estimate of total cost to complete work.
- c. All possible associated future costs, i.e., mulch, additional irrigation heads.

ARTICLE EIGHT – LANDSCAPE MAINTENANCE INSPECTIONS

8.1 Weekly Inspections

Contractor is responsible to deliver a written weekly inspection report, by email, of the entire property and for the performance of all items required and referred to in these specifications. Contractor is also responsible for notifying Owner and Consultant of any problems. At minimum, a monthly detailed summary of irrigation inspection with confirmation of proper function, needed repairs, hours-day(s) of operation. Any items not called to the attention of Owner and Consultant that result in any damage to the property will become the liability of the Contractor.

On Monday, Wednesday and Friday, Contractor will retrieve work orders from property manager providing status, completion or closure within forty-eight (48) hours to the Owner.

8.2 Monthly Landscape Maintenance Inspection

Owner and Consultant will perform a monthly site inspection with the Contractor. At that time,

the Consultant will compile a list of landscape-related items that should be performed before the next site inspection. OLM, Inc. will be responsible for scheduling the monthly inspections. OLM, Inc. must have no less than a 14 days’ notice if there is a need to reschedule. All scheduled inspections will proceed with or without the attendance of the Contractor.

8.3 Grade Evaluation/Scoring

Consultant will be responsible for the graded evaluation of the property. The final grade evaluation will be determined by the timely and quality execution of the Contractor's landscape maintenance functions. The Contractor's monthly *Performance Payment*™ will be determined by the final score, based on the form labeled Sample Landscape Maintenance Inspection Gradesheet (Exhibit “C”). Each item listed on the Inspection Form has a specific amount of points from which deductions may be made for the improper execution of each landscape-related task. Items are not scored or without deduction determine the work is being performed to industry standards.

ARTICLE NINE – COMPLIANCE WITH LAWS

Contractor shall, at its own expense, obtain all necessary permits and licenses required by any federal, state, county or local codes, laws, ordinances and regulations. Contractor will comply with all applicable state, federal, county and local laws, orders and judicial decisions, including, but not limited to matters regarding occupational health and safety.

ARTICLE TEN - MISCELLANEOUS

This Service Agreement, together with all Exhibits, shall supersede any and all agreements, both oral and written, between the Parties with respect to the rendering of services by the Contractor for the Owner.

The invalidity in whole or in part of any provision of this Service Agreement shall not affect the validity of any other provision.

The rights and remedies of the Parties shall be cumulative and in addition to any other rights and remedies provided by law or equity. A waiver of a breach of any provision hereof shall not constitute a waiver of any other breach. This Service Agreement shall be governed and construed in accordance with the laws of the State of Florida.

No subsequent agreement concerning the service provided shall be effective unless made in writing and executed by authorized representatives of the Parties.

Notices shall be in writing, effective upon receipt, if mailed, emailed, or faxed to:

Owner: Company Name: THE GROVES GOLF AND COUNTRY CLUB MASTER ASSOC INC.
 Street Address 7924 Melogold Circle
 City, State Land o Lake, FL 34637
 ATTN.: Tom Scholl
 Tel.: 813-995-2832
 E-Mail: toms@greenacre.com

Contractor: Company Name _____

Street Address _____
 City, State _____
 ATTN.: _____
 Tel.: _____
 E-Mail: _____

The Exhibits and Schedules attached to this Service Agreement and made a part hereof are:

Exhibit "A" Service Description and Specifications
 Exhibit "B" Summary and Itemized Bid Forms
 Exhibit "C" Landscape Maintenance Inspection Gradesheet

All laborers and foremen of the Contractor shall perform all work on the premises in a uniform to be designed by the Contractor. Contractor shall have a reasonable time within which to obtain uniforms for new employees. The shirt and pants shall be matching and consistent. At the start of each day the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted.

No smoking in or around the building(s) will be permitted. Rudeness or discourteous acts by Contractor employees towards tenants, guest, management, etc will not be tolerated. No Contractor solicitation of any kind is permitted on property. Contractor may be asked to park in designated areas.

Contractor is authorized to use the Community Development District (CDD) Maintenance Area located off Berna Lane to the south of the maintenance building. The area is defined as Berna Lane paved road end, surrounding turf, berm, and wood line. The Contractor is permitted to store contractor equipment; use designated area for contractor employee parking (six personal vehicles maximum); maintain equipment; place one (1) ½ size container for storage purposes; deposit yard waste dumpster one (1) 30 yard capacity maximum within the fenced area occupying approximately 30 foot by 40 foot; one (1) small trash dumpster; and store up to four (4) commercial vehicles and two (2) trailers.

The contractor may use designated space, rent-free, under the following conditions:

1. The area must be kept free of debris, garbage, trash, and construction materials at all times.
2. Damage to area, caused by contractor equipment or personnel, shall be repaired by the contractor at contractor expense.
3. All equipment and materials must be stored in the containers) or rolling equipment when not in use. All hazardous materials must be stored in accordance with federal, state, and local government regulations. No equipment or material must be visible after sunset and before sunrise. Any changes to the placement of equipment or storage, type, or size will require notification from the contractor to the CDD / MASTER ASSOCIATION. Alterations to the fence erected by the contractor shall be approved by the CDD. The contractor shall lock the gate (key provided by CDD) at the conclusion of the workday.

The CDD or the MASTER ASSOCIATION may revoke the privilege of use for violating the conditions identified above.

Notwithstanding the previous sentence, the CDD or MASTER ASSOCIATION may, at their sole discretion, cancel, modify or change the footprint, use restrictions, or entire arrangement. Revocation of Maintenance Area use by the contractor shall not affect any provisions of the Agreement including, but not limited to, terms, conditions, schedule, scope, and price.

Any subcontractor utilized by Contractor shall be total responsibility of Contractor. All terms and conditions of this Service Agreement imposing responsibilities and obligations on Contractor shall apply to any and all subcontractors as if they were the responsible contractor.

In the event suit is brought or an attorney is retained by either Party to enforce the terms of this Service Agreement, the prevailing Party shall be entitled to recover, in addition to any other remedy to which that Party may be entitled, reimbursement for reasonable attorney's fees. The location of all legal proceedings will be Pasco County, Florida.

The terms and provisions of this Service Agreement that by their sense and context are intended to survive the performance thereof by the Parties shall survive the completion of performance and termination of this Service Agreement.

This Service Agreement shall not be assigned by the Contractor without prior written consent of the Owner.

ARTICLE ELEVEN - SIGNATURES

Having carefully examined this Service Agreement, as well as the premises and the conditions affecting the work outlined herein, the undersigned Contractor agrees to furnish all services, equipment, labor and materials called for in said documents. The term of this Service Agreement shall begin on _____ and expire on _____. Upon expiration of the current term, Contractor shall perform the services on a month-to-month basis until either Party has provided the other Party written notice of its election to renew or terminate the Contract.

The parties hereto signing this Service Agreement hereby represent that each is a duly authorized representative with the express authority to enter into this Service Agreement on behalf of their respective companies.

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

**THE GROVES GOLF AND
COUNTRY CLUB MASTER ASSOCIATION, INC.**
(OWNER)

COMPANY NAME
(CONTRACTOR)

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

EXHIBIT "A"

SERVICE DESCRIPTION AND SPECIFICATIONS

The indications for Line Items after each specification correspond to the Landscape Maintenance Form and Seasonal Plant Maintenance Form - Exhibit "B" and are to be performed to the frequencies specified.

I. TURF MAINTENANCE

A. Mowing

Turf shall be cut at a height of two (2) to five (5) inches as turf type and conditions dictate. No more than one-third (1/3) of the grass blade is to be removed when cutting. Contractor shall be responsible for controlling excessive grass clippings within turf or mulched bed areas. Contractor shall make every effort to minimize grass clippings deposited in lakes and/or retention ponds. *(Line Item: Mow)*

B. Edging

Contractor shall be responsible for edging all curbs, walkways and turf bed lines with a metal blade edger. All completed edges will have a perpendicular appearance between turf and hardlines, and turf and bedlines. An angled or beveled appearance of hardlines or bedlines is unacceptable.

Linetrimmers are not to be used in edging. Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging. Debris should always be blown away from structures and objects. Mowing debris accumulation should be removed. *(Line Item: Edge Bedlines/Edge Hardlines)*

C. Scalp

All warm season turf shall be periodically mowed throughout the dormant season. Mow height shall be incrementally reduced by at least one-half (1/2) inch such that lawns will be scalped to a two ("2) inch height by April as indicated to reduce thatch, create a more dense and consistent turf stand. *(Line Item: Mow)*

D. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Contractor is responsible for adjusting the pH as necessary to maintain healthy plants. *(Line Item: Turf Fertilization)*

E. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problems. Contractor shall be responsible for the control of fire ants throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after fire ants have been killed. Spray Placard, Dog Park Lock-Out (as directed by pesticide label) is required. Notice must be provided to Owner prior is required. *(Line Item: Insect/Disease Control)*

F. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated turf areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to turf that were not reported to the Owner in writing and will be responsible for replacement of said turf. Contractor shall not be responsible for the manual watering of any turf area unless material is under additional warranty. (*Line Item: Irrigation Management*)

G. Turf Weed Control

Contractor shall maintain all turf in such a way as to control and strive to eliminate weeds. The program will include pre-emergent, post emergent, and mechanical weed control methods. (*Line Item: Turf Weed Control*)

H. Monofilament Trim

After each mowing operation Contractor shall use a line trimmer or similar machine to trim grass and/or weeds that cannot be mowed with large machinery. (*Line Item: Monofilament Trim*)

II. SHRUB AND GROUNDCOVER MAINTENANCE**A. Pruning**

All shrubs shall be pruned using a combination of hand pruning and gas shears to remove dead and/or damaged wood to allow for natural development of plant material, and to create the effect intended by the Consultant and Owner. Pruning shall be performed through the growing months to keep the plant material aesthetically pleasing and within its boundaries.

