



Rizzetta & Company

Covington Park Community Development District

Board of Supervisors' Meeting October 27, 2025

**District Office:
2700 S. Falkenburg Rd.
Suite 2745
Riverview, FL 33578**

www.covingtonparkcdd.org

COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT

Covington Park Clubhouse, 6806 Covington Garden Drive, Apollo Beach, FL 33572

Board of Supervisors	Stephen Brown	Chairman
	Lisa McKinney	Vice Chair
	Tarlese Allen	Assistant Secretary
	Ann Reichle	Assistant Secretary
	Joe LaBranche	Assistant Secretary
District Manager	Matt O’Nolan	Rizzetta & Company, Inc.
District Counsel	David Jackson	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
District Engineer	Elana Gerstenfeld	Dewberry Engineers
	Scott Ethier	
	Rey Malave	

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

**Board of Supervisors
Covington Park Community
Development District**

10/20/2025

Call In: 321-754-9488 Conference 619 195 742#

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Covington Park Community Development District will be held on **Monday, October 27, 2025 at 6:00 p.m.**, at the Covington Park Clubhouse, **located at 6806 Covington Garden Drive, Apollo Beach, FL 33572**. The following is the final agenda for this meeting:

1. CALL TO ORDER/ROLL CALL

2. AUDIENCE COMMENTS

3. STAFF REPORTS

- A. Landscape Inspection Report and Responses Tab 1
 - 1. Consideration of LMP proposals Tab 2
- B. Presentation of Aquatics Report.....Tab 3
- C. Amenity Manager Report.....Tab 4
- D. District Counsel
- E. District Engineer
 - 1. Consideration of District Engineering Services Proposal.....Tab 5
 - 2. Consideration of Striping proposals..... Tab 6
- F. District Managers Report.....Tab 7

4. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of Board of Supervisor's Minutes held on September 22, 2025 Tab 8

5. BUSINESS ITEMS

- A. Discussion of Clock Tower Surveillance..... Tab 9
- B. Ratification of Accurate Drilling Proposal..... Tab 10
- C. Consideration of Proposed Improvements Tab 11

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact us at (813) 533-2950.

Respectfully,

Matt O'Nolan

District Manager]

Tab 1

COVINGTON PARK

LANDSCAPE INSPECTION REPORT



October 6, 2025
Rizzetta & Company
John Fowler – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary & Scoring

General Updates, Recent & Upcoming Maintenance Events

- ☐ Fertilizer ban is lifted September 30.
- ☐ Lake banks look much better this inspection.

The following are action items for LMP to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates a deficiency of over a month. **Bold Red text** indicates a deficiency of over two months. **Green text** indicates a proposal has been requested. **Blue** indicates an irrigation issue. Staff tasks will be shown in **Orange**.

Performance Scores

Scale: 0 – 10

1. Turf Conditions – 10.00
 - 0 – 10-point scale in each of the 5 categories: Turf Conditions, Palm/Tree Conditions, Plant Conditions, Bed Conditions, and Installations/Projects.
2. Tree/Palm Conditions – 7.00
 - Starting with a ten-point score.
3. Plant Conditions – 9.75
 - Minus 0.25 points for each red item – over a month deficient for each item in each category.
4. Bed Conditions – 9.75
 - Another minus 0.50 points for each red item that goes bold – over two months deficient for each item in each category. Add 1.0 point for each month for anything over 3 months.
5. Installations/Projects – 10.00
 - Coloring red for 0-3.5, orange for 3.51 to 6.5, green for 6.51 to 10.



Main Entrance, CGD, Regents & Surrey

1. Weedeat around the base of the new stop light on the entrance corner of Big Bend Rd. and Covington Gardens Dr.

2. Diagnose and treat Ornamental Grasses at Flagpole Park in Surrey. Also, need to remove a Brazilian Pepper Tree. (Pic. 2)



3. Check irrigation is working properly at Flagpole Park in Surrey. Turf appears dry.

4. Remove dead palm fronds on exit corner of Surrey and CGD intersection. These are lower to the ground and won't require a lift.

5. Schedule a pruning event for the shrubs along the aluminum fence on CGD that lines Surrey.

6. Noting two Pine trees that have been flagged for removal on Covington Stone South ROW. When is this scheduled?

7. Treat weeds in between the shrubs and the fence line on the exit corner of Cambridge Park Dr. and Covington Stone Ave.

8. Noting vines on the shrubs that need to be removed on Covington Stone Ave. South ROW between Cambridge and Guilford. (Pic. 8>)

9. Remove a dead shrub on the backend of the median entrance of Guilford.

10. Remove a dead hanging Pine branch on the South ROW of Covington Stone Ave. just West of Cromwell Garden Dr.

11. It appears a new wooden fence was installed on the South ROW of Covington Stone Ave. and concrete around a post has been left in CDD bed. This is across the street from Cambridge Park Dr. (Pic. 11)



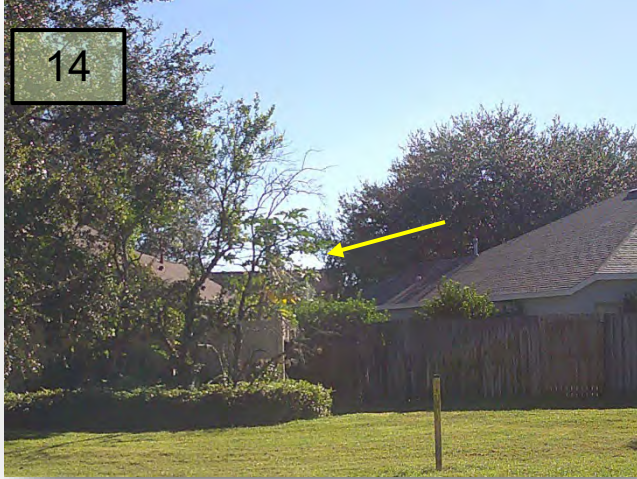
12. Noting a lot of vines on the shrubs that need to be removed on Southeast corner intersection of CGD and Covington Stone Ave.

13. Need to detail the beds on CGD East ROW from Covington Stone Ave. to South end of CDD including treating weeds, removing vines, removing Brazilian Peppers, and removing any dead material in trees or shrubs.



