INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

The Groves Community Development District

October 6, 2026

Agenda Package

TEAMS MEETING INFORMATION
https://teams.microsoft.com/meet/290558538740357?p=xTvlbhfDEuXkdWJcL0

Meeting ID: 290 558 538 740 357
Passcode: Pm2bm3EN

2005 Pan Am Circle, Suite 300
Tampa FL 33607

CLEAR PARTNERSHIPS

C COLLABORATION
L LEADERSHIP
E EXCELLENCE
A ACCOUNTABILITY
R 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, October 6, 2026, at 10:00 a.m.

The Regular Meeting of The Groves Community Development District will be held on October 6, 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:

https://teams.microsoft.com/meet/290558538740357?p=xTvlbhfDEuXkdWJcL0

Meeting ID: 290 558 538 740 357 **Passcode:** Pm2bm3EN

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 of Restaurant Contact

   B. Discussion of Maintenance and Repair of Reclaimed Water and Irrigation System…….Page 4

   C. Consideration of SSI Restaurant Maintenance Proposals……..Page 10

   D. Consideration of Tax Solutions Engagement Letter…….…..Page 26
5. **STAFF REPORTS**

   A. District Counsel

   B. District Engineer

   C. Aquatics Report……..Page 29

   D. Clubhouse Manager…….…...Page 41

   E. District Manager…….……....Page 61
6. **BUSINESS ADMINISTRATION**

   A. Consideration of Meeting Minutes September 8, 2026……..Page 62
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, November 10, 2026, at 10:00 a.m.

Amendment To The

Reclaimed Water and Asset Use Agreement

Between

The Groves Golf and Country Club Master Association, Inc. (HOA)

And

The Groves Community Development District (CDD)

Effective Date: This Amendment shall become effective on January 1st, 2027, upon ratification and approval by both the HOA and CDD Boards.

Recitals:

WHEREAS both the HOA and CDD utilize reclaimed water for irrigation within The Groves Golf and Country Club community; and

WHEREAS, both parties desire to establish a clear understanding of financial responsibility for maintenance, repair, replacement and upgrading of the reclaimed water irrigation system;

NOW, THEREFOR, the parties agree as follows:

1. The CDD is entitled to up to 10% of the reclaimed irrigation water.
2. The mainline is defined as the pipe which supplies water to the distribution systems for the golf course, the Club homes, and the CDD common areas, and includes pressure reducing valves. It does not include Controllers, gate valves, or any other element of the individual water distribution systems.
3. Cost of repairs, replacement, maintenance and upgrading of the mainline will be the responsibility of the party upon which that portion of the mainline is located.
4. The golf course, the Club homes and the CDD are each individually responsible for repair, replacement, maintenance and upgrading of the irrigation systems supplying irrigation water from the mainline to their respective properties.
5. The CDD is responsible for maintenance, repair and replacement of the freshwater well and pump, the two Flowtronix pumps located in the pump house, and the reclaimed water pond.
6. The cost of electricity to operate the pumps will be shared with HOA paying 90% and the CDD paying 10%.

Execution:

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the dates indicated below.

For the Groves Golf and Country Club Master Association, Inc. (HOA)

By: _____ Date: _____

Name: _____

Title: _____

For the Groves Community Development District (CDD)

By: _____ Date: _____

Name: _____

Title: _____

AGREEMENT FOR MAINTENANCE AND REPAIR OF RECLAIMED WATER IRRIGATION SYSTEM

On December 2, 2026, the CDD Board of Supervisors approved the HOA/CDD Water and Asset Use agreement that had been prepared by the HOA. This agreement requires that the HOA pay 100% of the monthly reclaimed water bill in exchange for the use of certain assets owned by the CDD. This agreement included a provision for amendment to address cost sharing for repair of the irrigation system.

The Reclaimed Water Irrigation System provides irrigation for the golf course, Club Homes and CDD common areas. In the past, cost of repairing the mainline has been shared, with HOA paying 50% and CDD paying 50%. This cost distribution is unfair, because it is not distributed proportionally to those that benefit from use of the system.

The irrigation mainline consists of two continuous pipes which start and finish at the pump house. Irrigation for the golf course, the Club Homes and the CDD common areas is supplied by distribution systems that connect directly to the mainline.

In developing a proposed amendment for sharing the cost for repairs to the irrigation system, it must be recognized that the majority of the system is on private property and that the CDD does not have easements on any of the private property. The private property consists of golf course property and Club Home property. It is unlawful for the CDD to fund improvements on private property.

Reclaimed Water and Asset Use Agreement

Between

The Groves Golf and Country Club Master Association, Inc. (HOA)

and

The Groves Community Development District (CDD)

Effective Date: This Agreement shall become effective upon ratification and approval by both the HOA and CDD Boards.

Recitals

WHEREAS, both the HOA and the CDD utilize reclaimed water for irrigation within The Groves Golf and Country Club community; and

WHEREAS, both parties desire to establish a clear understanding of financial responsibility for reclaimed water usage; and

WHEREAS, in consideration of the HOA assuming full financial responsibility for reclaimed water costs, the CDD agrees to grant the HOA a license to utilize certain CDD-owned assets for the ongoing operation of the golf course and related amenities;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. Reclaimed Water Cost Responsibility

Effective upon ratification and approval of this Agreement:

- The HOA shall assume one hundred percent (100%) responsibility for all reclaimed water costs.
- This responsibility applies solely to reclaimed water and does not include potable water, stormwater management, or other utilities or services.

2. License to Utilize CDD Assets

In consideration of the HOA assuming reclaimed water costs, the CDD hereby grants to the HOA a non-exclusive license to utilize the following CDD-owned assets for community operations and golf course activities:

CDD Asset	Annual License Value
Pro Shop	$1 per year
HOA Administrative Offices	$1 per year
Maintenance Facility	$1 per year
Putting Green	$1 per year
Aqua Range	$1 per year

This license permits the HOA to operate and manage the above facilities for the benefit of The Groves community and its members, subject to applicable laws and policies.

3. Term

This Agreement shall remain in effect unless and until amended or terminated by mutual written agreement of both parties.

4. Operation

The HOA shall be responsible for the routine operation of the licensed facilities listed above.

The CDD shall retain ownership of all such assets and may inspect them periodically to ensure they are in acceptable condition.

If, in the future, the HOA and CDD enter into a cost-sharing agreement for the repair of the CDD-owned community irrigation system, such agreement shall be incorporated by reference into this Agreement and shall become an integral part of it.

The parties agree that any future cost-sharing arrangement shall be negotiated in good faith and documented by written amendment.

5. Amendment

This Agreement may be amended only by a written instrument executed by duly authorized representatives of both the HOA and the CDD.

6. Execution

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates indicated below.

For The Groves Golf and Country Club Master Association, Inc. (HOA)

By: _____ Date: 7-8-2026

Name: Glenn Douglass

Title: HOA President

* CDD Did NOT ~~Provide~~ present This Document UNTIL 7-8-2026 HAND Delivered This DATE.

For The Groves Community Development District (CDD)

By: _____ Date: 12/02/2025

Name: Jimmy Allison

Title: Chairman



Why SSI Services?











SSI Services understands that your equipment is one of your largest investments and we guarantee that we can provide a HIGHER QUALITY SERVICE and save your business up to 15% ON YOUR MAINTENANCE & REPAIR COSTS.

SO WHY SHOULD YOU CHOOSE SSI SERVICES FOR ALL OF YOUR SERVICE NEEDS?

HOW DO WE DELIVER A HIGHER VALUE THAN OTHER SERVICE PROVIDERS?

Let us explain...

For starters, we track each piece of your equipment's service history in our immense database with great detail. This information will allow you to make informed decisions regarding age, condition, service history, as well as accumulated costs for each piece of equipment. Having this information will allow you to avoid unnecessary costs on equipment that has exceeded its value and useful lifecycle.

We also offer several service agreement options to provide you with THE FLEXIBILITY THAT FITS YOUR NEEDS and budget requirements. Our agreement benefits include: decreased maintenance related service costs, no overtime charges for after-hours services (excluding bronze agreement), discounts on labor rates, and frequency of maintenance options.

SSI Services stocks each service van with over $10,000 of the most common items needed for quick repairs. We also have the unique ability to customize various inventory items for larger business groups with common equipment.

I hope this information helped you get to know SSI Services a little better and look forward to working with you soon.









For additional information, please call us at 800.263.2206.



SSI SERVICES IS A PROUD SERVICE PROVIDER FOR:

CORRIGOPRO

DIRECT SUPPLY

ecotrak

ServiceChannel

SERVICING THESE FINE ESTABLISHMENTS:

RESTAURANTS

Applebee's

Bob Evans
DOWN ON THE FARM

BLOOMIN' BRANDS INC

OUTBACK STEAKHOUSE

CARRABBA'S ITALIAN GRILL

BONEFISH GRILL

Fleming's PRIME STEAKHOUSE & WINE BAR

Checkers
BURGERS • FRIES • COLAS

Cracker Barrel
OLD COUNTRY STORE

Culver's

california PIZZA KITCHEN
CPK

DARDEN

Olive Garden ITALIAN KITCHEN

LONGHORN STEAKHOUSE

Cheddar's SCRATCH KITCHEN

Yard House

THE CAPITAL GRILLE

Seasons 52 FRESH GRILL | WINE BAR

Bahama Breeze ISLAND GRILLE

Eddie V's PRIME SEAFOOD

CHIPOTLE MEXICAN GRILL

Perkins RESTAURANT & BAKERY

Red Robin
GOURMET BURGERS AND BREWS

SUBWAY

Pizza Hut

PANDA EXPRESS CHINESE KITCHEN

UNO CHICAGO GRILL
EST. 1943

TACO BELL



HEALTHCARE SERVICES

Avante
Serve | Care | Heal

Brookdale
Senior Living

Consulate Health Care
At the Heart of Caring

Genesis
HealthCare System

GraceManor
Suites
Assisted Living

Halifax Health

Inspired Living℠
We take care of Moms and Dads.

Life Care Centers of America

Opis
Senior
Services Group
Compassionate care. Passionate people.