Deep hand pruning and/or structure pruning should be performed once a year during the dormant months. Structure pruning shall be defined as using hand pruners, handsaws, and/or loppers to prune old wood and prune behind multiple breaks to maintain proper proportions, promote interior growth, and an aesthetically pleasing appearance. Removal of up to 75% of the height and foliage of plants or greater depending on the age and size of plant material, shall take place during these prunings. (*Line Item: Shrubs or Groundcover Trim*)

B. Fertilization

Contractor shall have full responsibility of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous shrubs. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy shrubs. Contractor is responsible for adjusting pH as necessary to maintain healthy plants. (*Line Item: Shrub Fertilization*)

C. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problems. (*Line Item: Insect/Disease Control*)

D. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to plants that were not reported to the Owner in writing and will be responsible for replacement of these items. Contractor shall not be responsible for manual watering of any shrub or groundcover areas unless plant material is under warranty. (*Line Item: Irrigation Management*)

E. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas should be maintained to control weeds and strive to maintain beds weed-free. (*Line Item: Bed Weed Control*)

F. Frost Cloth / Winter Freeze Protection

Contractor will advise Owner of shrub, palm and bed areas which could benefit from frost cloth purchase and an installation and removal service cost per event.

III. TREE AND PALM MAINTENANCE

A. Pruning

Contractor shall be responsible for maintaining all trees such that no branches/limbs will overhang on sidewalks and parking areas lower than 10 feet from the ground. Lower branching on all trees shall be pruned as needed, to keep them elevated to a uniform height. Maximum height for this pruning shall be no more than 15 feet.

Trees requiring pruning greater than fifteen feet (15'-0") will be done by request and approval.

F. Trees located in natural area shall be pruned only when their growth habit affects formal, maintenance areas. Limbs and branches are to be removed from property. All sucker growth from trunk and base of trees shall be removed weekly or as required to maintain a clean appearance.

G. Staking

Staked trees shall be re-staked and adjusted as often as necessary. Stakes shall be adjusted and/or removed when deemed appropriate by Consultant, Owner and/or Contractor. Contractor shall be responsible for removal of any remaining staking, at no cost. .

Trees that need to be re-staked utilizing specialized equipment and crews shall be done at a mutually agreed upon price, submitted in writing for review and approval.

All palms will be pruned to industry best practice to include sanitized tools between palms. Palm pruning should focus on maintain palm canopies by target removal of spent fronds, stalks, seed pods, inflorescence, fruit and loose boots (rachis) are to be removed. General canopy orientation will be "9 and 3" or parallel to the horizon. "hurricane cutting", carrot topping and over pruning is not acceptable.

Contractor will be responsible for pruning ornamental trees. Pruning will include the natural canopy development shaping of heads, removal of conflicting branches, seed pods and removal of interior sucker growth. *(Line Item: Tree and Palm Pruning)*

B. Fertilization

Contractor shall be responsible for Fertilizing all planted trees that have a caliper of eight (8) inches or less. Native mature trees do not apply. Palms are to be fertilized with formulas designed for palm needs. Contractor is required to notify Owner and make recommendations, in writing, of all other trees that may need supplemental fertilization. Contractor is responsible for adjusting the pH as necessary to maintain healthy plants. *(Line Item: Tree and Palm Fertilization)*

C. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problems for all planted trees that have a caliper of eight (8) inches or less.

Note: The Contractor may propose OTC Tree Saver injections on request and approval. *(Line Item: Insect/Disease Control)*

D. Water

Contractor shall be responsible for damage to trees that were not reported to the Owner in writing and will be responsible for replacement of these items.

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated bed areas and reporting any problems in writing that may be present during the maintenance visit. Contractor shall not be responsible for manual watering of any trees unless plant material is under warranty. *(Line Item: Irrigation Management)*

IV. PERENNIAL MAINTENANCE & INSTALLATION

A. Perennial Maintenance

The removal of all spent blooms, flower stalks, and drying foliage shall be performed as needed. A one-time (fall or late winter) cutback and mulching of all foliage will also be included in the cost. Any additional fertilizer, fungicide, insecticide or other chemicals needed to keep plants at optimum health shall also be included.

All Daylilies, Heliconia, Garlic, Bulbine and Liriope shall be cut back (either manually or mechanically) in the early spring. Any unsightly foliage shall be either removed or covered so as not to distract from overall appearance of the property.

Bed Preparation

Contractor shall be responsible for Perennial bed area maintenance at the prescribed frequency. The Owner has designated areas of flowering perennials beds in an effort to conserve water resources, improve consistency and reduce or eliminated the need for seasonal color use.

In the event of additional perennial color installations, the following will be enforced.

Contractor shall be responsible for all bed preparation and soil amendments necessary to provide a consistent and flowering presentation.. Contractor shall be responsible for taking general and micronutrient tests of annual bed areas. Owner and Consultant should receive copies of test results and a list of actions to be taken by Contractor to correct all problems identified by report.

Beds shall be tilled to a depth of 14 inches with all amendments thoroughly mixed. Fertilizers should be raked into the top six (6) inches of soil mix. pH adjustment should be made as needed based on soil analysis.

Bed areas shall be formed to create a moderate crown. Remove rocks and debris, and trench all sides of bed that face curb or turf at a depth of three (3) inches before final mulching.

B. Replacement

Contractor shall be responsible for replacing any plants that have declined, died or failed to maintain a healthy, vigorous appearance in the opinion of the Owner and Consultant.

C. Mulching

Perennial beds will be mulched consistent with common grounds where applicable.

D. Deadheading and Pruning

Deadheading: Declining flowers and foliage should be removed weekly.

Pruning: Plants shall be pruned to avoid plants becoming leggy or unsightly; also to maintain a consistent uniform mass. (*Line Item: Deadheading and Pruning*)

E. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous plants. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy plants. (*Line Item: Fertilization*)

F. Insect and Disease Control

Contractor shall be responsible for weekly inspections of annual bed areas and treatment of any insect or disease related problems. (*Line Item: Insect/Disease Control*)

G. Watering

Contractor shall be responsible for monitoring and managing all irrigation on and for manual watering through plant establishment period only. Automatic irrigation will be sustained to the benefit of Perennial plantings. Contractor shall be responsible for any additional temporary watering to assure installation establishment.

Contractor shall be responsible the moisture levels in irrigated and non-irrigated bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to items that were not reported to the Owner in writing and will be responsible for replacement of these items. (*Line Item: Watering*)

H. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas should be maintained to control weeds and strive to maintain beds weed-free. (*Line Item: Bed Weed Control*)

V. MULCHING FOR TREE AND SHRUB BED AREAS

Contractor will be responsible for pricing one (1) complete applications of Grade A medium pinebark mulch, which will occur at the Owner's discretion. Mulch is to be spread at a depth of one and one-half (1-1/2) inches such that none of the old or previously laid mulch is visible. Mulch should be of uniform size and color. Owner expects mulch to be delivered in a manner to minimize dust and debris. As a result blown mulch is not permitted and installation of 3 cubic foot bagged mulch is requested.

Contractor is responsible for accurate measurement of all bed areas and tree circles as part of the proposal process of maintain property. Contractor is responsible for spot mulching of any bare soil areas that result due to the underestimation of mulch or landscape maintenance performance, i.e., mower damage around bedlines, treewells, etc. Contractor shall be responsible for removal of mulch from paved surfaces, curbs, and sidewalks.

Contractor shall be responsible for weekly inspection and grooming of mulch areas if made bare by routine maintenance activities.

Owner/Consultant shall be notified of any deviation from this type mulch. Contractor shall provide a sample before any mulch prior to installation. (*Unit Price Line Item: Mulch*)

B. Trenching

Bedline edges shall be trenched and beveled at a depth of three (3) inches along bed areas that are bordered by sidewalks, curbs, and annual bed areas. All beds bordered by turf shall be defined and only have areas growing into the beds removed. A three-inch (3") deep trench is not required in these areas. All tree wells located in turf areas shall have root balls raked smooth and shall be trenched and beveled at a depth of three (3) inches. All trenching soil, including mulch and debris, shall be disposed of off-site and is not to be redeposited back into bed areas. (*Line Item: Mulch*)

C. Alternate Pine Straw Mulch Option

Contractor is requested to provide mulching services using Pine Straw bales to install bed mulch in an over the top of existing beds at 0'-2" depth. straw is to be uniform, color, size, free of debris and minimal cones. String and debris is to be removed during installation. It is at the Owner's discretion to employ Pine Straw Mulch.