CSA and Monarch Park

14. Investigate a small tree that appears dead across the street from the Oxford entrance and report your findings. Has a proposal been provided? (Pic. 14)



15. There is a dead Pine tree in need of removal on the East ROW of CGD across the street from Oxford entrance.

16. Need to raise Oak canopies that are almost or are touching CDD turf on CGD ROW on the East side. There is also a branch touching the ground behind the entrance monument of Covington Stone Ave. at the CGD intersection. (Pic. 16)



17. Overall, pond bank maintenance is being completed and looks good. There are still a few areas that trees are not included as the buffer zone and should be weedeated each mowing service. One area is the pond on Southeast end of Brighton Park. (Pic. 17>)

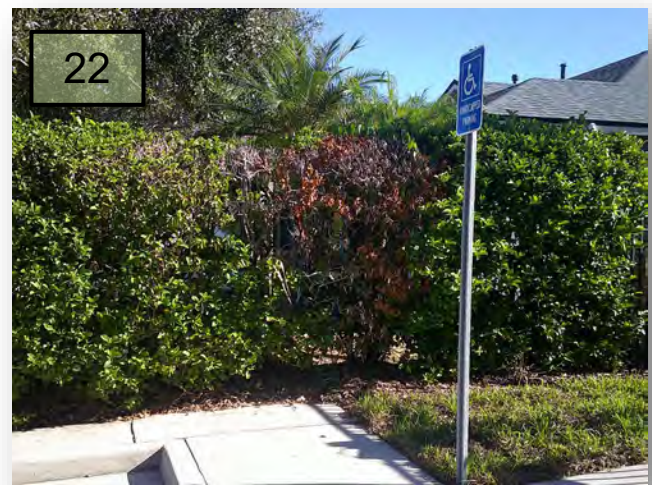
18. Noting a dead hanging Pine branch at Pond #5 on Brighton Park Dr.

19. Diagnose and treat declining Foxtail Ferns and Plumbago on the East median bed of Covington Stone Ave.. at CGD intersection.

20. Noting a couple dead Pine trees have been flagged for removal next to Monarch Park community pool When will these be removed?

21. Remove Brazilian Peppers growing up in the Viburnum along the sidewalk behind Monarch Park community pool.

22. Diagnose and remove a declining Viburnum at the entrance to Monarch Park community pool. Remove any dead or diseased material. (Pic. 22)



Monarch Park and Irwin Park

23. Need to detail the bed at the end of Exeter Park roundabout. Prune shrubs, treat weeds, remove debris, and establish a defined bed line.

24. There are two snapped Pines with approximately 4-5 feet of trunk remaining that need removal on CGD just South of Wiltshire Park Pl. roundabout Has a proposal been provided?

25. Need to remove a dead Pygmy Date Palm stalk at the roundabout bed of Wiltshire Park Pl. (Pic. 25)



26. Remove dead fronds in healthy Pygmy Date Palms at the roundabout bed of Wiltshire Park Pl.

27. Treat weeds in beds on CGD East ROW between Bristol Park Dr. and Devonbridge Garden Way.

28. It appears two palms were missed in the pruning event at the older pool at Irwin Park.

29. Noting the Foxtail Palms at the new pool at Irwin Park appear chlorotic. Please ensure these get fertilized now the Nitrogen ban has been lifted. (Pic. 29>)

30. Treat joint crack weeds in the sidewalks around the playground area at Irwin Park.



COVINGTON PARK

LANDSCAPE INSPECTION REPORT



October 6, 2025
Rizzetta & Company
John Fowler – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

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4. Remove dead palm fronds on exit corner of Surrey and CGD intersection. These are lower to the ground and won't require a lift.
5. Schedule a pruning event for the shrubs along the aluminum fence on CGD that lines Surrey.
6. Noting two Pine trees that have been flagged for removal on Covington Stone South ROW. When is this scheduled?
7. Treat weeds in between the shrubs and the fence line on the exit corner of Cambridge Park Dr. and Covington Stone Ave.
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COVINGTON FIELD INSPECTION REPORT

RESPONSE

Date Inspection Report Performed _____10.6.25_____

Date LMP Received Report _____10.17.25_____

LMP Response Date _____10.18.25_____

1. Will complete week of 10.27
2. Will complete week of 10.27
3. Irrigation MI scheduled
4. Will complete by week of 10.27
5. Ongoing. Was just completed week of 10.6
6. These were flagged and proposal provided. However, I have not received approval yet.
7. Will complete by week of 10.27
8. Ongoing
9. Will complete by week of 10.27
10. OK
11. Ok
12. Ongoing
13. Work in progress. Looks noticeably better each week. We will continue.

CSA and Monarch Park

- 14. Investigate a small tree that appears dead across the street from the Oxford entrance and report your findings. Has a proposal been provided? (Pic. 14)**



15. There is a dead Pine tree in need of removal on the East ROW of CGD across the street from Oxford entrance.

16. Need to raise Oak canopies that are almost or are touching CDD turf on CGD ROW on the East side. There is also a branch touching the ground behind the entrance monument of Covington Stone Ave. at the CGD intersection. (Pic. 16)



17. Overall, pond bank maintenance is being completed and looks good. There are still a few areas that trees are not included as the buffer zone and should be weedeated each mowing service. One area is the pond on Southeast end of Brighton Park. (Pic. 17>)

18. Noting a dead hanging Pine branch at Pond #5 on Brighton Park Dr.

19. Diagnose and treat declining Foxtail Ferns and Plumbago on the East median bed of Covington Stone Ave.. at CGD intersection.

20. Noting a couple dead Pine trees have been flagged for removal next to Monarch Park community pool. When will these be removed?

21. Remove Brazilian Peppers growing up in the Viburnum along the sidewalk behind Monarch Park community pool.

22. Diagnose and remove a declining Viburnum at the entrance to Monarch Park community pool. Remove any dead or diseased material. (Pic. 22)



14. I have asked Felix to provide proposal.
15. Estimate provided.
16. We will address elevations now that biweekly is beginning.
17. Noted.
18. OK
19. Water has been adjusted. Plumbago are old and need to be removed. Proposal was provided.
20. Submitted but not approved.
21. I did not see any, but I will have the crew look again.
22. OK

Monarch Park and Irwin Park

23. Need to detail the bed at the end of Exeter Park roundabout. Prune shrubs, treat weeds, remove debris, and establish a defined bed line.

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30. Treat joint crack weeds in the sidewalks around the playground area at Irwin Park.



- 23. Will complete week of 10.27
- 24. Provided.
- 25. Will remove week 10.20
- 26. Will remove week of 10.20
- 27. Ongoing
- 28. A lift is scheduled for completing this task.
- 29. David will address.
- 30. We will apply herbicide. Continuing.



A Juniper Company

Proposal

Proposal No.: 367679

Proposed Date: 10/16/25

PROPERTY:	FOR:
Covington Park CDD Venessa Smith 6806 Covington Garden Drive Apollo Beach, FL 33572	Playground Certified Mulch Fill In -

Proposal to refresh certified playground mulch in Guilford playground to regulated fall protection depth.

ITEM	QTY	UOM	TOTAL
Guilford Playground			
Mulch			\$1,105.00
Bulk Mulch by the yard	13.00	CY	
Total:			\$1,105.00

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 367674

Proposed Date: 10/16/25

PROPERTY:	FOR:
Covington Park CDD Venessa Smith 6806 Covington Garden Drive Apollo Beach, FL 33572	Covington Stone/Garden East Intersection Isle Tip

Proposal to enhance monument area at Covington Stone/Garden Isle Tip. Design adds more Foxtail Fern to tip front with a backdrop of Yellow Allamanda to match the isle across the street. Behind monument, remove dated Plumbago and replace with Red Dwarf Ixora to match new design of isle across the street as well.