Orchid Cove
Health Group

Palm Garden
Health and Rehabilitation Center

Parrish
Medical Center

Regency Park
Assisted Living & Memory Care

Solaris
Healthcare

Vitality
Living
Be You · Be Vibrant · Belong

AIRPORTS

Tampa International Airport

Orlando Sanford Intl Airport

Orlando International Airport | MCO



Service Agreement Options









SSI Services

SSI Services

Businesses that commit to regular maintenance often spend 15% less on maintenance and repairs than businesses that do not. SSI Services offers several agreement options to provide businesses with the flexibility that fits their needs and budget requirements.

The purpose of this **GOLD Agreement** is to provide detailed maintenance while minimizing customer costs. The frequency of service should also be considered when addressing costs (i.e. quarterly, tri-annually, or semi-annually)

Agreement benefit options include: decreased maintenance related service costs, no overtime charges for after-hours services, and discounts on labor rates.

Scope of Benefits:

- [x] Equipment History available
- [ ] Air Filters
- [ ] Fan Belts
- [ ] A/C Drains Cleared
- [ ] Exhaust & Make-Up Air
- [ ] Clean A/C Condenser Coils __ X
- [x] Clean Ice Machines 2 X
- [x] Clean REF. Condenser Coils 2 X
- [ ] Check Heating Systems
- [x] Check Cooler/Freezer Temperatures

Scope of work includes: Frequency

Maintenance Service	QUATERLY
Replace all air filters	n/a
Replace all fan belts	n/a
Base cost per visit	$ 585.00
Materials	
Cleaning, sanitizer, & Lubrication materials	$ 50.00
Air filters (Pleated / Non-pleated)	$ n/a
Fan belts	$ n/a

Total investment (per visit) **$ 635.00**

INT: _____



Trade Name of Company: THE GROVES COMMUNITY DEVELOPMENT

Owner, Partner, Proprietor Full Name: _____

Mailing Address: _____

City: _____State: _____ Zip: _____

Phone: _____ Fax: _____

Location Contact: _____

If a subsidiary of another company, please give parent company information or mark N/A:

Name: _____

Street Address: _____

City: _____State: _____ Zip: _____

Phone:_____

Fax:_____

Date: _____
Corporate Name: _____
DBA Name: _____

PAYMENT & CANCELLATION

JOLITO, INC D.B.A. SSI SERVICES CREDIT TERMS AGREEMENT

This agreement may be canceled by either party with 45 days written notice. Agreements with monthly billing terms that are canceled will be subject to a final billing inclusive of all unbilled months.

Payments are due net 30 from date of service unless otherwise specified in writing by both parties. Customer agrees to pay Jolito Inc. d.b.a. SSI Services the reasonable costs of collection of any past due amount, including reasonable attorney's fees, and any out of pocket filing and court charges. Venue for any litigation shall only be in Orange County, FL and shall not be tried before a jury.

It is agreed that SSI Services will retain title to any equipment or material that may be furnished until final payment is made, and if settlement is not made as agreed, the seller shall have the right to remove said equipment and the seller will be held harmless for any damages resulting from the removal thereof. SSI reserves the right to apply finance charges computed by a periodic rate of 1-1/2% per month which is an annual percentage rate of 18% on accounts past due 30 days or more. In any litigation, it is agreed the successful party shall be entitled to recover a reasonable attorney fee.

This agreement will auto renew each year. The rate will be reviewed periodically and rates will be adjusted based upon rising costs and/or any additional equipment added subsequent to the date of this agreement.

This credit agreement must be signed by a corporate owner/officer, partner, or authorized agent. Unless signed, it will not be approved. The applicant hereby authorizes SSI services, to take appropriate measures in verifying the credit of the business to which SSI services is to extend credit.

_____
_ LEGAL REPRESENTATIVE SIGNATURE

_____
_ NAME TITLE DATE

SSI SERVICES C/O JOLITO INC. MEDIATION AND ARBITRATION

Any and all disputes of whatever kind that arise out of or related to this contract shall be settled and finally determined by mediation or binding arbitration as provided by the Federal Arbitration Act (9 U.S.C. Section 1–14) and similar state statutes and not by a court of law. The claim will be first mediated in accordance with Section 44.1011(2), Florida Statutes, as appropriate. If not resolved by mediation, the claim will be settled in accordance with the Commercial or Construction Industry Arbitration Rules, as appropriate, of the American Arbitration Association, and judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction of the matter. The decision of a majority of the arbiter(s) selected will control with respect to the matter. The arbitrator(s) shall award to the substantially prevailing party, if any, as determined by the arbitrator(s), all of its costs and fees. "Costs and fees" are defined as all reasonable pre-award expenses of the arbitration, including, but not limited to, the arbitrator's fee, administrative costs, travel expenses, out-of-pocket expenses, such as copying and telephone expenses, court costs, witness fees and attorney's fees. The parties agree that no issue, matter or dispute as described herein may be taken to any court unless it is a Mediated settlement or an Arbitration decision for enforcement purposes. In the event that a party seeks judicial resolution not in accord with this paragraph, then any and all other parties are entitled to an award of attorney's fees from such court and injunctive relief against the party violating this provision, together with dismissal of their pleadings. The customer acknowledges that, with respect to all such disputes, it has voluntarily and knowingly waived any right it may have to a jury trial or to participate in a class action or class litigation as a representative of any other persons or as a member of any class of persons, or to consolidate its claims with those of any other persons or class of persons.

_____
_ LEGAL REPRESENTATIVE SIGNATURE

_____
_ NAME TITLE DATE

DEFINITIONS

Equipment Restrictions: Equipment NOT listed on this agreement will be serviced and invoiced using SSI Services regular billing rates. Equipment that is replaced with like equipment will be integrated into the service agreement with no modifications. Additional equipment may be added to the service agreement upon customers written authorization to any amendments.

Replace Air Filters: SSI Services will install non-pleated air filters unless otherwise requested by the customer. Pleated air filters may be used at an additional cost.

Belts, Bearings, Washable Filters: All fan belts will be Browning belts or equivalent and installed on all A/C, exhaust, and make-up air equipment. The technician will clean washable make-up air filters and grease all bearings that have grease ports. These tasks are important to minimize fan belt failures.

Clear Condensate Drains: All air conditioner drains will be cleared using high pressure nitrogen and/or a wet/dry vacuum.

Visual Inspection: The technician will inspect equipment for any obvious component issues. If any issues are observed, the technician will address with MOD and notate those issues on the planned maintenance check list. The SSI Services Service Manager will review the checklist upon completion and work to quickly resolve any issues.

Exhaust & Make-Up Air: The technician will replace all fan belts and grease exhaust bearings.

Clean AC Condenser Coils: The technician will apply an acid free foaming coil cleaner to the coils and rinse clean.

Clean Ice Machines: The technician will disassemble all water components and wash them with soap and water. Once reassembled, the technician will cycle food-safe cleaner and sanitizer throughout the system. The technician will operate the system to ensure proper ice production. To ensure proper ice storage and sanitation, the customer must remove existing ice prior to the technician's arrival for bin cleaning. ***INT:_____***

Clean REF. Condenser Coils: The technician will apply an acid free, foaming coil cleaner to the coils and rinse clean.

Check Heating Systems:

Electric Heat: The technician will clean build-up off electric coils and check heater amp draws to assure unit is operating within manufacture specifications.

Gas Heat: The technicians will check heat exchanger for deterioration or unsafe conditions. In addition, technician will check gas pressure and safety controls. Upon completion, the technician will check heating circuit for proper operation.

Check Cooler/Freezer Temperatures: The technician will check each cooler system to assure they are cycling between 34°F and 40°F. The technician will check each freezer system to assure they are cycling between 0°F and -10°F.

CONTACT US TODAY FOR MORE DETAILS: 800.263.2206

ACCOUNTS RECEIVABLE CONTACT: Extension 202

ACCOUNTS RECEIVABLE EMAIL: accounting@ssiservices.com

BRANCH MANAGER TAMPA, SARASOTA: Extension 202

BRANCH MANAGER ORLANDO, JACKSONVILLE: Extension 106

SERVICE REQUEST EMAIL: ineedhelp@ssiservices.com

INT:_____

LOCATION NAME: THE GROVES COMMUNITY DEVELOPMENT

LOCATION NUMBER (IF APPLICABLE): _____

Agreement equipment includes:

(9) RIC/RIF
(1) WIC/WIF
(1) ICE SPILT SYSTEM

Services provided for equipment not listed will be invoiced at regular billing rate. *INT:* _____



SSI Services

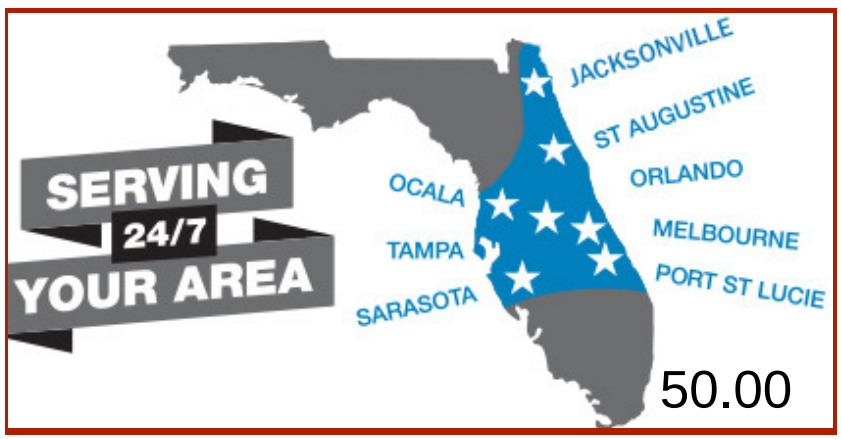
Hot Side Agreement











SSI partners that commit to regular maintenance often spend 15% less on maintenance and repairs than businesses that do not. SSI Services' Sparks agreement for cooking equipment is designed to provide businesses with the flexibility that fits their needs and budget requirements.

The purpose of this **Sparks Program** is to provide detailed maintenance while minimizing customer costs. The frequency of service should also be considered when addressing costs (i.e., quarterly or semi-annually)

Agreement benefit options include decreased maintenance-related service costs, no overtime charges for after-hours services, and discounts on labor rates.