DO NOT INCLUDE PINE STRAW MULCH IN TOTAL, ONLY INCLUDE PINE BARK NUGGET.

VI. GENERAL SITE MAINTENANCE: TRASH, WEED CONTROL AND DEBRIS DISPOSAL

A. Cleanup Procedures

As a part of each weekly maintenance visit, a general cleanup program will occur. The cleanup program shall involve a policing of all maintained areas for the removal of paper, cans, bottles, sticks, cigarette butts, leaves, and other debris. A complete sweeping or blowing, by mechanical means, of the entire roadways, curbs, gutters, drains, and sidewalk areas will also be performed. This will encompass complete removal of weeds at curbs, sidewalks, parking lot surfaces, roadways, and pavers, and other trash that has settled in these areas. Parking lot areas will be kept clean within 15 feet of curbs and planted areas

Dog Stations

The Contractor will maintain cleanliness and supply of eleven (11) dog station pest waste disposal units. Dog stations are to be emptied and restocked at minimum twice weekly and/or on request.

(Line Item: Debris Disposal)

B. Weed Control

All parking lot areas, curb and gutters, driveways, parkways and loading dock areas shall be maintained weed free. *(Line Item: Bed Weed Control)*

C. Disposal of Debris

All debris shall be disposed of off site. *(Line Item: Debris Disposal)*

D. Severe Weather Cleanup Disposal of Debris

In the event of a natural disaster, such as a major hurricane, freeze,, or windstorm such as a tornado, the Contractor shall not be responsible for any cleanup operation outside of the agreed maintenance contract. If Owner elects, they may request that the Contractor utilize dedicated man-hours for the purpose of severe weather cleanup.

Contractor will submit in Exhibit "H" Emergency Storm Services pricing and description of services.

E. Typical Weather Cleanup

Contractor shall be responsible for debris cleanup deposited by typical weather conditions. *(Line Item: Debris Disposal)*

VII. LEAF REMOVAL

A. Leaf Collection

Contractor shall be responsible for weekly removal of leaf buildup in turf hardscape, walks, drives, mulch and bed areas. All leaves and debris must be collected and removed off site during weekly service visits.

During Autumn and Spring, coordinated with Hardwood, Cypress and Pine Needle drop, the Contractor will remove accumulation of leaf debris from all landscape, turf and hardscape areas. Mowing leaf debris into turf or bed areas is not acceptable. It is anticipated that four (4) leaf removal events will occur during this service. (*Line Item: Debris Disposal*)

B. Disposal of Leaf Debris

All leaf debris shall be disposed of off site. (*Line Item: Debris Disposal*)

VIII. NATURAL AREA MAINTENANCE

All wooded natural perimeter areas should be kept free of limbs and weeds. Natural leaf drop will not have to be removed but native growth should not extend or should not grow into formally maintained areas.

Any dead tree removal is not the responsibility of the Contractor. (*Line Item: Debris Disposal*)

IX. PLANT MATERIAL DISPOSAL**A. Removal**

Dead plant material, not requiring general tree surgeon practices for removal shall be removed and disposed of immediately by the Contractor. (*Line Item: Debris Disposal*)

B. Replacement

Contractor shall contact and advise the Owner, in writing, of possible replacements. Plant replacement necessitated by negligence of the Contractor shall be the sole responsibility of the Contractor. It is recommended that the Contractor effectively document the need to remove dead plant material.

X. IRRIGATION SYSTEM

A. Irrigation Inspection and Management

The Groves Golf and Country Club, Master Association and The Groves Community Development District utilize a shared Pasco Reclaim Water supply. It is anticipated that Contractor will provide coordinating management efforts to enable equitable resource allocation. This coordination will occur through the Property Manager.

The Contractor will participate and provide input to any coordinating efforts to ensure a consistent supply to all parts of the landscape.

Contractor shall be responsible for performing a complete irrigation evaluation at Commencement of Contract and as needed. Contractor shall be required within first 30 days of Commencement of Contract and/or startup of system to furnish Owner and Consultant with a complete summary identifying any inoperable/damaged components with pricing to make system operational and furnishing this information to Owner. Owner shall be liable for all costs associated with making irrigation systems completely operational prior to Contractor assuming responsibility as described throughout Section X. Irrigation System.

It is anticipated that an irrigation technician(s) will be on site and available during normal business workday and available on call at all other times. Requests for service will be responded to in two hours and repairs status, cost and completion within twenty-four hours. Contractor is responsible for weekend/after hours call out service as a part of the service.

Contractor agrees to program, monitor, adjust and manage all automatic entire irrigation systems for all areas as to proper frequency, duration, and operation of supplemental watering on a daily basis. At all times the system shall be functioning properly and conforming to all related codes and regulations. Adjustments include but are not limited to flow control, radius adjustment, nozzle cleaning, sprinkler height, and level adjustment.

The Contractor agrees to schedule and provide a syringe cycle daily to the Dog Park turf to reduce animal waster damage. This service will be short time duration typically between 2:00pm and 3:00pm.

Contractor agrees to be responsible for monitoring all systems within the described premises and correct for coverage, adjustment, clogging of lines and removal of obstacles, including plant materials and turf, which obstruct the spray. The Contractor will provide the Owner a written monthly summary of system function, any interruption and repair. (*Line Item: Irrigation Management*).

C. Irrigation Startup

Due to the unknown condition, within the first sixty (60) days of commencement , the Contractor, Owner and Consultant will review findings and recommendations.

D. Repairs

The Contractor will provide a written inspection summary to the Owner, at minimum

monthly, with sufficient detail to confirm controller location-name, current run setting, day of week operation, time of day operation, type of zone (rotor, spray or micro-drip). The inspection will be accompanied by a detailed proposal including photograph of damage.

On approved proposal, repairs will be completed within twenty-four (24) hours or by agreement of Owner. At the completion of repair, a photograph of completed repair and a “pin drop” will be made on the shared Google Doc site map.

It is imperative to note the irrigation resource is shared and consistent supply benefits all parties. (*Line Item: Irrigation Management*)

XI. LANDSCAPE MAINTENANCE, FERTILIZATION, WEED AND INSECT CONTROL SPECIFICATION SHEET

- A.** All pesticides, insecticides, fertilizers, and any other products must be used in strict compliance with label and instructions. Applications must comply with all state and federal regulations. The specifications are intended to be consistent with current label instructions. In the event the specifications conflict with instructions on the pesticide label, the label instructions shall govern. MSDS (Material Safety Data Sheets) forms shall be made available on request, site restriction or lock out will occur at the Contractor’s direction and with coordination of Owner. Required spray placards placed in visible locations during spray applications. The Contractor will be responsible to dispose of placards.
- B.** Contractor will be responsible for applying chemicals and fertilizers. The following rates are general guidelines and are to be used as such. Contractor is totally responsible for furnishing the Owner with healthy, vigorous plant material per specifications throughout the term of the contract.
- C.** Chemical forms may vary with weather conditions.
- D.** Contractor will be responsible for controlling any insect, disease, or nutrient problems that may occur during the year.
- E.** Contractor will be responsible for taking general and micronutrient tests of turf and shrub bed areas. Owner and Consultant should receive copies of test results and a list of actions to be taken by Contractor to correct all problems identified by the report within 45 days of the execution of the contract.
- F.** Contractor will be responsible for making any extra visits necessary during the year to correct any problems which may occur during the duration of the contract.
- G.** Contractor will be responsible for applications of any other nutrients that should be applied to maintain a balanced soil
- H.** Contractor will take full responsibility for replacing any plant material that is damaged by improper application or lack of timely application of nutrients that are necessary to maintain healthy plant material.

EXHIBIT "B"

SUMMARY BID FORM

Exterior Landscape Maintenance

THE GROVES COMMUNITY DEVELOPMENT DISTRICT

TAMPA, FL

This Summary Bid Form totals the Itemized Bid Forms for Categories A, B, C and D. The combined annual sum of all four categories is defined as the "TOTAL BID PRICE."

A. Landscape Maintenance Total	\$
1ST YEAR TOTAL BID PRICE	\$
2ND YEAR TOTAL BID PRICE	\$
3RD YEAR TOTAL BID PRICE	\$

Contractor Company Name: _____

Contractor Address: _____

Contractor Representative: _____

Title: _____

Contractor Signature*: _____

Telephone Number: _____

Date: _____

**Signature not required on e-mailed copies of bids.*

WORK SCHEDULE

Work under this Contract is to begin at the execution of the Contract and run concurrently thereof for the period of three (3) years.

ADDENDA

We acknowledge receipt of the following Addenda, which are included in our proposal.

ADDENDUM #	DATED:
ADDENDUM #	DATED:

UNIT PRICES

We acknowledge receipt of the following Unit Prices which are included in our proposal.