Note: Irrigation modifications necessary will be invoiced separately on a time and material basis



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Covington Stone/Garden Intersection East					
Site Prep					\$217.50
Bed Prep - Plant, Sod, Debris Removal	2.00	HR	\$65.00	\$130.00	

Debris by the truck	0.25	1	\$350.00	\$87.50	
Landscape Material					\$1,528.22
Foxtail Fern, 01 gallon - 01G	10.00	01g	\$11.23	\$112.32	
Dwarf Ixora, 03 gallon - 03G	38.00	03g	\$26.23	\$996.63	
Dwarf Bush Allamanda, 03 gallon - 03G	16.00	03g	\$26.20	\$419.27	
Mulch, Rock, Soil					\$278.65
Pine Bark, 03CF bag - 03CF	15.00	03CF	\$18.58	\$278.65	
				Total:	\$2,024.37

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

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Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 366819

Proposed Date: 10/10/25

PROPERTY:	FOR:
Covington Park CDD Venessa Smith 6806 Covington Garden Drive Apollo Beach, FL 33572	Remove Dead Pine Tree on Monarch Walking Trail







We propose the removal of four (4) dead pine trees located along the Monarch Walking Trail. These trees have been severely impacted by the Southern Pine Beetle, resulting in their decline and eventual death.

As part of this project, all four trees will be safely removed, and the stumps will be ground down to ensure the area is left clean and hazard-free. This action is necessary to prevent further spread of the beetle to nearby healthy trees and to maintain the safety and aesthetics of the trail.

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding.

The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of

branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

ITEM	QTY	UOM	TOTAL
Arbor Care Services			
Tree Removal			\$2,080.00
Tree Removal - Med (Flush Cut)	4.00	CT	
Stump Grinding			\$380.00
Stump Grinding - Small	4.00	CT	
Total:			\$2,460.00

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

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_____	_____
Signature (Owner/Property Manager)	Date

Printed Name (Owner/Property Manager)

_____	_____
Signature - Representative	Date



Proposal

Proposal No.: 367658

Proposed Date: 10/15/25

PROPERTY:	FOR:
Covington Park CDD Venessa Smith 6806 Covington Garden Drive Apollo Beach, FL 33572	Big Bend South Side of First Isle Tip

Proposal to fill in empty south tip of first median off Big Bend Road on Covington Garden with a border of filled in Blue Daze and a background of Crossandra.



Note: Irrigation modifications necessary will be invoiced separately on a time and material basis.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Sign Board Entry Tip					
Landscape Material					\$1,326.97
Crossandra, 03 gallon - 03G	30.00	03g	\$30.55	\$916.60	
Blue Daze, 01 gallon - 01G	36.00	01g	\$11.40	\$410.37	
Mulch, Rock, Soil					\$149.12
Pine Bark, 03CF bag - 03CF	8.00	03CF	\$18.64	\$149.12	

•

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Date _____

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 363682

Proposed Date: 09/23/25

PROPERTY:	FOR:
Covington Park CDD Venessa Smith 6806 Covington Garden Drive Apollo Beach, FL 33572	Add coverage 9-22-25

During the wet check on 9-22-25 the technician found additional areas that coverage was removed during the property improvements. The technician would like to expand the coverage to include these areas.

On zone 11 front parking lot island along Covington Garden Blvd, he would like to add 8 spray heads.

Three spray heads to be added to the small island.

Zone 5 sidewalk west of lift station, he would like to add 5 spray head.

The total would be to add 13 spray heads with connecting pipe.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Lateral Components					\$1,166.10
Add 6-inch spray head with pipe - unit price	13.00	EA	\$89.70	\$1,166.10	
				Total:	\$1,166.10

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 367670

Proposed Date: 10/16/25

PROPERTY:	FOR:
Covington Park CDD Venessa Smith 6806 Covington Garden Drive Apollo Beach, FL 33572	Guilford Isle North

Proposal to fill in area where Flax Lily was not successful with additional Firebush to complete look.

Note: Irrigation modifications necessary will be invoiced separately on a time and material basis.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Guilford Entry					
Landscape Material					\$261.95
Dwarf Firebush, 03 gallon - 03G	10.00	03g	\$26.20	\$261.95	
				Total:	\$261.95

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 367274

Proposed Date: 10/13/25

PROPERTY:	FOR:
Covington Park CDD Venessa Smith 6806 Covington Garden Drive Apollo Beach, FL 33572	Proposal for Removal of Dead Pines Affected by Southern Pine Beetle. Location : 1)Northside Irwin Park , 2) 7602 Hampshire Garden Pl, 3) 7602 Clovelly Park Pl, 4) Covington Garden Dr.

This proposal is for the removal of multiple dead pine trees that have been severely affected by southern pine beetle infestation. These trees are located near pedestrian walkways and residential homes and present a significant hazard due to their weakened state and proximity to public areas.

Justification:

Trees are confirmed dead or dying due to southern pine beetle damage.

Their proximity to sidewalks and homes poses a high risk of falling, which could lead to:

Injury to pedestrians.

Damage to private property.

Preventive removal is recommended to eliminate risk and maintain public safety.







Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations,

including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

ITEM	QTY	UOM	TOTAL
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Arbor Care Services

Tree Removal			\$2,574.95
Tree Removal - Small (Flush Cut)	1.00	CT	
Tree Removal - Med (Flush Cut)	3.00	CT	
Tree Removal - Large (Flush Cut)	1.00	CT	
Total:			\$2,574.95

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 367103

Proposed Date: 10/13/25

PROPERTY:	FOR:
Covington Park CDD Venessa Smith 6806 Covington Garden Drive Apollo Beach, FL 33572	Proposal for Stump and Exposed Root Grinding - Surrey Pines Park

We propose the removal and grinding of exposed tree stumps and roots located within Surrey Pines Park. These protrusions currently present a trip hazard to park users and compromise both safety and accessibility. The work will involve grinding down the stumps and roots to ground level or below, ensuring a smooth and safe surface in compliance with public safety standards. This preventative maintenance will help reduce the risk of injuries and improve the overall usability of the park.







Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface

upon completion of work.

ITEM	QTY	UOM	TOTAL
Arbor Care Services			
Stump Grinding			\$300.00
Stump Grinding - Small	3.00	CT	
Total:			\$300.00

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 367685

Proposed Date: 10/16/25

PROPERTY:	FOR:
Covington Park CDD Venessa Smith 6806 Covington Garden Drive Apollo Beach, FL 33572	Covington Stone/Garden West Isle

Proposal to fill in areas where plant material has aged and is due for replacement, remove odd plantings (Loropetalum & Cardboard Palm), and provide a better aesthetic value to high visibility area which will match the isle across the street.