Scope & Benefits:

- [x] Equipment History Available
- [x] Check Gas Pressures & Calibrate
- [ ] Check Amp Draw (electric)
- [x] Inspect Gas Burner Flues'
- [ ]
- [x] Check Lights, Knobs, & Buzzers
- [x] Inspect Thermopiles, Thermocouples, & Generators
- [x] Clean Burners & Orifices
- [x] Verify No Oil Leaks
- [ ] Inspect Safety Controls

Service includes:

Frequency

Maintenance Service ..... semi annual

Base cost per visit ..... $ n/a

Materials:

Cleaning, Sanitizer & Disposable ..... $ 635.00

Total investment (per visit) ..... $ _____

INT: _____

Trade Name of Company: THE GROVES COMMUNITY DEVELOPMENT

Owner, Partner, Proprietor Full Name: _____

Mailing Address: _____

City: _____State: _____ Zip: _____

Phone: _____ Fax: _____

Location Contact: _____

If a subsidiary of another company, please give parent company information or mark N/A:

Name: _____

Street Address: _____

City: _____State: _____ Zip: _____

Phone: _____ Fax:

_____

Date: _____
Corporate Name: n/a
DBA Name: _____

PAYMENT & CANCELLATION

JOLITO, INC D.B.A. SSI SERVICES CREDIT TERMS AGREEMENT

This agreement may be canceled by either party with 45 days written notice. Agreements with monthly billing terms that are canceled will be subject to a final billing inclusive of all unbilled months.

Payments are due net 30 from date of service unless otherwise specified in writing by both parties. Customer agrees to pay Jolito Inc. d.b.a. SSI Services the reasonable costs of collection of any past due amount, including reasonable attorney's fees, and any out of pocket filing and court charges. Venue for any litigation shall only be in Orange County, FL and shall not be tried before a jury.

It is agreed that SSI Services will retain title to any equipment or material that may be furnished until final payment is made, and if settlement is not made as agreed, the seller shall have the right to remove said equipment and the seller will be held harmless for any damages resulting from the removal thereof. SSI reserves the right to apply finance charges computed by a periodic rate of 1-1/2% per month which is an annual percentage rate of 18% on accounts past due 30 days or more. In any litigation, it is agreed the successful party shall be entitled to recover a reasonable attorney fee.

This agreement will auto renew each year. The rate will be reviewed periodically and rates will be adjusted based upon rising costs and/or any additional equipment added subsequent to the date of this agreement.

This credit agreement must be signed by a corporate owner/officer, partner, or authorized agent. Unless signed, it will not be approved. The applicant hereby authorizes SSI services, to take appropriate measures in verifying the credit of the business to which SSI services is to extend credit.

_____
_ LEGAL REPRESENTATIVE SIGNATURE

_____
_ NAME TITLE DATE

SSI SERVICES C/O JOLITO INC. MEDIATION AND ARBITRATION

Any and all disputes of whatever kind that arise out of or related to this contract shall be settled and finally determined by mediation or binding arbitration as provided by the Federal Arbitration Act (9 U.S.C. Section 1–14) and similar state statutes and not by a court of law. The claim will be first mediated in accordance with Section 44.1011(2), Florida Statutes, as appropriate. If not resolved by mediation, the claim will be settled in accordance with the Commercial or Construction Industry Arbitration Rules, as appropriate, of the American Arbitration Association, and judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction of the matter. The decision of a majority of the arbiter(s) selected will control with respect to the matter. The arbitrator(s) shall award to the substantially prevailing party, if any, as determined by the arbitrator(s), all of its costs and fees. "Costs and fees" are defined as all reasonable pre-award expenses of the arbitration, including, but not limited to, the arbitrator's fee, administrative costs, travel expenses, out-of-pocket expenses, such as copying and telephone expenses, court costs, witness fees and attorney's fees. The parties agree that no issue, matter or dispute as described herein may be taken to any court unless it is a Mediated settlement or an Arbitration decision for enforcement purposes. In the event that a party seeks judicial resolution not in accord with this paragraph, then any and all other parties are entitled to an award of attorney's fees from such court and injunctive relief against the party violating this provision, together with dismissal of their pleadings. The customer acknowledges that, with respect to all such disputes, it has voluntarily and knowingly waived any right it may have to a jury trial or to participate in a class action or class litigation as a representative of any other persons or as a member of any class of persons, or to consolidate its claims with those of any other persons or class of persons.

_____
_ LEGAL REPRESENTATIVE SIGNATURE

_____
_ NAME TITLE DATE

DEFINITIONS

Labor Discounts: Will apply to all labor rates for services beyond what is included in this agreement. Labor discounts will be applied to all labor for services rendered beyond the planned maintence included in this agreement.

Equipment Restrictions: Equipment **NOT** listed on this agreement will be serviced and invoiced using SSI Services' regular billing rates. Equipment that is replaced with like equipment will be integrated into the service agreement with no modifications. Additional equipment may be added to the service agreement upon customers' written authorization to any amendments.

Check Gas Pressures & Calibrate: Our technician will thoroughly inspect and assess the gas pressures in your cooking equipment to ensure safety and optimal performance. We will also expertly calibrate the equipment to maintain precise cooking temperatures, enhancing the efficiency and quality of your kitchen operations.

Check Lights, Knobs, & Buzzers: Our technician will perform a comprehensive inspection of your commercial equipment, focusing on lights, knobs, and buzzers. We will ensure that all indicators and controls are in proper working order, providing you with a safe and efficient operation environment. Any necessary maintenance or replacement of components will be addressed to maintain peak performance.

Clean Burners & Orifices: Our technician will clean the burners and orifices of your cooking equipment. This essential service ensures efficient and even heat distribution, prolongs equipment lifespan, and enhances safety. We practice industry-leading techniques to remove any build-up, ensuring your equipment operates at its best.

Inspect Gas Burner Flues: Our experienced technicians will conduct a thorough inspection of the gas burner flues on your cooking equipment. We will ensure these components are clear of obstructions and functioning optimally, promoting proper ventilation and efficient combustion. Any necessary cleaning or maintenance will be performed to guarantee the safety and efficiency of your equipment.

Inspect Thermopiles, Thermocouples, & Generators: Our technicians will thoroughly inspect the critical components, including thermopiles, thermocouples, and generators, in your commercial equipment. We will assess their functionality, ensuring they operate at peak performance levels.

Verify No Oil Leaks: Our expert technicians will meticulously inspect your commercial equipment to verify the absence of any oil leaks. We will carefully examine all components and connections to ensure there are no signs of oil leakage, thus maintaining equipment integrity and safety and preventing potential fires.

Inspect Safety Controls: Our highly trained technicians will conduct a comprehensive inspection of the safety controls on your commercial equipment. This critical assessment ensures that all safety mechanisms are in perfect working order, preventing potential hazards and ensuring the well-being of your staff and property.

Amp Draw (electric): We will measure and assess the amp draw of your electric equipment to ensure it operates within safe and efficient electrical parameters.

Emergency Services: Hours are from 5 PM to 7 AM dedicated to addressing issues that directly affect business operations, such as gas leaks and problems with critical equipment like fryers, grills, and ovens.

INT: _____

CONTACT US TODAY FOR MORE DETAILS: 800.263.2206

ACCOUNTS RECEIVABLE CONTACT: Extension 202

ACCOUNTS RECEIVABLE EMAIL: accounting@ssiservices.com

BRANCH MANAGER TAMPA, SARASOTA: Extension 101

BRANCH MANAGER ORLANDO, JACKSONVILLE: Extension 106

SERVICE REQUEST EMAIL: ineedhelp@ssiservices.com

LOCATION NAME: THE GROVES COMMUNITY DEVELOPMENT _____

LOCATION NUMBER *(IF APPLICABLE)*: _____

Agreement equipment includes:

(2) DEEP FRYERS
(1) HEAT LAMP
(1) STEAM TABLE
(1) HOT BOX
(1) RANGE OVEN
(2) CONVECTION OVENS

Services provided for equipment not listed will be invoiced at regular billing rate. *INT:* _____

LLS Tax Solutions Inc.
1645 Sun City Center Plz,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

LLS Tax Solutions Inc.
Tax - Exempt Bond Services

September 24, 2026

The Groves Community Development District
c/o Inframark Infrastructure Management Services
5645 Coral Ridge Dr. #407
Coral Springs, Florida 33076

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to The Groves Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- $2,105,000 The Groves Community Development District (Pasco County, Florida) Special Assessment Revenue Refunding Bonds, Series 2007 (Bank Qualified)

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment

of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated "tax shelter" rules that require taxpayers to disclose their participation in "reportable transactions" by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions, and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all "reportable transactions" and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client's participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state "tax shelter" reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client's failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three annual bond calculation periods beginning September 1, 2026, through the period ending August 31, 2029, is $1,800, which is $600 for each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

By: *Linda L. Scott*

Linda L. Scott, CPA

AGREED AND ACCEPTED:
The Groves Community Development District

By: _____

Print Name: _____

Title: _____

Date: _____



The Groves CDD Aquatics

Inspection Date:

9/28/2026 12:43 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 2C-1

Condition: Excellent Great Good ✓Poor Mixed Condition Improving





Comments:

Notable filamentous algae and nuisance grass growth present. Ongoing algaecide and herbicide treatments are underway and will continue until conditions improve. Treatments for floating vegetation can commence once other growth is cleared.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous ✕Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A Minimal ✕Moderate Substantial
NUISANCE SPECIES OBSERVED:
✕Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush ✕Other: Spatterdock

SITE: 2C-2

Condition: Excellent Great Good ✓Poor Mixed Condition Improving





Comments:

More filamentous algae and nuisance grasses. This ponds conditions tend to mirror those of 2C-1 and thus has the same treatment routine.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous ✕Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A Minimal ✕Moderate Substantial
NUISANCE SPECIES OBSERVED:
✕Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

Inspection Report

SITE: 4

Condition: Excellent ✓Great Good Poor ✓Mixed Condition Improving





Comments:

Any filamentous algae present is decaying from previous treatment. Follow ups will be done if needed. Nuisance grasses and the planktonic algae in the irrigation pond will be addressed next visit.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous ✕Surface Filamentous
✕Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

SITE: 5

Condition: Excellent Great Good Poor ✓Mixed Condition Improving





Comments:

Filamentous algae is clinging to patches of nuisance grasses around the perimeter. Two-step algaecide/herbicide treatments applied the next few services will begin to clear both of these.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous ✕Surface Filamentous
Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
✕Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