UNIT PRICE #	DATED:
UNIT PRICE #	DATED:

THE GROVES COMMUNITY DEVELOPMENT DISTRICT

CATEGORY A

LANDSCAPE MAINTENANCE ITEMIZED BID FORM

FUNCTION	FREQUENCY (PER YEAR)
Mow	38
Edge (Bedlines)	19
Edge (Hardlines)	38
Monofilament Trim	38
Turf Fertilization	5
Turf Insect/Disease Control	52
Turf Weed Control	52
Shrub/Groundcover Trim	12
Shrub/Groundcover/ Perennial Fertilization	2
Shrub/Groundcover Insect/Disease Control	52
Bed Weed Control	52
Perennial Deadheading	24
Perennial Cut Back	1
Perennial Insect/Disease Control	52
Palm Pruning	2
Tree Pruning	12
Tree Fertilization	2
Natural Areas Management	12
Tree Insect/Disease Control	52
Debris Disposal	52
Irrigation Management	52

CATEGORY A. 1ST YEAR LANDSCAPE MAINTENANCE TOTAL \$ _____

THE GROVES COMMUNITY DEVELOPMENT DISTRICT

CATEGORY D

MULCH ITEMIZED BID FORM

MATERIAL and FUNCTION	# OF 3CuFt BAGS	UNIT PRICE	TOTAL PRICE
Pine Bark Nugget (Medium)			
Trenching			

Contractor is responsible for measuring and confirming the quantity of pine bark application(s) per year.

CATEGORY D. OPTIONAL MULCH TOTAL \$ _____

-OR-

CATEGORY D ALTERNATE

OPTIONAL PINE STRAW MULCH TOTAL \$ _____

MATERIAL and FUNCTION	# of bales	UNIT PRICE	TOTAL PRICE
Pine Straw (Medium)			
Trenching (Trenching)			

Note: Pine Straw bales should be clean, fresh and consistent color, free of deleterious materials or decomposition. Molded, fungal or mildewed Straw Bales are to be rejected

Exterior Landscape Maintenance
THE GROVES CLUB HOMES
 TAMPA, FL

This Summary Bid Form totals the Itemized Bid Forms for Categories A and D. The combined annual sum of the two categories is defined as the "TOTAL BID PRICE."

A. Landscape Maintenance Total	\$
D. Mulch Total (only pine bark Nugget cost)	\$
1ST YEAR TOTAL BID PRICE	\$
2ND YEAR TOTAL BID PRICE	\$
3RD YEAR TOTAL BID PRICE	\$

Contractor Company Name: _____

Contractor Address: _____

Contractor Representative: _____

Title: _____

Contractor Signature*: _____

Telephone Number: _____

Date: _____

**Signature not required on e-mailed copies of bids.*

WORK SCHEDULE

Work under this Contract is to begin at the execution of the Contract and run concurrently thereof for the period of three (3) years.

ADDENDA

We acknowledge receipt of the following Addenda, which are included in our proposal.

ADDENDUM #	DATED:
ADDENDUM #	DATED:

UNIT PRICES

We acknowledge receipt of the following Unit Prices which are included in our proposal.

UNIT PRICE #	DATED:
UNIT PRICE #	DATED:

THE GROVES CLUB HOMES

CATEGORY A

LANDSCAPE MAINTENANCE ITEMIZED BID FORM

FUNCTION	FREQUENCY (PER YEAR)
Mow	38
Edge (Bedlines)	19
Edge (Hardlines)	38
Monofilament Trim	38
Turf Fertilization	5
Turf Insect/Disease Control	52
Turf Weed Control	52
Shrub/Groundcover Trim	12
Shrub/Groundcover Fertilization	2
Shrub/Groundcover Insect/Disease Control	52
Tree Pruning	12
Natural Areas Management	12
Tree Fertilization	2
Tree Insect/Disease Control	52
Debris Disposal	52
Irrigation Management	52

CATEGORY A. 1ST YEAR LANDSCAPE MAINTENANCE TOTAL \$ _____

THE GROVES CLUB HOMES

CATEGORY D

MULCH ITEMIZED BID FORM

MATERIAL and FUNCTION	# OF 3cuft Bags	UNIT PRICE	TOTAL PRICE
Pine Bark Nugget (Medium)			
Trenching (Trenching)			

Contractor is responsible for measuring and confirming the quantity of Pine Bark Nugget application(s) per year.

CATEGORY D. 1ST YEAR MULCH TOTAL \$ _____

Exterior Landscape Maintenance
THE GROVES: PATIO I & COURTYARD HOMES
 TAMPA, FL

This Summary Bid Form totals the Itemized Bid Forms for Category A.

A. Landscape Maintenance Total	\$
1ST YEAR TOTAL BID PRICE	\$
2ND YEAR TOTAL BID PRICE	\$
3RD YEAR TOTAL BID PRICE	\$

Contractor Company Name: _____

Contractor Address: _____

Contractor Representative: _____

Title: _____

Contractor Signature*: _____

Telephone Number: _____

Date: _____

**Signature not required on e-mailed copies of bids.*

WORK SCHEDULE

Work under this Contract is to begin at the execution of the Contract and run concurrently thereof for the period of three (3) years.

ADDENDA

We acknowledge receipt of the following Addenda, which are included in our proposal.

ADDENDUM #	DATED:
ADDENDUM #	DATED:

UNIT PRICES

We acknowledge receipt of the following Unit Prices which are included in our proposal.

UNIT PRICE #	DATED:
UNIT PRICE #	DATED:

THE GROVES: PATIO I & COURTYARD HOMES

CATEGORY A

LANDSCAPE MAINTENANCE ITEMIZED BID FORM

FUNCTION	FREQUENCY (PER YEAR)
Mow	38
Edge (Bedlines)	19
Edge (Hardlines)	38
Monofilament Trim	38
Turf Fertilization	5
Turf Insect/Disease Control	52
Turf Weed Control	52
Shrub/Groundcover Trim	12
Shrub/Groundcover Perennial Fertilization	2
Shrub/Groundcover Insect/Disease Control	52
Perennial Insect/Disease Control	52
Palm Pruning	2
Tree Pruning	12
Tree Fertilization	2
Tree Insect/Disease Control	52
Natural Areas Management	12
Debris Disposal	52
Irrigation Management	52

CATEGORY A. 1ST YEAR LANDSCAPE MAINTENANCE TOTAL \$ _____

Exterior Landscape Maintenance
THE GROVES: PATIO II & ESTATE HOMES
 TAMPA, FL

This Summary Bid Form totals the Itemized Bid Forms for Category A.

A. Landscape Maintenance Total	\$
1ST YEAR TOTAL BID PRICE	\$
2ND YEAR TOTAL BID PRICE	\$
3RD YEAR TOTAL BID PRICE	\$

Contractor Company Name: _____

Contractor Address: _____

Contractor Representative: _____

Title: _____

Contractor Signature*: _____

Telephone Number: _____

Date: _____

**Signature not required on e-mailed copies of bids.*

WORK SCHEDULE

Work under this Contract is to begin at the execution of the Contract and run concurrently thereof for the period of three (3) years.

ADDENDA

We acknowledge receipt of the following Addenda, which are included in our proposal.

ADDENDUM #	DATED:
ADDENDUM #	DATED:

UNIT PRICES

We acknowledge receipt of the following Unit Prices which are included in our proposal.

UNIT PRICE #	DATED:
UNIT PRICE #	DATED:

THE GROVES: PATIO II & ESTATE HOMES

CATEGORY A

LANDSCAPE MAINTENANCE ITEMIZED BID FORM

FUNCTION	FREQUENCY (PER YEAR)
Mow	38
Edge (Bedlines)	19
Edge (Hardlines)	38
Monofilament Trim	38
Debris Disposal	52
Irrigation Management	52

CATEGORY A. 1ST YEAR LANDSCAPE MAINTENANCE TOTAL \$ _____

EXHIBIT "C"

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

THE GROVES COMMUNITY DEVELOPMENT DISTRICT

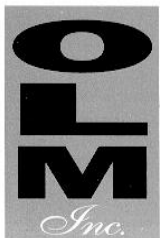
A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
CLEANLINESS	10		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		
B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145	87% min passing	

Date: _____ Score: _____ *Performance Payment*TM : _____

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____



THE GROVES CLUB HOMES

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
CLEANLINESS	10		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		
MAXIMUM VALUE	115	87% min passing	



Date: _____ Score: _____ *Performance Payment*TM : _____

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____

THE GROVES PATIO I AND COURTYARD HOMES

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
CLEANLINESS	10		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		
MAXIMUM VALUE	110	87% min passing	



Date: _____ Score: _____ *Performance Payment™* : _____

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____

THE GROVES PATIO II AND ESTATES

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF EDGING	5		
CLEANLINESS	10		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		
MAXIMUM VALUE	40	87% min pass	



Date: _____ Score: _____ *Performance Payment*[™] : _____

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____

EXHIBIT "D"

COMMUNITY HOME TYPE DEFINITIONS AND MAPS

(1) THE GROVES COMMUNITY DEVELOPEMENT DISTRICT

- (2) CLUB HOMES** - These are attached triplex dwellings located in blocks A, AA, AB, AC, AD, AE, AF, V, X, Z (site plan color code Blue)

Total number of home lots: 285 each

- (3) PATIO I HOMES** - These are free standing dwellings located in blocks E, F, I, S, T, V, W (site plan color code red)

Total number of home lots: 123 each

COURTYARD HOMES - these are free standing dwellings (with side courtyards) located in blocks A, AF, B, C, D, G, H, O, Q, U, V, X, Y, Z, (site plan color code Green)