Note: Irrigation modifications necessary will be invoiced separately on a time and material basis.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
West Intersection Stone/Garden					
Site Prep					\$935.00
Bed Prep - Plant, Sod, Debris Removal	9.00	HR	\$65.00	\$585.00	
Debris by the truck	1.00	1	\$350.00	\$350.00	
Landscape Material					\$7,237.67

Foxtail Fern, 01 gallon - 01G	18.00	01g	\$11.23	\$202.19
Dwarf Bush Allamanda, 03 gallon - 03G	22.00	03g	\$26.21	\$576.59
Dwarf Ixora, 03 gallon - 03G	165.00	03g	\$26.22	\$4,326.36
Muhly Grass, 01 gallon - 01G	16.00	01g	\$11.23	\$179.72
Plumbago, 03 gallon - 03G	54.00	03g	\$26.22	\$1,415.91
Bush Jatropha, 07 gallon - 07G	5.00	07g	\$107.38	\$536.90
Mulch, Rock, Soil				\$930.11
Pine Bark, 03CF bag - 03CF	50.00	03CF	\$18.60	\$930.11
Total:				\$9,102.78

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 357171

Proposed Date: 08/15/25

PROPERTY:	FOR:
Covington Park CDD Venessa Smith 6806 Covington Garden Drive Apollo Beach, FL 33572	Monarch Pool Enhancement - Covington



Remove Bougainvillea with no sun and replace with Star Jasmine to match rest of fence line.



Fill in areas where Star Jasmine is missing on back fence.



Continue Firebush row where there is nothing.



Add Firecracker Plant to continue theme of east side.... tuft of Firecracker, tuft of Duranta, Firecracker, Duranta, etc.

Proposal to fill in missing areas with plant material to not only make the pool area more aesthetically pleasing, but mostly to screen the area for the privacy of those using it.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Monarch Park Pool					
Site Prep					\$317.48
Bed Prep - Plant, Sod, Debris Removal	3.00	HR	\$76.66	\$229.98	
Debris by the truck	0.25	1	\$350.00	\$87.50	
Landscape Material					\$1,366.72
Firecracker, Red, 03 gallon - 03G	3.00	03g	\$24.41	\$73.23	
Dwarf Firebush, 03 gallon - 03G	38.00	03g	\$24.41	\$927.41	
Star Jasmine, 03 gallon - 03G	15.00	03g	\$24.41	\$366.08	
Mulch					\$1,339.77
Pine Bark, 03CF bag - 03CF	80.00	03CF	\$16.75	\$1,339.77	
				Total:	\$3,023.97

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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_____ Signature (Owner/Property Manager)	_____ Date
_____ Printed Name (Owner/Property Manager)	
_____ Signature - Representative	_____ Date

Tab 2



Proposal

Proposal No.: 357171

Proposed Date: 08/15/25

PROPERTY:	FOR:
Covington Park CDD Venessa Smith 6806 Covington Garden Drive Apollo Beach, FL 33572	Monarch Pool Enhancement - Covington



Remove Bougainvillea with no sun and replace with Star Jasmine to match rest of fence line.



Fill in areas where Star Jasmine is missing on back fence.



Continue Firebush row where there is nothing.



Add Firecracker Plant to continue theme of east side.... tuft of Firecracker, tuft of Duranta, Firecracker, Duranta, etc.

Proposal to fill in missing areas with plant material to not only make the pool area more aesthetically pleasing, but mostly to screen the area for the privacy of those using it.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Monarch Park Pool					
Site Prep					\$317.48
Bed Prep - Plant, Sod, Debris Removal	3.00	HR	\$76.66	\$229.98	
Debris by the truck	0.25	1	\$350.00	\$87.50	
Landscape Material					\$1,366.72
Firecracker, Red, 03 gallon - 03G	3.00	03g	\$24.41	\$73.23	
Dwarf Firebush, 03 gallon - 03G	38.00	03g	\$24.41	\$927.41	
Star Jasmine, 03 gallon - 03G	15.00	03g	\$24.41	\$366.08	
Mulch					\$1,339.77
Pine Bark, 03CF bag - 03CF	80.00	03CF	\$16.75	\$1,339.77	
				Total:	\$3,023.97

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 363682

Proposed Date: 09/23/25

PROPERTY:	FOR:
Covington Park CDD Venessa Smith 6806 Covington Garden Drive Apollo Beach, FL 33572	Add coverage 9-22-25

During the wet check on 9-22-25 the technician found additional areas that coverage was removed during the property improvements. The technician would like to expand the coverage to include these areas.

On zone 11 front parking lot island along Covington Garden Blvd, he would like to add 8 spray heads.

Three spray heads to be added to the small island.

Zone 5 sidewalk west of lift station, he would like to add 5 spray head.

The total would be to add 13 spray heads with connecting pipe.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Lateral Components					\$1,166.10
Add 6-inch spray head with pipe - unit price	13.00	EA	\$89.70	\$1,166.10	
				Total:	\$1,166.10

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 366819

Proposed Date: 10/10/25

PROPERTY:	FOR:
Covington Park CDD Venessa Smith 6806 Covington Garden Drive Apollo Beach, FL 33572	Remove Dead Pine Tree on Monarch Walking Trail







We propose the removal of four (4) dead pine trees located along the Monarch Walking Trail. These trees have been severely impacted by the Southern Pine Beetle, resulting in their decline and eventual death.

As part of this project, all four trees will be safely removed, and the stumps will be ground down to ensure the area is left clean and hazard-free. This action is necessary to prevent further spread of the beetle to nearby healthy trees and to maintain the safety and aesthetics of the trail.

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding.

The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of

branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

ITEM	QTY	UOM	TOTAL
Arbor Care Services			
Tree Removal			\$2,080.00
Tree Removal - Med (Flush Cut)	4.00	CT	
Stump Grinding			\$380.00
Stump Grinding - Small	4.00	CT	
Total:			\$2,460.00

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

_____	_____
Signature (Owner/Property Manager)	Date

Printed Name (Owner/Property Manager)