Inspection Report

SITE: 6G

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving





Comments:

Various growths present. Catered treatments for anything present will be made and applied during an upcoming service.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A ✕Subsurface Filamentous ✕Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
✕Torpedo Grass Pennywort Babytears Chara Hydrilla ✕Slender Spikerush Other:

SITE: 7

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

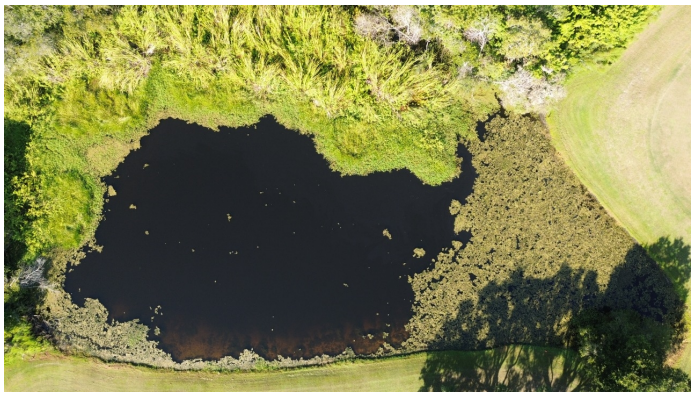
Mild filamentous algae growth by the shoreline. Additional treatments set for an upcoming service.
Floating vegetation has stayed out of treatment range. If it encroaches too far, additional treatment can be done.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous ✕Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A Minimal ✕Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush ✕Other: Spatterdock

Inspection Report

SITE: SUMP10

Condition: Excellent Great Good ✓Poor Mixed Condition ✓Improving





Comments:

Any filamentous algae is decaying from previous treatment. This mat was quite large and will be followed up on if needed.
Any additional nuisance grass treatments will also be done.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous ✕Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
✕Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: SUMP14

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Any algae and nuisance grasses present appear to be decaying. A technician will inspect next visit and re-treat both if needed.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous ✕Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
✕Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

Inspection Report

SITE: FN

Condition: Excellent Great Good ✓Poor Mixed Condition ✓Improving





Comments:

Filamentous algae is nucleating on decaying Salvinia. Natural decay plus algaecide treatments should make quick work of clearing the algae. Nuisance grasses will also be addressed during treatment.
A technician will clear debris from the outflow grate next visit.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous ✕Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
✕Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush ✕Other: Salvinia

SITE: FS

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Mild nuisance grass growth on the shoreline. A technician will address next visit.
No algae observed.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
✕Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

MANAGEMENT SUMMARY

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Summer is coming to a close and ponds are definitely feeling it. This is typically one of the most difficult times of year for aquatic management. Temperatures are still high, but slowly declining. Algal growth will continue to benefit off these conditions for a few more weeks. Daily rain is keeping things interesting as well. Bad news: it's going to feed vegetative and algal growth with new nutrients flushed into the ponds. Good news: water levels are slowly returning to were they should be and clearing terrestrial growth. All this means is pond conditions can change in a few days; improving or declining. Technicians are putting in efforts toward one last push to finish the season strong and set us up for an easy winter.

Seasonal conditions are evident today. Consistent daytime temperatures above 90°F for the past few months and daily rain finally occurring are creating ideal growing conditions. This is expected this time of year. It just means technicians need to adjust their routines with slightly stronger mixes and take a little more time on each pond to get maximum coverage. I'm also doing what I can to help with secondary issues on property to give techs the time they need on ponds.

RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

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

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

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA

THE GROVES CDD

Festive Groves Blvd, Land O' Lakes

Gate Code:



Printed: Sep 28, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Sep 1, 2026

Job: SE1064 The Groves CDD
Title:
Added By: Jesus Beza
Log Notes:
FN, FS, 6G Sump 14, 5, 4, 7, 2C1, 2B, 22, 3A, 3B, 20, 2A, 17, 1. Treated for grasses, algae, and collected trash.
Weather Conditions:
Partly cloudy with isolated storms Tue, Sep 1, 2026, 6:06 AM

89°F
74°F
Wind: 6 mph
Humidity: 100%
Total Precip: 0.48"

Attachments: 26



























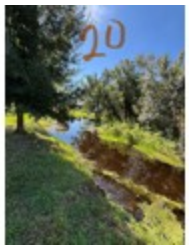



















Printed: Sep 28, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

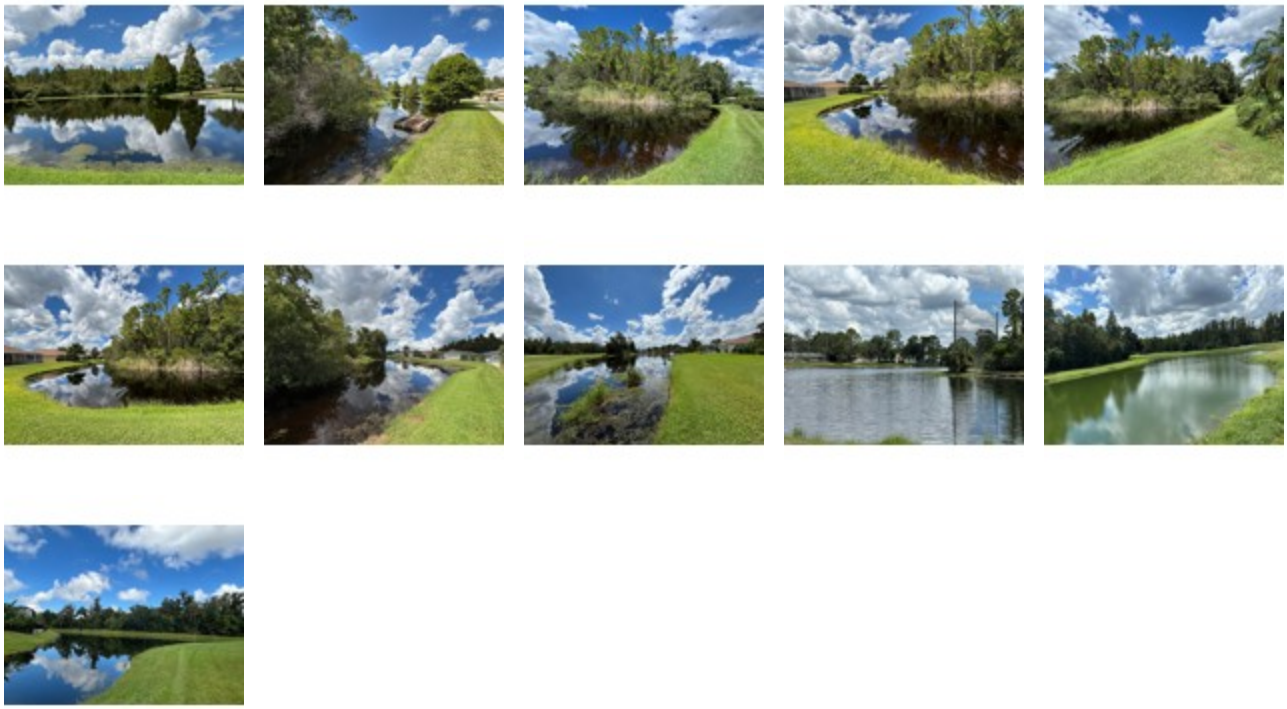
Daily Logs List

Sep 21, 2026

Job: SE1064 The Groves CDD
Title:
Added By: Jesus Beza
Log Notes:
Ponds 4, Sump 10, 5, F-5, F-N, 6G, Sump 14, 2C-1, 2C-2, 7 & 2B treated for algae/grasses and other mixed vegetation. Trash pick up/debris removed.
Weather Conditions:
Partly cloudy with scattered storms Mon, Sep 21, 2026, 3:18 PM

88°F
71°F
Wind: 6 mph
Humidity: 96%
Total Precip: 0.05"

Attachments: 11



Printed: Sep 28, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Sep 23, 2026

Job: SE1064 The Groves CDD
Title:
Added By: Matt Goldrick
Log Notes:
Treated 19/20 for salvinia
Granular Greenclean treatment on 3A
Weather Conditions:
Partly cloudy with showers Wed, Sep 23, 2026, 12:11 PM

90°F
74°F
Wind: 10 mph
Humidity: 100%
Total Precip: 0.19"

Attachments: 4






Manager Report

September 21, 2026

Landscape

- Hardwood trimming complete on Melogold Circle.
- Landscaping enhancement continues.
- Vines removed from bushes along Berna Lane
- Awaiting additional hardwood quotes received for the rest of the community.

Ponds

- Steadfast continues to treat pond 3A. It's monitored daily. We are starting to see some positive results.
- Lake Dr scheduled to service the Jaffa fountain.
- Sent photos to Steadfast on Berna Lane rim ditch
- Sent photos of pond #22 requesting Argo machine to combat overgrowth in this pond.



Restaurant

- SSI appliance repaired Gas Valve for oven.
- Outside restaurant cleaning pit faucet valve repaired.
- Walk-in cooler serviced.
- SSI maintenance proposals for kitchen equipment received. **See attached**
- Hot water tested for CDD kitchen by staff and McNatt Plumbing, no issues found.

Pool

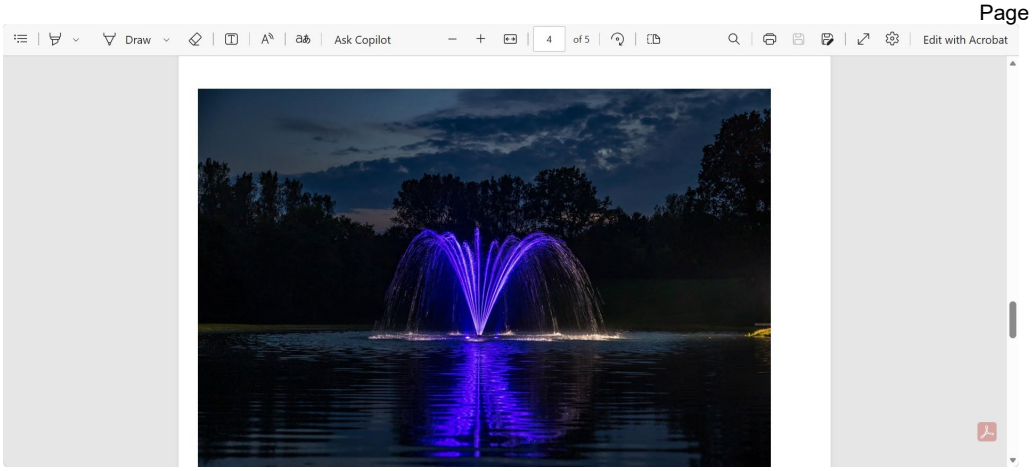
- The Spa filter housing was replaced under warranty.