Total number of home lots: 273

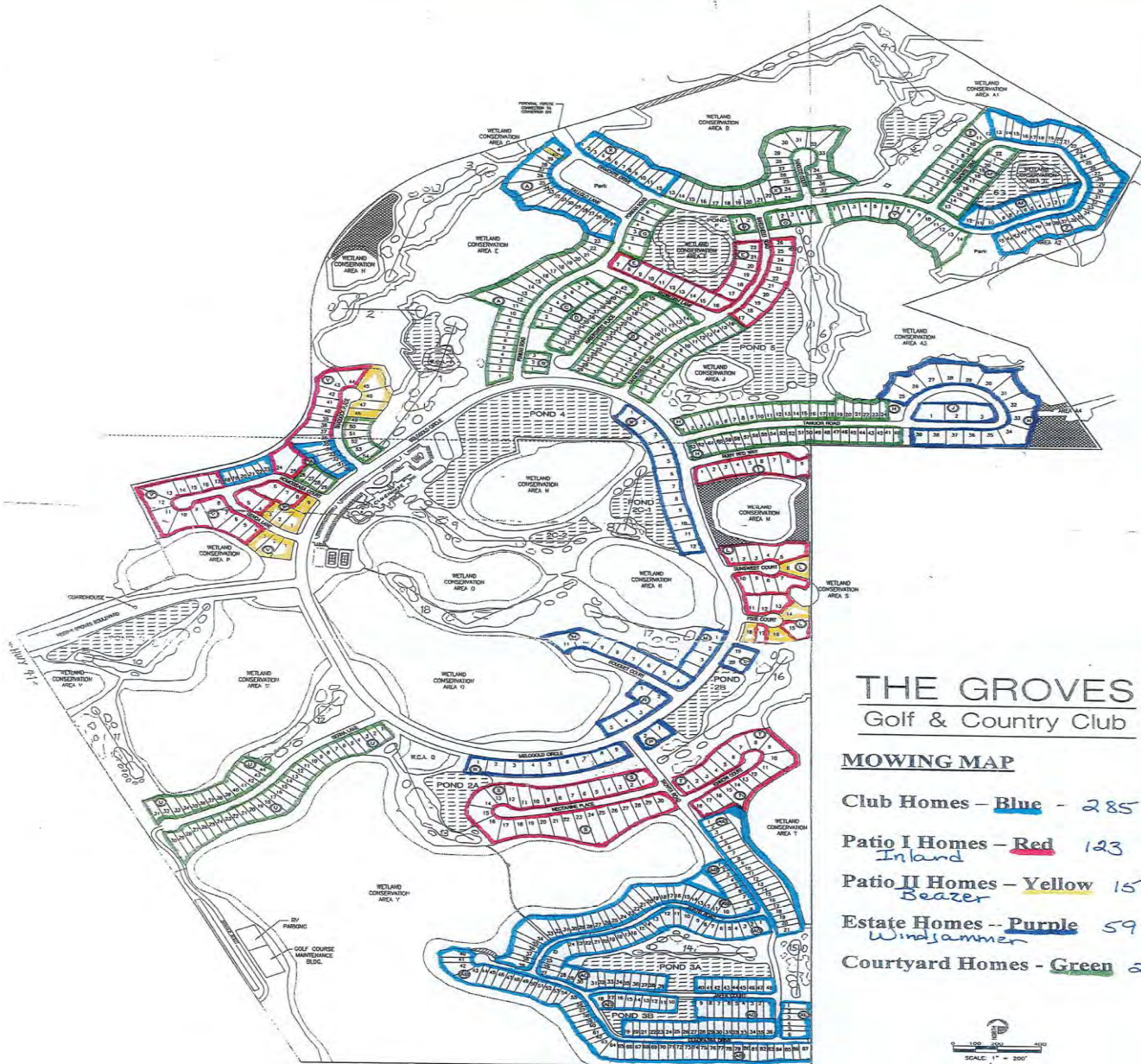
- (4) PATIO II HOMES** -These are free standing dwellings identical to Patio I homes but in non-adjacent locations in blocks L (lots 6,14,16,18), V (lots 1,2,3,45,46,47,48) W, (lots 1,2,3,9) (site plan color code Yellow)

Total number of home lots: 15 each

ESTATE HOMES -These are larger free standing dwellings located in blocks H, J, K, L, M, N, P, R (site plan color code Purple)

Total number of home lots: 59 each

Total Community Home Lots: 755



[map.pdf](#) (link to homes map)

EXHIBIT "E"

IRRIGATION SYSTEMS

See

https://1drv.ms/b/c/40fc005f66e8eff2/IQCUGMgUWL3LQoiR0i8fIK30Aa8svAgC6mgd9Lp_jGvkudc

[IRRIGATION MAP.pdf](#) (link to PDF map)

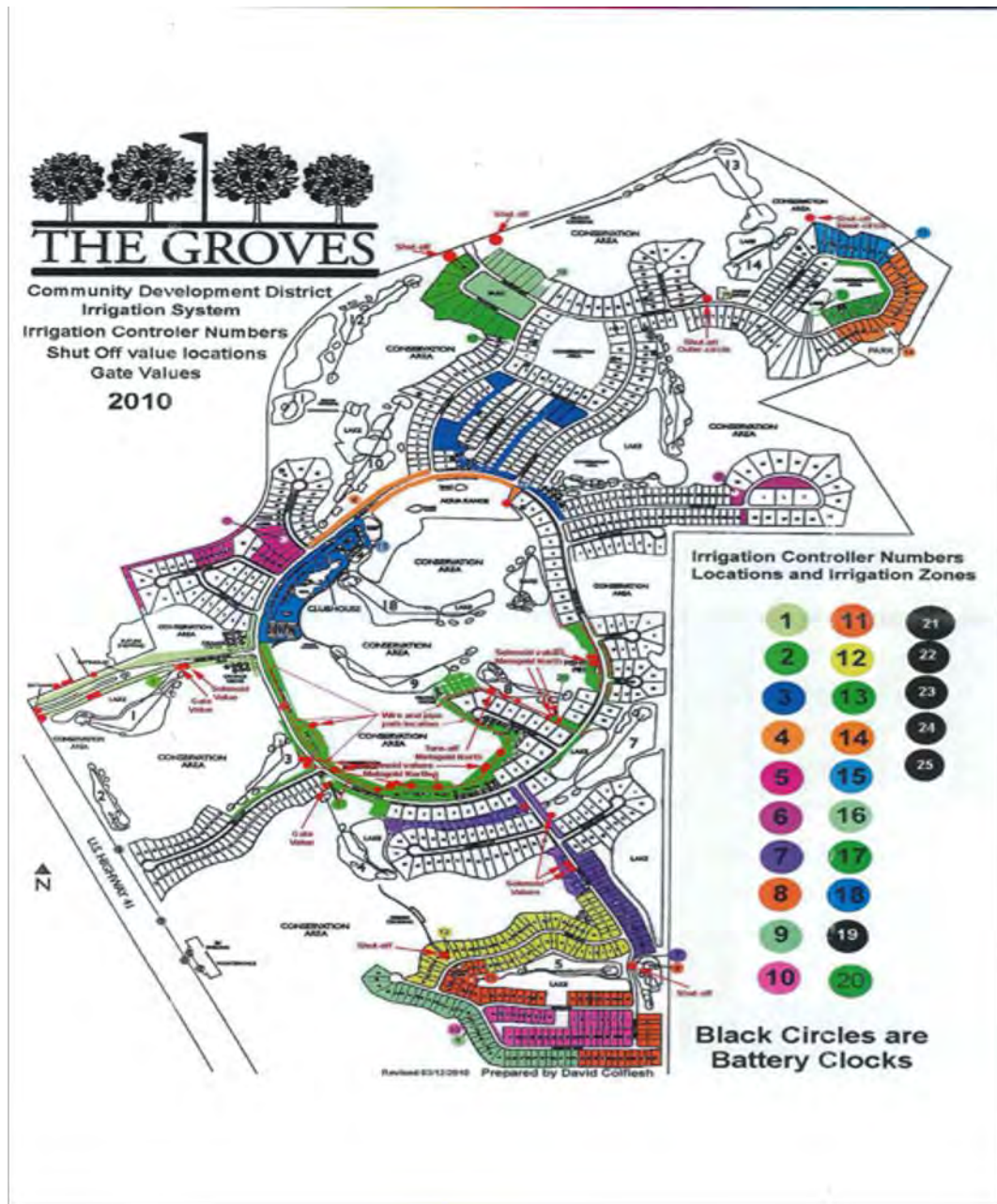


EXHIBIT "F"

NON CONTRACT LABOR COSTS

*These rates will be applicable on non-contract services on request and approval)
All actual billing will be prorated as actually worked in quarter hour (15min) increments.
Example: Gen Labor at \$25.00/mh and completed task in 2.5hrs equals \$62.50.*

Irrigation Technician \$ _____ / hour

Wire Tracking \$ _____/hour

General Laborer \$ _____ / hour

Supervisor \$ _____ / hour

Equipment Operator / Driver \$ _____ / hour

Truck/open trailer with driver \$ _____ / hour

Tractor bush hog/rough mowing with operator \$ _____/hour

EXHIBIT "G"

EMERGENCY STORM SERVICES

The Contractor will submit specific description, order of operations (access window post storm, site triage', cut n' stack cost, fine pruning cost, port to port cost of mobilization, hourly costs for defined positions and service description for post emergency site clean up. This document should be updated annually and on the anniversary of the agreement.