_____	_____
Signature - Representative	Date



Proposal

Proposal No.: 367103

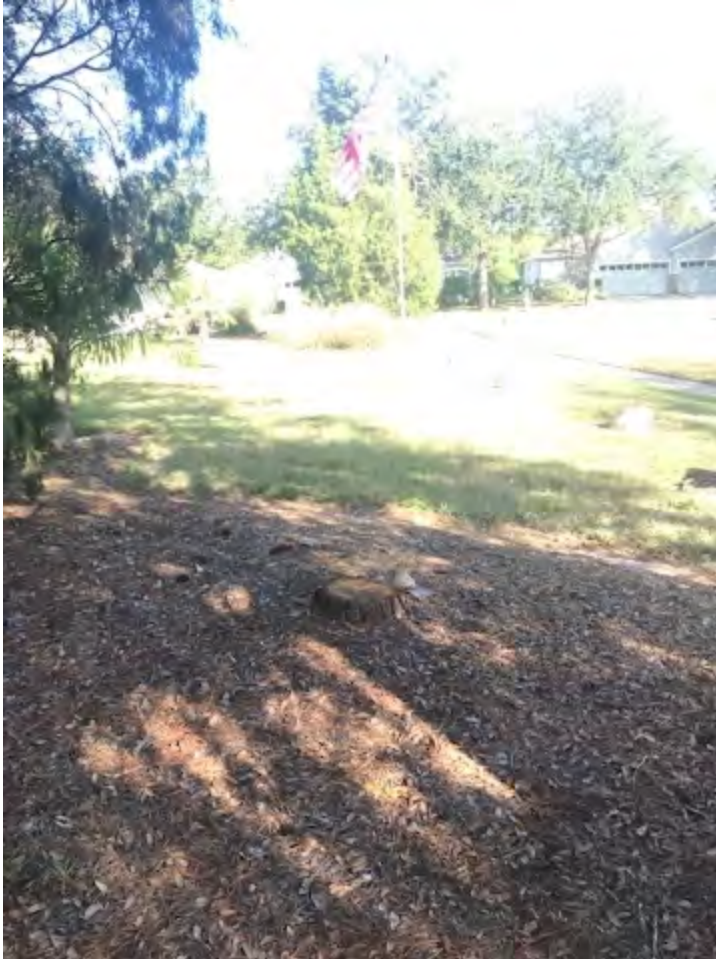
Proposed Date: 10/13/25

PROPERTY:	FOR:
Covington Park CDD Venessa Smith 6806 Covington Garden Drive Apollo Beach, FL 33572	Proposal for Stump and Exposed Root Grinding - Surrey Pines Park

We propose the removal and grinding of exposed tree stumps and roots located within Surrey Pines Park. These protrusions currently present a trip hazard to park users and compromise both safety and accessibility. The work will involve grinding down the stumps and roots to ground level or below, ensuring a smooth and safe surface in compliance with public safety standards. This preventative maintenance will help reduce the risk of injuries and improve the overall usability of the park.







Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface

upon completion of work.

ITEM	QTY	UOM	TOTAL
Arbor Care Services			
Stump Grinding			\$300.00
Stump Grinding - Small	3.00	CT	
Total:			\$300.00

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

_____ Signature (Owner/Property Manager)	_____ Date
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Printed Name (Owner/Property Manager)

_____ Signature - Representative	_____ Date
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Proposal

Proposal No.: 367274

Proposed Date: 10/13/25

PROPERTY:	FOR:
Covington Park CDD Venessa Smith 6806 Covington Garden Drive Apollo Beach, FL 33572	Proposal for Removal of Dead Pines Affected by Southern Pine Beetle. Location : 1)Northside Irwin Park , 2) 7602 Hampshire Garden Pl, 3) 7602 Clovelly Park Pl, 4) Covington Garden Dr.

This proposal is for the removal of multiple dead pine trees that have been severely affected by southern pine beetle infestation. These trees are located near pedestrian walkways and residential homes and present a significant hazard due to their weakened state and proximity to public areas.

Justification:

Trees are confirmed dead or dying due to southern pine beetle damage.

Their proximity to sidewalks and homes poses a high risk of falling, which could lead to:

Injury to pedestrians.

Damage to private property.

Preventive removal is recommended to eliminate risk and maintain public safety.







Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations,

including the following:

Property Owner’s Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

ITEM	QTY	UOM	TOTAL
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Arbor Care Services

Tree Removal

\$2,574.95

Tree Removal - Small (Flush Cut)	1.00	CT
Tree Removal - Med (Flush Cut)	3.00	CT
Tree Removal - Large (Flush Cut)	1.00	CT

Total: \$2,574.95

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 367670

Proposed Date: 10/16/25

PROPERTY:	FOR:
Covington Park CDD Venessa Smith 6806 Covington Garden Drive Apollo Beach, FL 33572	Guilford Isle North

Proposal to fill in area where Flax Lily was not successful with additional Firebush to complete look.

Note: Irrigation modifications necessary will be invoiced separately on a time and material basis.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Guilford Entry					
Landscape Material					\$261.95
Dwarf Firebush, 03 gallon - 03G	10.00	03g	\$26.20	\$261.95	
				Total:	\$261.95

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

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Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 367674

Proposed Date: 10/16/25

PROPERTY:	FOR:
Covington Park CDD Venessa Smith 6806 Covington Garden Drive Apollo Beach, FL 33572	Covington Stone/Garden East Intersection Isle Tip

Proposal to enhance monument area at Covington Stone/Garden Isle Tip. Design adds more Foxtail Fern to tip front with a backdrop of Yellow Allamanda to match the isle across the street. Behind monument, remove dated Plumbago and replace with Red Dwarf Ixora to match new design of isle across the street as well.

Note: Irrigation modifications necessary will be invoiced separately on a time and material basis



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Covington Stone/Garden Intersection East					
Site Prep					\$217.50
Bed Prep - Plant, Sod, Debris Removal	2.00	HR	\$65.00	\$130.00	

Debris by the truck	0.25	1	\$350.00	\$87.50	
Landscape Material					\$1,528.22
Foxtail Fern, 01 gallon - 01G	10.00	01g	\$11.23	\$112.32	
Dwarf Ixora, 03 gallon - 03G	38.00	03g	\$26.23	\$996.63	
Dwarf Bush Allamanda, 03 gallon - 03G	16.00	03g	\$26.20	\$419.27	
Mulch, Rock, Soil					\$278.65
Pine Bark, 03CF bag - 03CF	15.00	03CF	\$18.58	\$278.65	
				Total:	\$2,024.37

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement.

LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

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Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 367679

Proposed Date: 10/16/25

PROPERTY:	FOR:
Covington Park CDD Venessa Smith 6806 Covington Garden Drive Apollo Beach, FL 33572	Playground Certified Mulch Fill In -

Proposal to refresh certified playground mulch in Guilford playground to regulated fall protection depth.

ITEM	QTY	UOM	TOTAL
Guilford Playground			
Mulch			\$1,105.00
Bulk Mulch by the yard	13.00	CY	
Total:			\$1,105.00

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

_____	_____
Signature (Owner/Property Manager)	Date

Printed Name (Owner/Property Manager)

_____	_____
Signature - Representative	Date



Proposal

Proposal No.: 367685

Proposed Date: 10/16/25

PROPERTY:	FOR:
Covington Park CDD Venessa Smith 6806 Covington Garden Drive Apollo Beach, FL 33572	Covington Stone/Garden West Isle

Proposal to fill in areas where plant material has aged and is due for replacement, remove odd plantings (Loropetalum & Cardboard Palm), and provide a better aesthetic value to high visibility area which will match the isle across the street.