- Large pool filters de-greased and new medium added.
- Staff continues to change city water filter weekly.
- Filtration system for pool water ordered.

Field & Maintenance

- Removed lobby water fountain piped, drain and electrical covered.
- New brown nylon rope replaced old rope at lanai cart parking area.
- Stihl pole saw repaired.
- Front Handicap door reprogramed.
- Lobby men's urinal repaired.
- Broken landscaping light repaired at Festive Grove near guardhouse.
- Pickle ball court dividers installed
- Fountain replacement proposals for the hole #10 at the Groves entry and for the pond near the putting green**. (Proposals attached)**

- 

- New Yoga balls purchased for the gym.
- Dog Park Drains cleared.



Raised sidewalk at Cleopatra painted safety yellow.

Administrative

- Emergency plan on the Groves CDD website.
- Received new Toshiba printer.
- Revisited golf cart parking proposals requested. (**Old Propsals attached)** we can expect cost to be an additional 20% per vendor. Capital project for FY 27
- Contacted 3 sound engineers for recommendations on ballroom and restaurant sound solution. Awaiting when they can schedule a visit and have sent photos to one other company that was requested.
- Food and Beverage Concession Agreement reviewed with Supervisor Watkins.
- Restaurant vendor notified of fee negotiations via email Supervisor Watkins copied.
- Key FOBS and Barcodes along with Cellgate removal continues.
- Fence companies contacted,only one contacting us back for Tennis fence repair and replacement. **See attached** Capital project for FY 27
- Landscape contract sent from District Counsel for signature.

- Tennis windscreen balance paid.
- Holiday Lighting deposit paid for upcoming year.
- Electrical panel replaced at Tennis facility
- Survey monument replaced behind home on Nectarine.
- Engineer engaged on lietch field drain outside of lanai. Plumber and HVAC contacted to determine what it is. Internal staff wet vacuumed water out.
- Egis Insurance sent for signature
- Bocce, Tennis and Shuffleboard Camera **proposal attached**

FRONT / BACK GATE

- Resident barcode scanner Board replaced. At back gate.
- Curbs painted at back gate.
- Two gate strikes during the month of October.
- Awaiting proposal for remote access to the front exit gates.
- 4 Broken uprights welded. Resident entry gate.
- All front swing gates have the relay switches installed.

ECS Integrations
Phone: (863) 797-7525 (863) 350-2715
DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +
MONITORING + IT + LOCKS + GATES
LIC. EG13000790
ECSINTEGRATIONS.COM

The Groves / Add 1 camera - Shuffle board court

PROPOSAL

Date: 7/2/2026 Proposal No: TH26731

Submitted to:	The Groves CDD C/O Inframark		**Job Location:**	The Groves / Add 1 camera - Shuffle board court	
Attention:	Clinton Robinson	Title: CMS	Attention:	Clinton Robinson	Title:
Email:	clinton.robinson@inframark.com		Email:	clinton. robinson@inframark.com	
Phone:	815-428-4214	Fax:	Phone:	813-995-2832	Fax:
Address:	7924 Melogold Circle		Address:	7924 Melogold Circle	
City / ST	Land O Lakes / FL	Zip: 34637	City / ST	Land O Lakes / FL	Zip: 34637

SCOPE OF WORK:

ADD 1 - 4K - 8MP VARIFOCAL DAY/NIGHT BULLET CAMERA TO EXISTING TENNIS COURT / PICKLEBALL CAMERA POST FOR VIEWING OF SHUFFLE BOARD COURT . THIS QUOTE IS ASSUMING THAT THE TENNIS COURT / PICKLEBALL CAMERA QUOTE IS APPROVED AS WE WILL USE THE EXISTING PATHWAY ALREADY IN PLACE . THE CAMERA WILL BE INSTALLED ON THE OPPOSITE SIDE OF THE EXISTING POLE .

INCLUDED MATERIALS:

1- 4K - 8MP VARIFOCAL DAY/NIGHT BULLET CAMERA . CAT 6 DIRECT BURIAL CABLE .	

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

• All work described in this proposal is to be performed during normal business hours unless otherwise noted.
• Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of $85/man hour.
• ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing.• ECSI will accept payments with a credit card. These are subject to a 4% processing fee.

• Permit documents and fees are not included as specified above. Tax is excluded.
• This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
• This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
• The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
• Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.

Terms: First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.

GRAND TOTAL: $980.00

This proposal is valid through 8/1/2026

ECSI Sales Rep: _____ **ECSI Officer:** _____ _____

(Sales Representative) **(Authorizing Officer Signature)** Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____ **Signature:** _____ _____

ECS INTEGRATIONS- rev 2021-10-11 Date

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default: A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber. 7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary,

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or $500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscribers premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

initials_____

ECS Integrations
Phone: (863) 797-7525 (863) 350-2715
DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +
MONITORING + IT + LOCKS + GATES
LIC. EG13000790
ECSINTEGRATIONS.COM

The Groves / Add 2 cameras view tennis / pickleball

PROPOSAL

Date: 7/2/2026 Proposal No: TH26720

Submitted to:	The Groves CDD C/O Inframark		**Job Location:**	The Groves / Add 2 cameras view tennis / pickleball	
Attention:	Clinton Robinson	Title: CMS	Attention:	Clinton Robinson	Title:
Email:	clinton.robinson@inframark.com		Email:	clinton. robinson@inframark.com	
Phone:	815-428-4214	Fax:	Phone:	813-995-2832	Fax:
Address:	7924 Melogold Circle		Address:	7924 Melogold Circle	
City / ST	Land O Lakes / FL	Zip: 34637	City / ST	Land O Lakes / FL	Zip: 34637

SCOPE OF WORK:

INSTALL 2 - 4K - 8MP VARIFOCAL CAMERAS ON POLES FOR VIEWING THE PICKLEBALL AND TENNIS COURTS . RUN ALL CABLE IN CONDUIT BACK TO EXISTING ENCLOSURE . INSTALL 5 PORT POE SWITCH FOR POWER AND COMMUNICATION BACK TO EXISTING RECORDER IN CLUBHOUSE . BOTH CAMERAS WILL BE VIEWABLE ON EXISTING VMS AT OFFICE .THE RECORDER IN THECLUBHOUSE HAS 32 CHANNELS OF WHICH ONLY 21 ARE BEING USED . PLENTY OF ROOM FOR 2 CAMERAS .

INCLUDED MATERIALS:

2- 4K - 8MP VARIFOCAL DAY/NIGHT BULLET CAMERAS . 1 - 5 PORT POE SWITCH . 2- 5' POLES . ALL CABLE NEEDED .	

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

• All work described in this proposal is to be performed during normal business hours unless otherwise noted.
• Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of $85/man hour.
• ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing.• ECSI will accept payments with a credit card. These are subject to a 4% processing fee.

• Permit documents and fees are not included as specified above. Tax is excluded.
• This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
• This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
• The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
• Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.

Terms: First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.

GRAND TOTAL: $2,890.00

This proposal is valid through 8/1/2026

ECSI Sales Rep: _____ **ECSI Officer:** _____ _____

(Sales Representative) (Authorizing Officer Signature) Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____ **Signature:** _____ _____

ECS INTEGRATIONS- rev 2021-10-11 Date

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.
2. Warranty:
A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.
B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.
3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.
4. Subscriber Responsibilities:
A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.
B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default: A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.
B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.
ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.
iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber. 7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary,
8. ECSI'S LIMITS OF LIABILITY:
A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)
The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or $500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscribers premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.
9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.
12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.
13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

initials_____

The Lake Doctors, Inc.
Aquatic Management Services ®

12795 59th Way North
Clearwater, Florida 33760
727/544-7644
largo@lakedoctors.com
www.lakedoctors.com

Fountain Sales Agreement

NCG/CW# 721261

This Agreement, made this _____day of _____, 2026 is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (*Community/Business/Individual*) _____

MANAGEMENT COMPANY_____

INVOICING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE** ( ) _____ **EXT** _____**GATE CODE:**_____

EMAIL ADDRESS: _____ **EMAIL INVOICE: YES OR NO**

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO **THIRD PARTY INVOICING PORTAL: YES OR NO**

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information.*

Hereinafter called "CUSTOMER" **PURCHASE ORDER #:** _____**NOZZLE SELECTION :**_____
The parties hereto agree to follows:

FOUNTAIN RUN TIMES :_____**LIGHTS RUN TIMES :**_____

A. THE LAKE DOCTORS agrees to install or supply the following equipment in accordance with the terms and conditions of this Agreement in the following locations: **One (1) ponds associated with The Groves CDD in Land O' Lakes, FL**

(1) Kasco 1/2HP 120V 1PH with 200' of power cable for both fountain and lights
**The customer to provide power source and on-shore electrical work 2-inch conduit from control box pole into the water to be installed by customer.

B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified equipment:

1.	(1) Kasco 1/2HP 120V 1 PH 200' Power Cable	$	2,792.00
2.	(1) LED White 3 Fixture Lights	$	1,200.00
3.	2-Yr Warranty on Fountain 2-Yr on Lights	$	INCLUDED
4.	Assembly / Installation/ Disposal of Old Fountains	$	632.50
5.	Discount / Free Shipping Program	$	FREE (500.00 VALUE)
6.	7.0% sales tax	$	323.72
	Total of Services Accepted	$	**4,948.22**

A deposit of $2,474.11 shall be payable upon execution of this Agreement to order equipment. The balance shall be payable **upon installation,** plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement. **THE LAKE DOCTORS** considers this sale as made in STATE and is not responsible for the payment of any out-of-state (non-Florida) taxes except as required by law.

C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.

D. THE LAKE DOCTORS agrees to supply equipment within **forty-five (45) business days**, subject to availability, with receipt of this executed Agreement and required advance deposit.