Wilkes Air Conditioning, LLC

P.O. BOX 95
 Bushnell, FL 33513
 (352) 303-7358 St. Cert. #
 CMC1249437

" Old Fashion Quality Service"
 Heating • Air Conditioning • Generators
 Commercial and Residential

PROPOSAL

Proposal created for The Groves CDD		Job Name Gym AC	
Address		Job Address	
City, State Zip		City State Zip	
Phone	Date Submitted 2-9-26	Job Contact	Date of Plans

We respectfully submit the following specifications and estimate for:

Replacement of 3-ton Ballroom split system with new 3-ton Champion split system. Cost to include:

1. Removal and disposal of old system
2. Connect to existing duct , copper, and electrical
3. New auxiliary drain pan and switch

10 year parts and 1 year labor warranty

50 percent draw to start and 50 percent due at completion

We hereby propose to furnish material and labor- in accordance to the above specifications, for the sum of:

Eight thousand five hundred 00/100 ----- \$8,500.00

Payment to be made as follows: Draw Basis

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature *David Abe Wilkes*

Proposal Valid for **30** Days

Signature *Jennifer S. McEann*

Signature *David Wilkes*

Acceptance of Proposal- The above specifications, prices and conditions are acceptable. I hereby authorize all work as specified. Payment to be remitted as outlined above

Date Authorized: *6/24/26*



The Groves CDD Aquatics

Inspection Date:

6/29/2026 12:05 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM

813-836-7940

Page 179

Inspection Report

SITE: 1

Condition: Excellent Great Good Poor Mixed Condition Improving



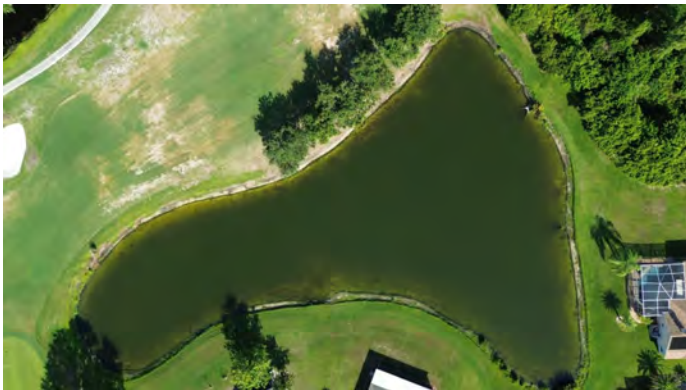
Comments:

Mild terrestrial weed growth on the exposed banks. Technicians have been leaving them in place for soil stabilization, but I think it's fine to start treating them. Higher chances of rain every day means ponds will start to fill and clear this growth naturally anyway.
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	<input checked="" type="checkbox"/> Other: Terrestrial

SITE: 2A

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Small patches of nuisance grasses present, mainly around beneficial plants. Technicians will take care when treating these areas as to no harm the beneficials.
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

SITE: 2B

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Slender spikerush growth present at the water's edge. Treatments will continue as it moves down the bank toward the water. The spatterdock could use a cutback as well; I'll ask the technician to address this. Very mild filamentous algae growth along the perimeter. This will be treated next visit.

<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	<input checked="" type="checkbox"/> Other: Spatterdock

SITE: 3A

Condition: Excellent Great Good Poor ✓Mixed Condition Improving



Comments:

The seasonal lymbya bloom is back. We caught it early and it is not as bad as last year. Prescribed treatments have already started and effects are taking hold. These will continue until growth clears. No nuisance grass observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	<input checked="" type="checkbox"/> 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: 3B

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The area still holding water also has a lynbya bloom. Treatment is evident by the color of the algae; these will also continue the same as 3A. Nuisance grasses will be addressed next visit.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	<input checked="" type="checkbox"/> 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:	

SITE: 17

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Conditions are still prime for this persistent planktonic algae bloom. The pond is shallow, hot, and appears to have regular runoff from the adjacent parking lot. Treatments will continue regardless. No nuisance grass observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous	
		<input checked="" type="checkbox"/> 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: 19

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

Mild filamentous algae present near the water's edge. Treatments are ongoing to prevent further growth. Salvinia has returned to some areas. Restricted light and high temperatures will inhibit growth between herbicide treatments. Rain will be the key here to flush it out like before.

<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	Slender Spikerush	<input checked="" type="checkbox"/> Other: Salvinia

SITE: 20

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Mild filamentous algae growth, most of which is decaying from treatment. A technician will inspect and re-treat if needed. Shoreline nuisance grasses will also be treated 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:

Inspection Report

SITE: 21

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

More decaying algae. This pond will also be set for inspection and re-treat if needed.
No nuisance grass observed.

<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>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other: Chara

SITE: 22

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Lily growth has accelerated since last inspection. A technician will be on site with an amphibious vehicle to treat later this week.
Littoral areas are mostly free of nuisance growth. These will also be addressed.

<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	Minimal	<input checked="" type="checkbox"/> Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Lilies

MANAGEMENT SUMMARY



Summer is officially here which means pond conditions will start to turn. The relatively temperate days are behind us and until the drought ends, growing conditions will run wild. Water temperatures are holding above the algae threshold of 85°F which can produce blooms in under 72 hours. No rain to pelt the mats down means decaying algae can remain in ponds far longer than the expected 7-10 days. Expect conditions like these to hold until water levels rise and begin flushing.

I'm finding interesting conditions regarding vegetation. Longer days have been allowing in-water growth (floating and submersed) to boom, but emergent shoreline growth is slow from lack of rain. Most of these in-water plants are affected by the algaecides in our arsenal and can be dealt with simultaneously. The sparse shoreline growth is easily cleared with standard herbicide treatments.

Rainy season is still ahead of us which will add new strain to waterways. All growth will accelerate so technicians are doing everything they can right now to keep conditions manageable before this happens.

Relatively good pond conditions given recent weather. As expected, algal blooms have appeared in several ponds. Aside from 3A and 3B, they are very mild and can be cleared quickly with a round or two of treatment. Typical grass growth as well. Slender spikerush is common here and will "chase" the receding water line. This does, however, expose more of it making it easier to treat.

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!

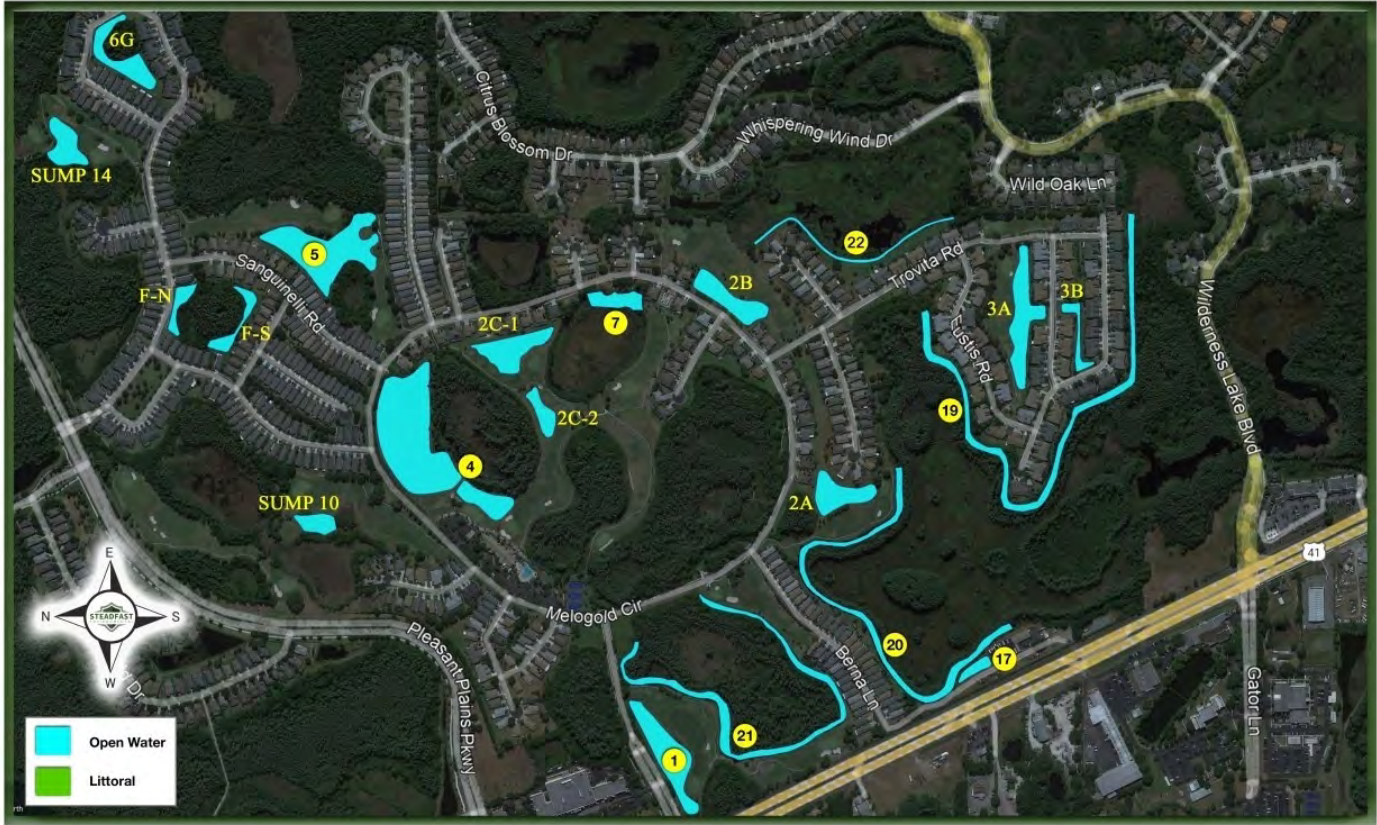
MAINTENANCE AREA



THE GROVES CDD

Festive Groves Blvd, Land O' Lakes

Gate Code:





Daily Logs List

Jun 8, 2026

Job: SE1064 The Groves CDD

Title:

Added By: Joshua Britto

Log Notes:

6g, treated for minor grasses
 Sump 14, treated for moderate algae
 5, treated for heavy grasses
 Fn/fs treated for torpedo grass
 Sump 10, treated for heavy algae/slender
 4, treated for moderate hydrilla heavy algae
 7, treated for spikerush
 22, treated for moderate grasses 21/20/19, walked /driven for misc vegetation and salvinia
 3a/3b treated for heavy algae

Weather Conditions:

Hazy Mon, Jun 8, 2026, 1:59 PM



95°F

Wind: 8 mph

68°F

Humidity: 90%

Total Precip: 0"

Attachments: 13





Printed: Jun 29, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Jun 22, 2026

Job: SE1064 The Groves CDD

Title:

Added By: Joshua Britto

Log Notes:

3s/3b treated for heavy algae

2a treatment for grass

4,treated for hydrilla/ grasses

1, treated for grasses

5, treated for algae/ grasses

6g, treated for weeds

Sumps treated for algae and grasses 6g

Weather Conditions:

Partly cloudy with showers Mon, Jun 22, 2026, 1:43 PM



95°F

72°F

Wind: 10 mph

Humidity: 100%

Total Precip: 0"

Attachments: 9





Manager Report

June 10, 2026

Landscape

- Festive Groves Entrance landscape completed on 6/6/26
- Clubhouse Flagpole, monument and end caps will be installed 6/13/26
- April (Davey) onsite to review updated revisions with Supervisor Cross.
- All revisions, including mulch in proposed areas fall just below the not to exceed \$85K. This includes 2 deer repellent applications.
- Please see attached for removal of Butterfly Garden "Bushes"
- Back gate, Butterfly Garden, completion of Clubhouse, completion of Festive Groves, and Fishing Pier to be completed in phases and will be done on Saturdays.
- Davey working on Proposals for Deer Repellent enhancement, Plant care warranty proposal
- Irrigation leak on Diamonte repaired with metal couplings.

Ponds

- Steadfast repaired collapsed weir on hole #7.
- Jaffa Lane fountain repaired it was under warranty.
- Matt contacted on pond 3A and 3B on respraying for Lyngbya. First treatment applied on June 9th.

Restaurant

- Restaurant up to date on rent.
- McNatt onsite does not recommend changing the drain for dishwasher.
- Spectrum called to fix inoperable restaurant phone system. Installed new modum.

Pool

- Pool stains continue being treated with additional additives.

Field & Maintenance

- Electrician onsite to install new timer for pool light and building lights.
- Electrician onsite to cut power to Digital Sign.
- The Hole #10 has been extended. Bikes can no longer drive around the side of the fence.
- FDC is replacing all Handicap door buttons with new wireless. When ? TBD
- Handicap door timing adjusted in Lanai means room.
- New hinges installed on Lanai inside men's handicap door. The old hinges were sprung.
- 3 faulty lights repair requests submitted to the WREC.
-

Administrative

- Gator Cleaning contract completed with District Counsel tentative start date is June 18th or 19th.
- JaniKing appointment scheduled for key return on June 15th last day on site June 14th.
- Waiting on contract for Tennis KEY FOB install with ECS.
- District Counsel finalizing letter to Big Sun Fencing for Tennis Screens deficiency's.
- Met with HOA on OLM specs for RFP. Will send updated specs next week when they are received.
- Received new proposal from Brown and Brown on District Insurance. Waiting on Egis renewal rate. Will place on agenda when we have both. Brown and Brown appear to have some savings to District.
- Wilkes air conditioning onsite to recharge the Fitness Center Air Conditioner
- Find attached proposal from a resident proposing to host a pickleball tournament here at The Groves in October. Aging My Way Pickleball Tournament.

FRONT / BACK GATE

- Two gate strikes this week . 1 at front gate and 1 at back gate) all of which were residents.
- Insurance company contacted for gate strike.
- Frank D and Sandy C installed new, replacement signs at gates.
- Still waiting for Door King Barrier Arms to be delivered.
- Cellgate contacted and trained staff on limiting times on Access Codes such as the Golf Shop. The code Will work from 5:30 a.m. to 6 p.m.
- Access Code will only work during business hours for any vendor that has an established Vendor Access Code. Example would be Cornerstone. 8 a.m. to 5 p.m.



Groves Clubhouse <clubhouse@thegrovescdd.org>

Thanks

2 messages

Margaret Dillard <genjunkers@gmail.com>

Sat, Jun 6, 2026 at 4:21 PM

To: "clubhouse@thegrovescdd.org" <clubhouse@thegrovescdd.org>

Hello Boards Members,

Thank you for all that you do to make our community what it is today!

Thank you for the time you spend working on the projects to improve our community

I stoped attending the meetings a long time ago. I felt it didn't make a difference if I attended. That was My mistake .

I am back and enjoying the info discussed and actions taken by all of you.

Thanks again,
Margaret Dillard



Manager Report

June 22, 2026

Landscape

- Clubhouse Flagpole and Monument landscape installed 6/13/26
- Clubhouse bushes removed along Melogold 6/20/26.
- Back gate new landscaping will not be installed until irrigation is working.

- Butterfly Garden, completion of Clubhouse, completion of Festive Groves, and Fishing Pier to be completed in phases and will be done on Saturdays.
- Davey will present Proposals for Deer Repellent enhancement, Plant care warranty proposal will be distributed as soon as we receive it.
- Davey identified no irrigation at the guard shack islands proposal coming.
- Irrigation mainline repairs made to Shaddock and Diamonte.
- Asked for proposal for limbing up of hardwoods

Ponds

- Jaffa Lane fountain turned off due to Lyngbya.
- Matt contacted on pond 3A and 3B on respraying for Lyngbya. First treatment applied on June 9th, 2nd treatment June 22nd it is beginning to turn and will die off.
- Rim Ditch #21 sprayed out on June 22nd.

Pool

- Poolworks on site to replace faulty valve. Ordering a new one so we have one on backup.
- Median powder refilled
- Additional special cleanings to remove the median will be done weekly to clear up the cloudy water. This may take up to 2 weeks.

Field & Maintenance

- Electrician onsite to address the ballroom timer for Pancake Breakfast. It has been bypassed to eliminate any issues moving forward.
- Electrician onsite addressed light over golf shop door. It is now on its own timer for early morning staff.
- FDC phoned again to find out a date for install. They are waiting on parts to install new Wireless buttons.

- 2 faulty lights repair requests submitted to the WREC.

- Gator Cleaning Services started including the 3 day a week porter who works 10 a.m.-2 p.m. on the weekends.
- Overhanging limbs trimmed along Diamonte sidewalk adjacent to park.
- White fence cleaning along hole #11 and State Road 41 has begun.

Administrative

- Tennis Key FOB system signed and ordered.
- Deficiency letter to Big Sun Fencing written waiting on final approval from District Counsel. Photos sent
- Enclosed version #3 of OLM specs and contract.
- OLM site vendor visits postponed until after CDD meeting
- OLM will be an agenda item for discussion.
- Still waiting on Egis renewal to compare to the Brown and Brown proposal. Will send as soon as it comes in.
- Wilkes air cannot maintain the refilling of the Fitness Center HVAC it needs a new coil and it will be ordered as soon as we receive proposal. Proposal attached- we will ratify at meeting 7/7/26
- Ballroom HVAC coil replaced and up and running.
- Wireless Microphone missing from ballroom and the additional wireless microphone was dropped and will need to be replaced soon.
- 1 New Wireless Microphone ordered 6/23/26

FRONT / BACK GATE

- One full week with no gate strikes.
- Roving Guard minimal reports mostly on Street lighting.
- Pedestrian Gate repaired on June 22nd for Faulty Key FOB wire.

THE GROVES COMMUNITY DEVELOPMENT DISTRICT

District Manager Report – June 2026

- Deficiency Letter Finalized with District Counsel for Big Sun Fencing
- Public Hearing Notices for Budget meeting are finalized and will be published on July 2nd and 9th.
- Mailed Notices Prepared for Assessment Increase
- Candidates for the November Election attached
- Direction from Board on conducting a Meet the Candidates Night
- Coordination with BDI Engineering for storm water drains on Shaddock to be vacuumed out the first week of July
- Meeting with Poolworks to coordinate placement of water filter to combat hard water staining in pool
- Signed proposal with McNatt plumbing for filter install for pool
- HVAC ordered for Fitness Center
- Coordinated with Accounting for a more detailed line for line explanation for Financials and Summary moving forward.