Note: Irrigation modifications necessary will be invoiced separately on a time and material basis.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
West Intersection Stone/Garden					
Site Prep					\$935.00
Bed Prep - Plant, Sod, Debris Removal	9.00	HR	\$65.00	\$585.00	
Debris by the truck	1.00	1	\$350.00	\$350.00	
Landscape Material					\$7,237.67

Foxtail Fern, 01 gallon - 01G	18.00	01g	\$11.23	\$202.19
Dwarf Bush Allamanda, 03 gallon - 03G	22.00	03g	\$26.21	\$576.59
Dwarf Ixora, 03 gallon - 03G	165.00	03g	\$26.22	\$4,326.36
Muhly Grass, 01 gallon - 01G	16.00	01g	\$11.23	\$179.72
Plumbago, 03 gallon - 03G	54.00	03g	\$26.22	\$1,415.91
Bush Jatropha, 07 gallon - 07G	5.00	07g	\$107.38	\$536.90
Mulch, Rock, Soil				\$930.11
Pine Bark, 03CF bag - 03CF	50.00	03CF	\$18.60	\$930.11
Total:				\$9,102.78

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Tab 3



Covington Park

Water Way Inspection Report

Prepared by:

Remson Aquatics LLC, Riverview, FL
Matthew Remson, Environmental Scientist
11207 Remson Lane, Riverview, FL 33578
Cell: 813-748-2433 Office: 813-671-2851

Pond: 1

Comments:

Little to algae blooms, no torpedo grass or shoreline vegetation was present this maintenance event.

Native Lillys were recently removed, next gen is starting to form, will spray via boat.

Liter and Debris were removed.



Pond: 2

Comments:

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and Debris were removed.



Pond: 3

Comments:

Algae blooms and underwater weeds were present and treated during this maintenance event.

Native Lillys were recently removed, next gen is starting to form, will spray via boat.

Liter and Debris were removed.



Pond: 4

Comments:

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and debris were removed.



Pond: 5

Comments:

Sandhill cranes are still nesting in the littoral zone.

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and Debris were removed.



Pond: 6

Comments:

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and debris were removed.

Native Lilly pads are doing well.



Pond: 7

Comments:

Little to no Algae blooms or shoreline vegetation was found at this site.

Native species of vegetation are doing well.

Liter and debris were removed.



Pond: 8

Comments:

Little to algae blooms, no torpedo grass or shoreline vegetation was present this maintenance event.

Liter and debris were removed.



Pond: 9

Comments:

During this maintenance event, there was little to no algae blooms, torpedo grass, or shoreline vegetation.



Pond: 10

Comments:

Patches of grass breaking off the littoral shelf and floating these patches were treated during this maintenance event.

Shoreline vegetation was present and treated.

Native Lilly pads are doing well.

Liter and debris were removed.



Pond: 11

Comments:

Little to algae blooms or shoreline vegetation was present during this maintenance event.

Premature torpedo grass was present and treated.

Liter and debris were removed.



Pond: 12

Comments:

Premature torpedo grass and alligator weed were present and treated.

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and Debris were removed.



Pond: 13

Comments:

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and debris were removed.

Native beneficial vegetation is doing well. Waterfowl nests can be found on the littoral shelf.



Pond: 14

Comments:

Algae blooms and underwater weeds were present and treated

Brazilian peppers growing from waterset landscaping border are blocking access to the west side of the pond

Liter and debris were removed.



Pond: 15

Comments:

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and debris were removed.



Pond: 16

Comments:

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and debris were removed.



Pond: 18

Comments:

Torpedo grass and primrose willows were present and treated.

Liter and debris were removed.



Pond: 19

Comments:

Underwater weeds were present and treated during this maintenance event.

Liter and debris were removed

Will return in 14 days to retreat.



Pond: 20

Comments:

Treated for emergent vegetation and algae blooms.

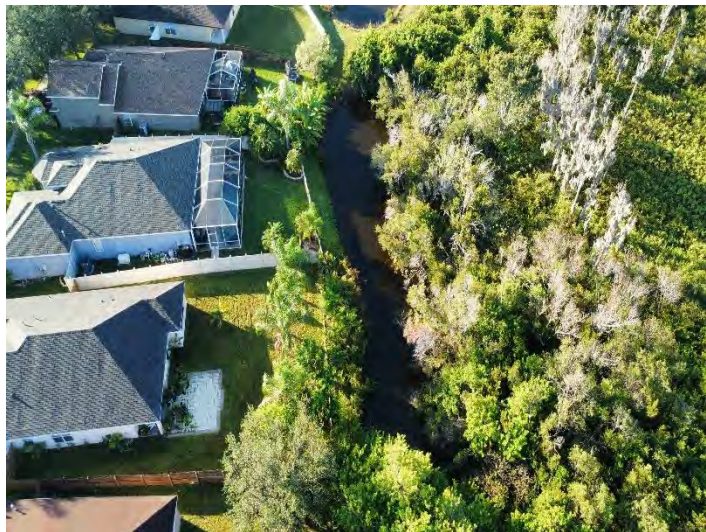
Liter and debris were removed.



Pond: 21

Comments:

Treated for beedweed and emergent vegetation.



Pond: 22

Comments:

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and Debris were removed.



Pond: 23

Comments:

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and debris were removed.



Pond: 24

Comments:

There were little to no algae blooms, and no torpedo grass or shoreline vegetation was present during this maintenance event.

Native vegetation is doing well.

Liter and debris were removed.



Pond: 25

Comments:

During this maintenance event, there was little to no algae blooms, torpedo grass, or shoreline vegetation.

Liter and debris were removed.



Pond: 26

Comments:

During this maintenance event, there was little to no algae blooms or shoreline vegetation.

Liter and debris were removed.



Pond: 27

Comments:

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and debris were removed.



Pond: 28

Comments:

Underwater weeds were present and treated during this maintenance event.

Liter and debris were removed.



Pond: 29

Comments:

Underwater weeds were present and treated during this maintenance event.

Native Lilly pads are doing well.

Liter and debris were removed.



Pond: 30

Comments:

During this maintenance event, there was little to no algae blooms, torpedo grass, or shoreline vegetation.

Underwater weeds were present and treated.

Liter and debris were removed.