E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **October 11th, 2026.**

F. The terms and conditions form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER:

Signed _____Date _____

Nicholas Grady, Sales Manager
01/2024

Name _____

TERMS AND CONDITIONS

1. Equipment sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. For details, see MANUFACTURER's warranty. MANUFACTURER warranties cover MANUFACTURER defects. As a courtesy, THE LAKE DOCTORS will cover the additional cost of shipping and labor for the first six (6) months following installation. CUSTOMER will be responsible for all labor and shipping costs after six (6) months from the date of installation.

   The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.

2. Failure to follow the MANUFACTURER's required maintenance may void warranty.

3. Items not covered under our warranty will be treated and billed as regular service calls. Examples of non-warranty work include cleaning of light lenses, unclogging of nozzles and filters, valve adjustments, resetting tripped breakers, though this is a non-exhaustive list and other items may be treated and billed as regular service calls.

4. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by THE LAKE DOCTORS and CUSTOMER and generally within 30' or less of lake or pond's edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by THE LAKE DOCTORS meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.

5. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.

6. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.

7. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.

8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

9. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.

10. This Agreement is not assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.

11. Termination of Agreement in writing by CUSTOMER after initiation of Agreement will be subject to a 20% restocking fee plus all shipping costs and subject to a charge equal to time and materials expended upon time of cancellation.

12. Should the CUSTOMER fail to meet site installation requirements (e.g. proper electrical power, access to pond, etc.) within one-hundred eighty (180) days from the execution of the Agreement, CUSTOMER agrees that THE LAKE DOCTORS shall be entitled to invoice and collect all monies due per the Agreement. In no case shall the payment of such invoice constitute a permanent storage agreement or installation completion.

13. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of forty-five (45) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments F.O.B. shipping point.

14. Special or custom orders are not returnable for credit. A special or custom order is defined by THE LAKE DOCTORS as any order deviating from, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications.

15. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.

16. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services. Should CUSTOMER become delinquent on any invoice related to this agreement beyond one-hundred twenty (120) days, THE LAKE DOCTORS shall be entitled to send any monies to a collections agency.

17. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.

18. If the scope of work changes after the execution of the Agreement, the Agreement can be cancelled or the customer will assume any additional cost to complete the modified agreement.





®THE LAKE DOCTORS, INC.

The Lake Doctors, Inc.
Aquatic Management Services ®

12795 59th Way North
Clearwater, Florida 33760
727/544-7644
largo@lakedoctors.com
www.lakedoctors.com

Fountain Sales Agreement

NCG/CW# 721261

This Agreement, made this _____day of _____, 2026 is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (*Community/Business/Individual*) _____

MANAGEMENT COMPANY_____

INVOICING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE** ( ) _____ **EXT** _____**GATE CODE:**_____

EMAIL ADDRESS: _____ **EMAIL INVOICE: YES OR NO**

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO **THIRD PARTY INVOICING PORTAL: YES OR NO**

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information.*

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A. THE LAKE DOCTORS agrees to install or supply the following equipment in accordance with the terms and conditions of this Agreement in the following locations: **One (1) ponds associated with The Groves CDD in Land O' Lakes, FL**

(1) Kasco 1HP 120V 1PH with 150' of power cable for both fountain and lights
**The customer to provide power source and on-shore electrical work 2-inch conduit from control box pole into the water to be installed by customer.

B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified equipment:

1.	(1) Kasco 1HP 120V 1 PH 150' Power Cable	$	3,619.54
2.	(1) RGBW 18W 2 Fixture Lights	$	1,940.00
3.	2-Yr Warranty on Fountain 3-Yr on Lights	$	INCLUDED
4.	Assembly / Installation/ Disposal of Old Fountains	$	747.50
5.	Discount / Free Shipping Program	$	FREE (600.00 VALUE)
6.	7.0% sales tax	$	441.49
	Total of Services Accepted	$	**6,748.53**

A deposit of $3,374.27 shall be payable upon execution of this Agreement to order equipment. The balance shall be payable **upon installation,** plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement. **THE LAKE DOCTORS** considers this sale as made in STATE and is not responsible for the payment of any out-of-state (non-Florida) taxes except as required by law.

C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.

D. THE LAKE DOCTORS agrees to supply equipment within **forty-five (45) business days**, subject to availability, with receipt of this executed Agreement and required advance deposit.

E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **October 11th, 2026.**

F. The terms and conditions form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

Nicholas Grady, Sales Manager
01/2024

CUSTOMER:

Signed _____Date _____

Name _____

TERMS AND CONDITIONS

1. Equipment sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. For details, see MANUFACTURER's warranty. MANUFACTURER warranties cover MANUFACTURER defects. As a courtesy, THE LAKE DOCTORS will cover the additional cost of shipping and labor for the first six (6) months following installation. CUSTOMER will be responsible for all labor and shipping costs after six (6) months from the date of installation.

   The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.

2. Failure to follow the MANUFACTURER's required maintenance may void warranty.

3. Items not covered under our warranty will be treated and billed as regular service calls. Examples of non-warranty work include cleaning of light lenses, unclogging of nozzles and filters, valve adjustments, resetting tripped breakers, though this is a non-exhaustive list and other items may be treated and billed as regular service calls.

4. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by THE LAKE DOCTORS and CUSTOMER and generally within 30' or less of lake or pond's edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by THE LAKE DOCTORS meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.

5. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.

6. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.

7. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.

8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

9. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.

10. This Agreement is not assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.

11. Termination of Agreement in writing by CUSTOMER after initiation of Agreement will be subject to a 20% restocking fee plus all shipping costs and subject to a charge equal to time and materials expended upon time of cancellation.

12. Should the CUSTOMER fail to meet site installation requirements (e.g. proper electrical power, access to pond, etc.) within one-hundred eighty (180) days from the execution of the Agreement, CUSTOMER agrees that THE LAKE DOCTORS shall be entitled to invoice and collect all monies due per the Agreement. In no case shall the payment of such invoice constitute a permanent storage agreement or installation completion.

13. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of forty-five (45) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments F.O.B. shipping point.

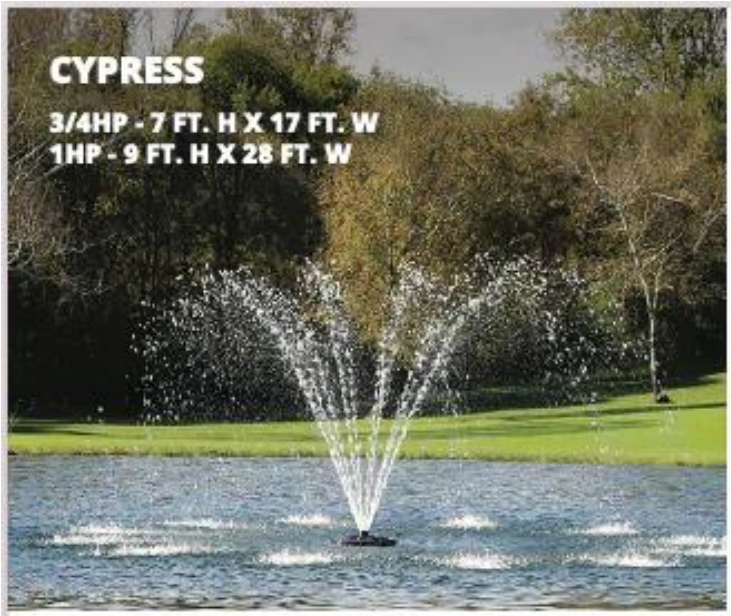
14. Special or custom orders are not returnable for credit. A special or custom order is defined by THE LAKE DOCTORS as any order deviating from, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications.

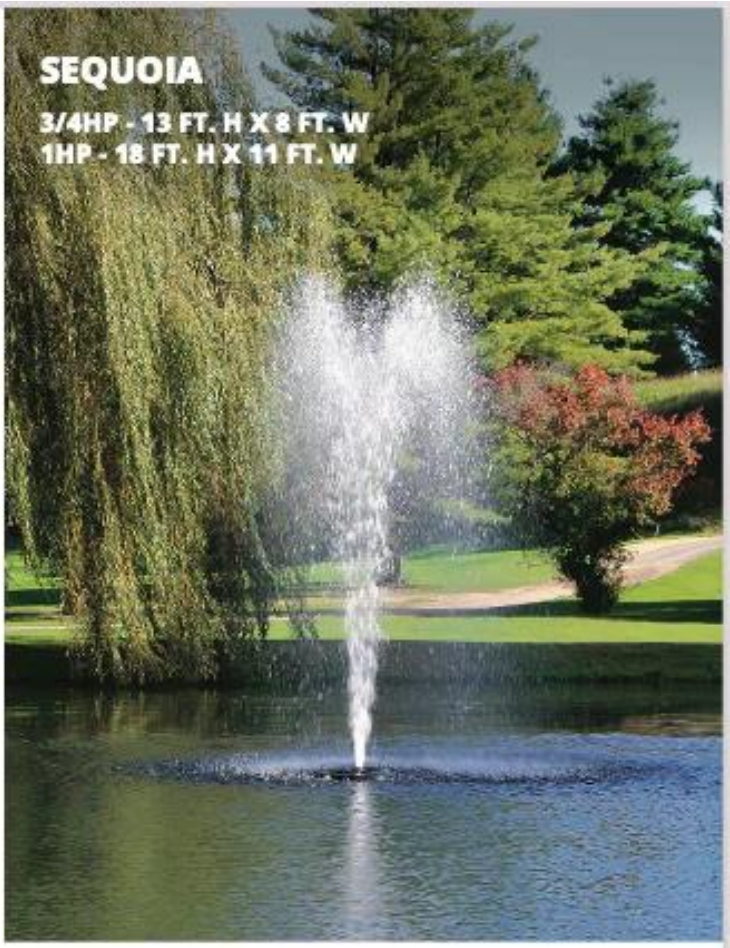
15. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.