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



Page 196
EXCELLENCE



ACCOUNTABILITY



RESPECT

Office: CDD The Groves, Seat 1

Mark Kearschner (NPA)

status(Active-*QUALIFIED*)

monetary\$0.00
in-kind\$0.00
expenditures\$0.00

Patricia Penberthy (NPA)

status(Active-*QUALIFIED*)

monetary\$0.00
in-kind\$0.00
expenditures\$0.00

Office: CDD The Groves, Seat 2

Tammy Cox (NPA)

status(Active-*QUALIFIED*)

monetary\$0.00
in-kind\$0.00
expenditures\$0.00

James E. Lewis (NPA)

status(Active-*QUALIFIED*)

monetary\$0.00
in-kind\$0.00
expenditures\$0.00

Patricia Penberthy (NPA)

status(*INACTIVE-WITHDRAWN*)

monetary\$0.00
in-kind\$0.00
expenditures\$0.00

Office: CDD The Groves, Seat 3

Richard D. Loar (NPA)

status(Active-*UNOPPOSED*)

monetary\$0.00
in-kind\$0.00
expenditures\$0.00

**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 June 2, 2026, and called to order at 10:01 a.m. 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 Teams Communications, were:

13	Wendi McAnn	District Manager, Inframark
14	Lauren Gentry	District Counsel, Kilinski/Van Wyk
15	Grace Rinaldi	District Counsel, Kilinski/Van Wyk
16	Clint Robinson	Assistant District Manager, Inframark
17	Residents and Members of the Public	

18
19 *This is not a certified or verbatim transcript but rather represents the context and summary of the*
20 *meeting. The full meeting is available in audio format upon request. Contact the District Office for*
21 *any related costs for an audio copy.*
22

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

24 Ms. McAnn called the meeting to order, and a quorum was established.
25

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

27 The Pledge of Allegiance was recited.

28 **THIRD ORDER OF BUSINESS** **Audience Comments**

29 The Board received comments from the audience on security operations, public comment
30 resolutions, landscape concerns, restaurant operations, and community beautification projects.

31
32 **FOURTH ORDER OF BUSINESS** **Business Items**

33 **A. Consideration of Resolution 2026-10 on Public Comment Periods**

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35 District Counsel reviewed and proposed the Public Comment Resolution. A brief discussion ensued
36 regarding statutory requirements and resident participation opportunities.

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On MOTION by Mr. Loar, seconded by Mr. Watkins, with all in favor, the Board approved Resolution 2026-10 on Public Comment Periods. 5-0

- B. Discussion of Davey Lifetime Plant Guarantee**
- C. Consideration of Davey Mulch/Pinestraw Proposal**
- D. Consideration of Davey Sod Proposal**
- E. Consideration of Davey Dog Park**
- F. Consideration of Davey Festive Groves Proposal**
- G. Consideration of Davey Festive Groves Proposal**
- H. Consideration of Davey Back Gate Proposal**
- I. Consideration of Davey Butterfly Garden Proposal**
- J. Consideration of Davey Hedge on 4**

The Davey representative presented the landscape proposals 4B-4J included on the agenda. The Board of Supervisors reviewed the proposals, discussed them in detail, and raised various questions for clarification. The Board appointed Ms. Sandy Cross as the landscape liaison.

On MOTION by Mr. Loar, seconded by Mr. Watkins, with all in favor, the Board approved and authorized up to \$70,000 for landscape enhancements for Festive Groves Boulevard, the Clubhouse, the Back Gate, the Butterfly Garden, and the Dog Park. 5-0

Following discussion, the motion was amended to increase the budget to \$85,000 to include pine bark in all enhanced areas. The motion also authorized the Landscape Liaison, in coordination with staff, to approve certain requested modifications to the landscape plan, including the addition of hibiscus plantings in the butterfly garden and the application of deer repellent.

On MOTION by Mr. Loar, seconded by Mr. Lewis, with all in favor, the Board modified the previously approved motion for landscape enhancements to \$85,000 to include pine bark in all areas that are enhanced, and give the liaison the ability with staff to decide on some modifications that were requested to plantings, such as hibiscus in butterfly garden and the addition of deer repellent. 5-0

72 Agenda items 4D regarding sod, some of 4C regarding Pine Bark, and 4J regarding the hedge on
73 41, along with debooting of Palm Trees, were deferred for further review, and will be revisited in the
74 fall.

75

76 **K. Consideration of Proposal for Tennis Key Fob Entry 1 Door**

77

78 On MOTION by Mr. Watkins, seconded by Ms. Cross, with all in favor, the
79 Board approved to have 2 key FOB Readers installed at the Tennis Courts NTE
80 \$12,000. 5-0

81

82 **L. Discussion of Tennis Wind Screens**

83 The Board discussed the Tennis wind screens and emphasized the importance of verifying that the
84 product received, meets the specifications and quality standards of the product purchased.

85

86 On MOTION by Mr. Loar, seconded by Ms. Cross, with all in favor, the Board
87 agreed to withhold payment for the tennis wind screens until deficiencies are
88 addressed. 5-0

89

90 **M. Consideration of Proposal for Turn Bar Amendment for 2 Months Free Rent**

91 The Board discussed restaurant operations, and whether there was a financial need to provide two
92 months of rent relief. Mr. Watkins was appointed as the liaison to meet with Jennifer and assess the
93 restaurant's financial situation. Various ideas were discussed regarding potential modifications to the
94 restaurant lease and other measures that could provide relief to the operator.

95

96 **N. Consideration of Janitorial Proposals**

97

98 On MOTION by Mr. Watkins, seconded by Ms. Cross, with all in favor, the
99 Board agreed to accept Gator Cleaning Services Proposal for 5 days a week
100 cleaning and a porter to work 4 hours a day on Saturday, Sunday, and Monday
101 in the amount of \$4,390. 5-0

102

103 **FIFTH ORDER OF BUSINESS**

Staff Reports

104 **A. District Counsel**

105 District Counsel reminded the Board to submit their financial disclosure forms by July 1, 2026 to
106 avoid potential penalties. District Counsel also noted that Seats 1, 2, and 3 are up for election in

107 November 2026. Candidates may begin pre-filing now, with the official qualifying period opening at
108 noon on June 8, 2026 and closing at noon on June 12, 2026.

109 District Counsel advised the Board regarding the findings related to Accurate Electronics and
110 Cellgate billing, as well as contract enforcement matters. Based on this information, a motion was made
111 to rescind the action approved at the May 5, 2026, meeting that authorized ECS to perform all Cellgate-
112 related functions.

113
114

On MOTION by Mr. Loar, seconded by Mr. Lewis, with all in favor, the 115 Board agreed to rescind the action approved at the May 5, 2026, meeting that 116 authorized ECS to perform all Cellgate-related functions. 5-0

117
118 **B. District Engineer Report**

119 The District Engineer was not present. The Board was informed that the District Engineer will be
120 in attendance at the July 7, 2026, meeting.

121
122 **C. Aquatics Report**

123 The Steadfast representative provided an update on seasonal operations, noting that summer
124 treatment activities are underway. He advised that areas 3A and 3B are scheduled to be treated.

125
126 **D. Clubhouse Manager Report**

127 Mr. Robinson updated the Board on requests from last month's meeting. The Board had no
128 additional questions regarding the report.

129
130 **E. District Manager**

131 Mr. Loar noted a typographical error in the Hurricane Preparedness Plan and noted to remove
132 Accurate Electronics and update with ECS.

133
134 **SIXTH ORDER OF BUSINESS**

Business Administration

135 **A. Consideration of the Minutes of the Meeting Held on May 5, 2026**

136

On MOTION by Mr. Watkins, seconded by Ms. Cross, with all in favor, 137 motion to approve the May 5, 2026, Meeting Minutes with corrections made 138 to line item #111, should replace the word would, and line item #118 Tennis 139 Windscreens removed and replace with Inframark. 5-0

141 **SEVENTH ORDER OF BUSINESS** **Supervisors' Requests**

142 Mr. Loar requested a discussion with Accounting on interest calculations.

143 Ms. Cross commented on HVAC with Wilkes for the ballroom ceiling, and replacing monument
144 letters prior to plantings.

145 Mr. Watkins made a motion to remove the digital sign.

146

147

On MOTION by Mr. Watkins, seconded by Mr. Loar, with all in favor, the 148 Board approved removal of the digital sign. 5-0

149

150 Mr. Lewis noted that he would follow up on the pool lights, the tree hole on #11, and the cameras
151 on the dog stations.

152

153 **EIGHTH ORDER OF BUSINESS** **Adjournment**

154

On MOTION by Mr. Allison, seconded by Mr. Loar, with all in favor, motion 155 to adjourn the meeting at 1:33 p.m. carried. 5-0

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161 _____
Secretary/ Assistant Secretary

Chairperson / Vice-Chairperson