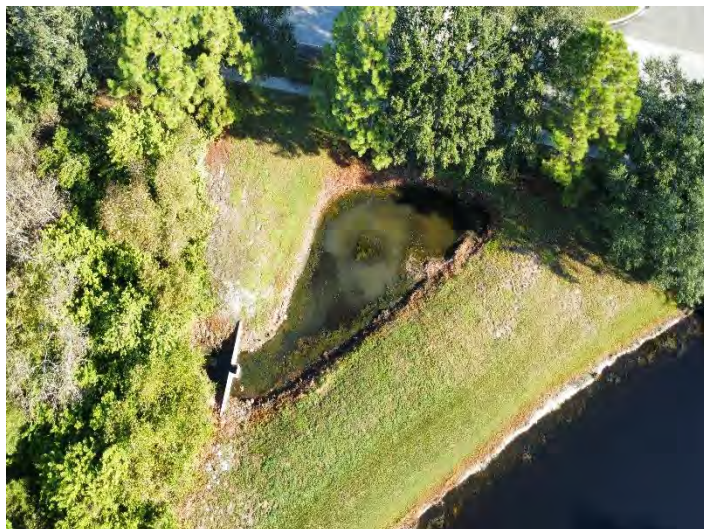


Pond: 31

Comments:

Liter and debris were removed.

Treated for shoreline vegetation and algae blooms.



Pond: 32

Comments:

During this maintenance event, there was little to no algae blooms, torpedo grass, or shoreline vegetation.

Liter and debris were removed.



Pond: 33

Comments:

During this maintenance event, there was little to no algae blooms, torpedo grass, or shoreline vegetation.

Liter and debris were removed.



Pond: 34

Comments:

There were little to no algae blooms, and no torpedo grass or shoreline vegetation was present during this maintenance event.

Primrose decaying from recent treatments.

Liter and debris were removed.



Pond: 35

Comments:

Liter and debris were removed.

During this maintenance event, there were little to no algae blooms, torpedo grass, or shoreline vegetation.



Pond: 36

Comments:

During this maintenance event, there was little to no algae blooms, torpedo grass, or shoreline vegetation.

Liter and debris were removed.

Sediment build-up can be seen in the photo. Should be considered for dredging.



Pond: 37

Comments:

Treated for shoreline and emergent vegetation species.



Pond: 38

Comments:

During this maintenance event, there was little to no algae blooms or shoreline vegetation.

Liter and debris were removed.



Pond: 39

Comments:

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and debris were removed.



Pond: 40

Comments:

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and debris were removed.



Pond: 41

Comments:

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and debris were removed.



Pond: Clubhouse

Comments:

Algae blooms and underwater weeds were present and treated during this maintenance event.

Liter and debris were removed.



Covington Park Stormwater Map



Lake/Pond Summary

We conducted our inspection and maintenance activities on October 2nd, 3rd, and 15th, 2025. Below is a comprehensive list of ponds that exhibited significant growth anomalies compared to the other community ponds. We will return in 14 days from the initial treatment if necessary to address these specific areas.

As the seasons change and temperatures fall, we can expect to see improved results from herbicide applications. Ponds are beginning to look much better. We will be proactive and continue to retreat throughout the month if necessary.

Ponds with Large Algae Blooms and Underwater Weeds:

14, 19, 22, 27, 37, 41

Ponds with Torpedo Grass and Shoreline Vegetation:

10, 14, 19, 20, 37

Total Volume of Litter and Debris Removed: 30 pounds

Tab 4

October 2025 Manager's Report

- **Playground shade – Update** The playground shade was reinstalled. There were slight incisions cut into the playground mat due to the resetting of the 3 leaning posts. The incisions near the 3 reset posts were repaired on 10/16/25. Upon final approval by the board, the playground will be reopened.
- **Clock tower/ Pergola camera – Update 10/10/25** - Redwire has turned in an estimate to add a camera to the pergola area. MHD visited the clocktower location and submitted an estimate for the installation of a camera at the pergola. Awaiting Board consideration.
- **Front Entrance Sconce Lights – Update 10/16/25** - The board requested more lighting options for the entrance monument. I've submitted more options for consideration, and I am still in the process of reaching out to vendors who may also provide options for lighting. More options for lighting has been turned in to the board

Fitness Center A/C - ABM is awaiting permitting and expects to be able to begin the A/C replacement in a couple of weeks. **Update 10/16/25** - This work is currently in progress. The A/C has been installed. However, the installation technician found an issue with the A/C's breaker and reached out to ABM's electrician to correct the issue. The A/C has been running on a 20amp breaker when it should have been running on a 50 amp breaker. We are awaiting scheduling from the ABM's electrician to correct this issue .

Amenity signage – The amenity signage installation is in process and will continue through next week. There is a typo on one of the 1-inch words on one of the amenity signs. This will be corrected by the vendor. **Update 10/10/25** - This work has been completed. New signage is now installed at the amenities (Photos are attached to email).

Backflow – A repair was made to the Guilford playground backflow. This backflow was leaking and causing issues for the irrigation department, but these issues have now been corrected. **This Work has been completed.**

Clock Tower – We are in the process of installing new street signage around the clock tower and are preparing to begin upgrades to the area. These upgrades will be completed well before the Christmas event that will take place at the clock tower.

Guilford Playground – Update 10/10/25 The Guilford playground upgrade is near completion. LMP will soon be trimming some tree branches that have overgrown onto the top portion of the playset which has been preventing maintenance from painting that portion. As soon as the tree is trimmed back, maintenance will paint that portion, and all painting will be completed. We have also ordered and received a new welcome sign to replace the old sign which was faded and in poor condition.

Outdoor Wall Light LED 26W, Modern Exterior Lighting Fixture with Resin Shade - 24.8in Rectangle Waterproof Porch Sconce IP65 for Garage,Front Door,Patio

Visit the OIRSVI Store

4.6 (34) | Ask questions and search reviews

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Tools & Home Improvement

Oirsvi outdoor wall light LED 26W

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FREE Delivery Tomorrow

\$118.98
FREE Delivery Tuesday

\$140.98
FREE Delivery Tomorrow

\$139.98
FREE Delivery Monday

32.8in

\$168.98
FREE Delivery Tomorrow

Color: Black

Brand OIRSVI

Color Black

Material Iron, Resin

Style Modern

Light fixture form Wall

About this item

- Modern Outdoor Sconce Design: Black outdoor light fixture shade with marble texture appearance design,simple and elegant,house lights in the case of night light,warm light with a modern sense,outdoor lighting for house, doorway, corridor,balcony, garden, terrace and other outdoor places.
- Modern Outdoor Light Material: LED outdoor sconces light body using high-quality iron as the main material to ensure the sturdiness of the lamp,the surface black frosted baking paint treatment,mwhile the high transmittance feature creates unique lighting effects,With an IP65 waterproof rating,it's perfect for outdoor use.
- Outdoor Lights Size: Outdoor wall sconce light body size:(L) 7.3" x (W) 3.9" x (H) x 24.8" inches; back panel size:(L) 7.3" x (H) 9.4" inches, back panel for the United States standard installation.
- Energy-saving Modern Outdoor Wall Light: Exterior light fixture total power 26W,LED chip light source,3000K warm light,2080 lumens,soft and uniform light,energy saving;waterproof driver:short-circuit protection design, safer to use; voltage:AC 90-265V,for different voltage environments (Note:wall lights can not be dimmed)
- Installation and After-Sales Service: The modern outdoor sconceis AC hard-wired installation,lamps do not need to be assembled,simple installation to save time for the installation

[See more product details](#)

7 VIDEOS

7 VIDEOS

Ask Rufus

What material is the shade made of?