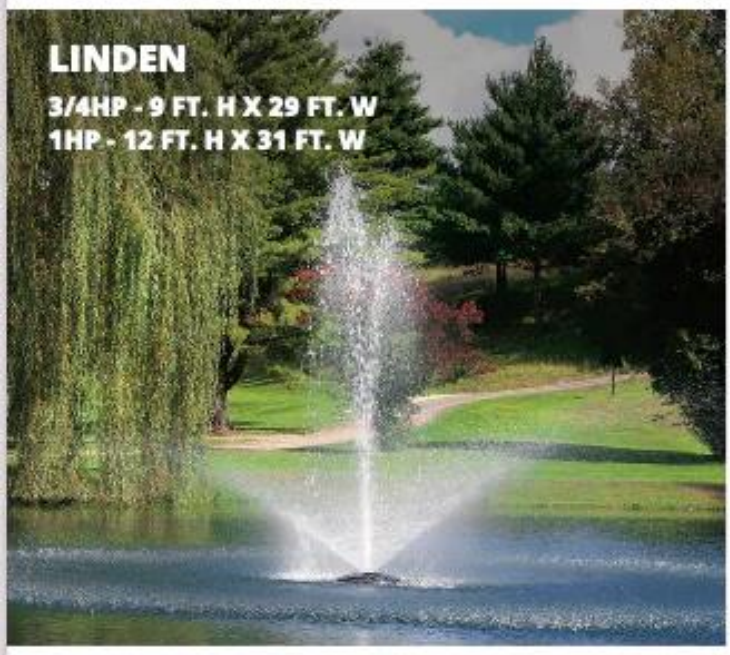
16. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services. Should CUSTOMER become delinquent on any invoice related to this agreement beyond one-hundred twenty (120) days, THE LAKE DOCTORS shall be entitled to send any monies to a collections agency.

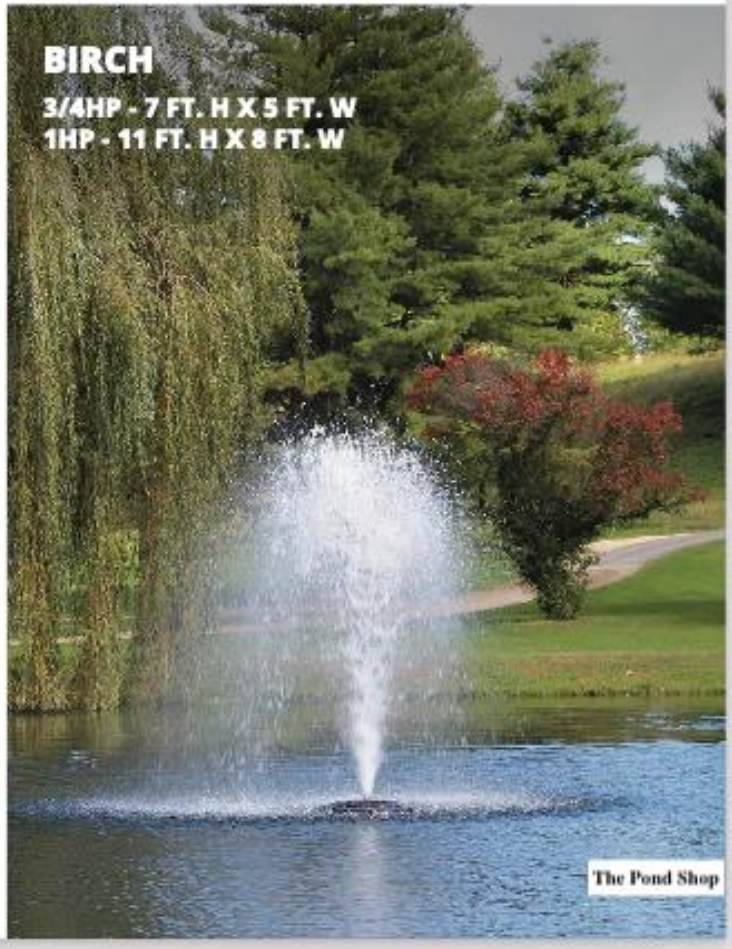
17. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.

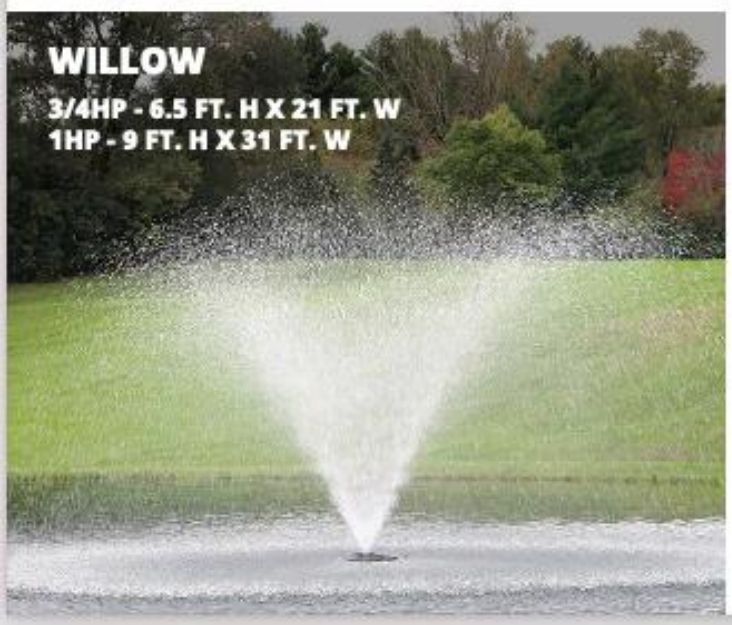
18. If the scope of work changes after the execution of the Agreement, the Agreement can be cancelled or the customer will assume any additional cost to complete the modified agreement.


CYPRESS
3/4HP - 7 FT. H X 17 FT. W
1HP - 9 FT. H X 28 FT. W


SEQUOIA
3/4HP - 13 FT. H X 8 FT. W
1HP - 18 FT. H X 11 FT. W


LINDEN
3/4HP - 9 FT. H X 29 FT. W
1HP - 12 FT. H X 31 FT. W


BIRCH
3/4HP - 7 FT. H X 5 FT. W
1HP - 11 FT. H X 8 FT. W
The Pond Shop


WILLOW
3/4HP - 6.5 FT. H X 21 FT. W
1HP - 9 FT. H X 31 FT. W





AAA COURT SURFACES, LLC
22173 SW 61st Ave
Boca Raton, FL 33428
561-756-0757
aaacourtsurfaces@gmail.com
www.aaacourtsurfaces.com

ESTIMATE / CONTRACT

PROJECT ADDRESS	PROJECT NAME	DATE	ESTIMATE / CONTRACT #
The Groves Golf and Country Club 7924 Melogold Cir, Land O' Lakes, FL 346337	Perimeter Fencing	9/16/2026	3295

SCOPE OF WORK	QTY	U/M	COST	TOTAL
OPTION 1 Remove and Replace Green or Black vinyl chain link fences 10 FT high	650	LF	40.25	26,162.50
Fencing- Gate	2	EA	475.00	950.00
Core Drilling			2,200.00	2,200.00

Warranty Period: 2 years from the date of installation.

Coverage:
This warranty covers defects in workmanship and installation of the fence railing provided by AAA Court Surfaces, LLC. If the railing becomes loose, unstable, or shows signs of improper installation during the warranty period, AAA Court Surfaces will repair or replace the affected sections at no cost to the customer.

Exclusions:
This warranty does not cover:
- Damage caused by accidents, misuse, or unauthorized modifications.
- Natural wear and tear, rusting, or environmental factors such as severe weather, or floods.
- Improper maintenance or negligence by the customer.

Payment Terms:
- 50% deposit due upon contract signing.
- Remaining balance due upon job completion.
- 5% late fee applied if payment isn't made within 10 days of completion.

NOTES / TERMS

- Prices include labor and materials.
- Weather permitting. Schedule subject to change.
- Deposit of 50% required to schedule.
- Final payment due within 10 days of completion.
- Warranty: 1 year on workmanship and materials.
- Price is valid for 30 days from the date of this estimate.

Thank you for choosing
AAA Court Surfaces, LLC.
We appreciate your business and look forward to working with you.

TOTAL COST **$29,312.50**

AUTHORIZED BY: _____

DATE: _____

COLOR CHOICES

Playing Area _____ Out of Bounds _____ Kitchen _____ Lines _____ Basketball Keys _____

PAVING CONTRACTORS, INC.

Proposal

Company	**The Groves**	Job Name:	**The Groves**
Attn:	**Clinton Robinson**	Address:	**7924 Melogold Circle**
Address:	**7924 Melogold Circle**	City, State, Zip:	**Land O'Lakes, FL 34367**
City, State, Zip:	**Land O'Lakes, FL**	Phone:	
Phone:	**(813) 428-4214**	Fax:	
Fax:		Additional Contact:	
Mobile:		Email:	
Email:	Clinton.robinson@inframark.com		
Date:	**12/22/2025**		

Item	DESCRIPTION OF WORK	TOTAL
1	**Demo, Base & Asphalt Pave Golf Cart Parking** 1. Secure jobsite for safety of crew and residents using barricades and/or cones. 2. Demo 2 areas to a depth of 8" in preparation to base and pave totaling approximately 800 square feet. 3. Haul off debris. 4. Furnish, install & compact 6" crushed concrete base in preparation for asphalt paving in 2 areas totaling approximately 800 square feet. 5. Pave using SP9.5 hot mix asphalt in 2 areas totaling approximately 800 square feet. Roll and compact, as necessary. 6. New layout striping of parking spaces using DOT approved latex paint. 7. Clean up the job site.	$19,997.00
2	**Demo & Pour Concrete Golf Cart Parking** 1. Secure jobsite for safety of crew and residents using barricades and/or cones. 2. Demo and excavate 3 areas to a depth of 6" in preparation for concrete golf cart parking totaling approximately 1,150 square feet. 3. Haul off debris. 4. Form & pour new 6" concrete golf cart parking in 3 areas totaling approximately 1,150 square feet using 3000 PSI concrete reinforced with commercial fiber mesh. 5. Apply a broom finish and saw cut joints as necessary. 6. New layout striping of parking spaces using DOT approved latex paint. 7. Clean up the job site.	$16,500.00
	TOTAL CONTRACT AMOUNT:	**$36,497.00**

Terms and Conditions for the Contract:

1) *Prices are based on 1 Mobilization. Each additional mobilization is an upcharge of $5,000.00 per additional mobilization.*
2) *This Quotation is valid for a period of 30 days.*
3) *This work will be performed during daytime working hours,. Overtime is not included, but if requested, will billed separately.*
4) *Upon contract signing, prices for this contract will be valid for 30 days only. If the project exceeds the life of the contract, the contractor must account for escalations in price.*
5) *This Quotation will be part of our contract.*
6) *Payment, Performance Bonds and Permits are not included in these prices.*
7) *No retainage will be accepted. Payment shall be made in full. (See Payment Terms)***
8) *Prices are valid only with the items, quantities, conditions and requirements above.*
9) *C&K Paving can not guarantee water drainage on slopes less than 1.5% fall*

ACCEPTANCE OF PROPOSAL

Accepted By:

Name _____

Title: _____

Date: _____

Respectfully Submitted By:
C&K Paving Contractors, Inc.

Joshua Troyer

Joshua Troyer
National Sales Director
Phone: (513) 546-6166
Fax: (770) 791-0108
www.ckpaving.com
email: joshua@ckpaving.com

***Payment for our work is to be due upon completion of the contract unless other specific arrangements have been set up in advance. A 1 1/2% interest fee will be applied on any outstanding balance over 30 days old and will accrue each additional 30 days following. Any collection fees associated with the collection of this this debt shall be paid by the person or entity that C&K Paving Contractors, Inc is under contract with.*


B
B
A
C
B
A

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

THE GROVES COMMUNITY DEVELOPMENT DISTRICT

District Manager Report – September 2026

- Met with District Engineer to review depression on Sanguinelli, Eustis storm water drain cover, Trovita storm water drain, and drainage at Dog Park. Site Masters will be sending proposals for these areas for repair.
- Met with Steadfast to discuss additional spraying for rim ditches along Berna and Nectarine and the Jaffa pond and Pond #22 with Argo.
- Budget Amendment will be placed on the November Agenda
- New Supervisors will be sworn in at the November meeting.
- Cellgate Resident List Reconciled and continuing to update Barcodes and Key Fobs from the Cellgate Master List.
- Met with 2 Soundproof companies for Lanai, Restaurant and Ballroom will have reports for the November meeting.

MINUTES OF MEETING
THE GROVES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of The Groves Community Development District was held on Tuesday September 8, 2026, and called to order at 10:00 a.m. at The Groves Civic Center, 7924 Melogold Circle, Land O' Lakes, Florida 34647.

Present and constituting a quorum were:

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

Also present, either in person or via Teams Communications, were:

Wendi McAnn	District Manager, Inframark
Lauren Gentry	District Counsel, Kilinski/Van Wyk
Clint Robinson	Assistant District Manager, Inframark
Residents and Members of the Public	

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

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

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

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS **Audience Comments**

Supervisors received updates from vendors, including 813 Security, Steadfast, and Davey, as well as comments from residents during the public comment period.

Steadfast reported that Pond 3G would benefit from adjustments to the golf course irrigation system to help minimize the impact of reclaimed water being discharged into the pond. They also recommended evaluating vegetation growth along the banks of Pond 1 and ensuring that the grass within Pond 6G is properly treated and maintained to prevent excessive overgrowth that could effectively divide the pond into two separate sections.

Davey presented a proposal package and discussed potential revisions to the new landscape maintenance proposal. Suggested modifications included incorporating mowing services while removing certain scope items to keep the overall cost below the $195,000 threshold.

Resident comments included requests for enhanced cleanup and maintenance of the pool and ballroom areas, consideration of chandeliers in the ballroom design in place of ceiling fans, and repairs to a damaged survey monument located behind Nectarine.

FOURTH ORDER OF BUSINESS **Business Items**

A. Consideration of Resolution 2026-13; Goals & Objectives

> On MOTION by Mr. Watkins, seconded by Ms. Cross, motion to accept Resolution 2026-13; Goals & Objectives, carried. 5-0

B. Consideration of Pickleball Fence Addition

The Board considered a donation request for the installation of a pickleball fence. Supervisors engaged in discussion with Pickleball Club President, Val, regarding the proposed project, including safety concerns and funding options. Val expressed her willingness to advance personal funds for the project, with reimbursement to be made from future tournament proceeds.

> On MOTION by Mr. Loar, seconded by Mr. Lewis, motion to accept the Pickleball Fence Addition, carried. 4-1

The Board also directed District Counsel to revise the tournament agreement to include provisions addressing the reimbursement of funds from tournament proceeds.

C. Consideration of Ballroom Proposal

Supervisor Cross provided an update regarding the ballroom renovation project. Supervisors discussed several aspects of the proposed renovation, including the need to obtain competitive bids, develop more detailed project specifications, and consider modifications to the ceiling design. Board members also discussed design preferences, with some expressing support for chandeliers and others favoring ceiling fans.

Supervisor Watkins reminded the Board that the ballroom serves as a multipurpose facility and noted that various organizations had been consulted regarding the intended use and appearance of the space.

> On MOTION by Mr. Lewis seconded by Ms. Cross, motion to table the Ballroom Proposal, carried. 5-0

The Board directed staff to explore retaining a sound engineer to evaluate and provide recommendations regarding the ballroom's acoustics.

D. Discussion on District Insurance Findings

The Board reviewed a comparison of insurance proposals submitted by Poe & Brown and EGIS. Following evaluation of the coverage options and associated costs, it was noted that the District's current provider, EGIS, was able to reduce its proposal, resulting in an estimated savings of approximately $17,000 for the upcoming fiscal year.

> On MOTION by Mr. Watkins, seconded by Ms. Cross, motion to accept the EGIS Proposal, carried. 5-0

E. Discussion of OLM Bid Sheet and Landscape

The Board reviewed landscape maintenance options following OLM's recommendation that the services be competitively bid. Supervisors discussed a revised proposal from Davey, which reduced the scope of work by removing deer repellent applications, mulch installation, and palm pruning services. These modifications allowed the proposal amount to remain below the $195,000 threshold for an informal procurement process.

> On MOTION by Mr. Watkins, seconded by Ms. Cross, motion to rescind the existing Davey Contract, carried. 5-0

> On MOTION by Ms. Cross, seconded by Mr. Watkins, motion to approve the new Davey Landscape Maintenance Proposal, carried. 4-1

F. Discussion of Tennis Windscreen

The Board heard comments from racquet sports representatives and staff regarding the installation of windscreens at the tennis and pickleball courts. Following discussion, Supervisors voted not to fund the windscreens and directed the vendor to remove them.

> On MOTION by Mr. Lewis, seconded by Mr. Loar, motion to not fund the windscreens and direct the vendor to remove them, carried. 5-0

During the District Manager's Report, the Board revisited the matter and engaged in further discussion regarding the benefits and costs associated with the windscreens. As a result, the Board rescinded its previous motion.

> On MOTION by Mr. Watkins, seconded by Mr. Allison, motion to rescind the previous motion and to retain the windscreens and remit payment to the vendor, carried. 3-2

Staff was directed to process payment and maintain the windscreens on-site.

G. Discussion of Turn Bar Contract Notification

The Board discussed the Turn Bar operation and the upcoming renewal period. Staff was directed to notify the vendor by October 1, 2026 that the current fees will be subject to negotiation. District Counsel was directed to prepare a concession and management agreement for the Board's review and consideration of available operational options at the next Board meeting. Additionally, staff was directed to obtain and present a maintenance agreement proposal for the kitchen equipment at the next meeting to assist the Board in evaluating ongoing maintenance and service needs.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

With nothing further from District Counsel, the Board moved onto the next item on the agenda.

B. District Engineer Report

The Board reviewed the written report from BDI.

C. Aquatics Report

The Steadfast representative had nothing additional to report since he spoke during the audience comments portion of the meeting.

D. Clubhouse Manager Report

The Clubhouse Manager provided an update regarding the recently installed limit switch, reporting that it has performed successfully and resolved the operational issues that had been identified. Based on the positive results, Mr. Robinson recommended proceeding with the installation of three additional limit switches. Supervisors discussed the recommendation and expressed interest in including the rear gates in the project, if feasible, to further improve access control and functionality.

> On MOTION by Mr. Loar, seconded by Mr. Lewis, motion to authorize the installation of the remaining limit switches at a cost not to exceed $5,200, carried. 5-0

E. District Manager

Ms. McAnn informed the Board that a budget amendment will be necessary for the Fiscal Year 2026 budget and noted that the District's Emergency Manual has been completed and is available in the front office for review. Supervisor Loar requested that the Emergency Manual be uploaded to the District's website to make it more accessible to residents and the public.

SIXTH ORDER OF BUSINESS **Business Administration**

A. Consideration of the Minutes of the Meeting Held on August 4, 2026

> On MOTION by Mr. Watkins, seconded by Mr. Loar, with all in favor, motion to approve the August 4, 2026, Meeting Minutes with corrections, carried. 5-0

SEVENTH ORDER OF BUSINESS **Supervisors' Requests**

Mr. Lewis requested that staff obtain a proposal for the installation of a fountain in Pond No. 1 for the Board's consideration. He also requested obtaining a proposal from Gator Cleaning for ballroom cleaning services and obtaining a quote for the development of a designated golf cart parking area behind the clubhouse. Supervisor Lewis addressed cleanup needs in the Big Bopper area including rust stains within the pool area.

Supervisor Allison distributed a proposed Irrigation Repair Agreement between the District and the HOA for review by the Supervisors. The Board discussed the agreement and requested that the item be placed on the agenda for the next Board meeting to allow for further consideration and discussion.

Supervisor Cross reported that updates to the key FOB and barcode access systems have been completed. Supervisor Cross also requested that the Board consider the installation of ECS cameras at the tennis courts, bocce courts, and shuffleboard courts. The Board discussed the request and agreed that the item should be placed on a future meeting agenda for further consideration and review.

Supervisor Watkins discussed concerns regarding sediment accumulation in the pool and requested that staff evaluate filter options to reduce the presence of sediment.

Supervisor Loar requested that the Maintenance Schedule be posted.

EIGTH ORDER OF BUSINESS **Audience Comments**

With there being no additional audience comments, the Board moved onto the next order of business.

NINTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Loar, seconded by Mr. Lewis, with all in favor, motion to adjourn the meeting at 12:15 p.m. carried. 5-0

_____ _____

Secretary/ Assistant Secretary Chairperson / Vice-Chairperson