Does it need to be assembled?

Is it bright enough for a patio?

Ask something else

Returns: FREE 30-day refund/replacement

Support: Product support included

See more

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- 3-Year Protection Plan for \$23.99
- 4-Year Protection Plan for \$32.99
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MVBT

WARM BRIGHT



MVBT Outdoor Wall Lights, 20"...
\$99⁹⁹ prime

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Krychiler 22" Modern LED Outdoor Wall Sconce Set of 2, Rectangle Integrated LED Exterior Wall Mount 3000K Outside Lights, Black Porch Lights 1450lms

Visit the Krychiler Store

5.0 (2) |

[Ask questions and search reviews](#)

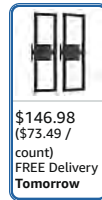
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[FREE Returns](#)

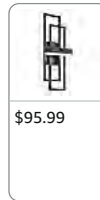
Color: **Single Rectangle/2 Pack**



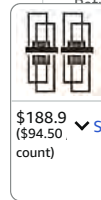
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(\$73.49 / count)
FREE Delivery
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\$65.35
~~\$79.99~~
FREE Delivery
Tomorrow



\$95.99



\$188.9
(\$94.50 / count)

✓ [See more](#)

Brand Krychiler
Color Single Rectangle/2 Pack
Material Metal
Style Modern
Light fixture form Wall

About this item

- 【Modern Outdoor Wall Light】 With matte black finish die-cast aluminum, the outdoor wall sconce features premium metal shade with rectangle frame. This outdoor lights for house provides modern design and a contemporary lighting to your space
- 【Energy Efficient Led Outdoor Wall Lights】 Krychiler outdoor wall sconce adopt integrated LED, 24 watts, 1450 lumens of 3000 K warm white lighting. Modern outdoor wall light is ideal for reducing electric costs associated with outdoor lighting

\$146⁹⁸ (\$73.49 / count)

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Only 18 left in stock - order soon.

Quantity: 1

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Ships from **Amazon**

Sold by **Krychiler**

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Protection Plan:

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- ☐ **Complete Protect: One plan covers all eligible past and future purchases** for **\$16.99/month**

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Other sellers on Amazon

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Ask Rufus

What is the brightness level?

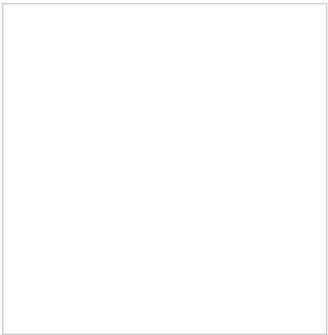
Can it be used in coastal areas?

Is it easy to install?

Ask something else

- **【IP65 Waterproof Porch Lights】**
Crafted with weather-resistant finish and waterproof design, Krychiler outdoor sconce lights provide IP65. The glass lampshade of exterior wall sconce protects the LED to make it work in heavy rain, snow and windy weather
- **【Easy to Install】** All mounting hardware and instructions are included for this patio lamp, and the modern outdoor sconce can be completed in minutes
- **【Versatile Application】** Ideal for illuminating various outdoor or indoor areas, this led patio wall light fixture create a warm and inviting atmosphere

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This item: Krychiler 22" Modern LED Outdoor Wall Sconce Set of 2, Rectangle Integrated LED...

\$146⁹⁸ (\$73.49/count)

+



5" Stainless Steel Floating House Number, Metal Modern House Numbers, Garden Door Mailbox...

\$7⁹⁵

+



LEONLITE Dimmable LED Up Down Wall Light, 100-277V, CRI 90+, UL Listed IP65 Waterproof...

\$89⁹⁸ (\$44.99/count)

Total price: \$244.91

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2-Pack Modern Outdoor Wall Lights, LED Black Porch Light 3000K Warm White, Waterpro...

10

\$76⁹⁰ (\$38.45 / count)



Modern Outdoor Wall Lights, 27.56IN Large Wall Sconce - 3000K Warm White Integrated...

\$99⁸⁰

You pay \$79.80 with coupon



Outdoor Porch Lights, 14 in Outside Lights for House,Garage,Front Door,Modern Black...

3

\$169⁹⁹

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Water Ripple Outdoor Wall Lantern, Exterior Porch Light Fixture Black, 2 Pack Water...

43

Amazon's Choice
\$89⁹⁹ (\$45.00 / count)



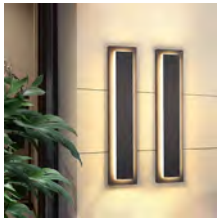
Double Square Outdoor LED W 15 Inch Texture Wall Sconce, Sl

1'

\$89⁹⁵

You pay \$80.95 w

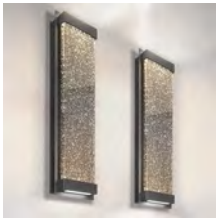
4 stars and above Sponsored



24 in Modern Long Outdoor Wall Lights Exterior Lights for House,LED Outdoor... 127

\$99⁹⁹ (\$50.00 / count)

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ASD LED 24 Inch Bubble Glass Wall Light Fixture | 22W 530LM 3000K-5000K 100-277V | ... 121

\$194⁹⁹ (\$97.50 / count)



Exterior Wall Lights, 2 Packs 30w Dimmable LED Modern Porch & Patio Wall... 83

\$149⁹⁹ (\$75.00 / count)

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Pico 2pcs 24in Modern LED Outdoor Wall Lights, Dimmable Black Exterior Wall Sconce... 66

\$109⁹⁹ (\$55.00 / count)



tewei LED Outdoor Wall Sconce Modern Exterior Lighting Fixtures, Matte Black Outdoor... 50

-7% \$79⁹⁹ (\$40.00 / count)
List: ~~\$85.99~~

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Dusk to Dawn (Front Porch Light Fixtures Wall Mount Gold-Swept Black) 60

\$109⁹⁹

Product information

Features & Specs

User guide

Warranty & Support

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Style

Materials & Care

Measurements

Item details

Product details

Product Dimensions : 7.4 x 2.2 x 22 inches; 7.38 Pounds
Item model number : 272273
Date First Available : August 8, 2024
Manufacturer : Krychiler
ASIN : B0DCJF62J5
Customer Reviews:
5.0 (2)

What's in the box

- 2 x LED Wall Lights

Videos

Help others learn more about this product by uploading a video!

Upload your video

Product description

Front Door Wall Lights

Modern Wall Light Outdoor

LED Wall Light Indoor



Light On

Light Off

Krychiler Black LED Wall Sconce



LED Rectangle Wall Light

Add to Cart



Modern LED Wall Sconce

Add to Cart



LED Wall Sconce Set of 2

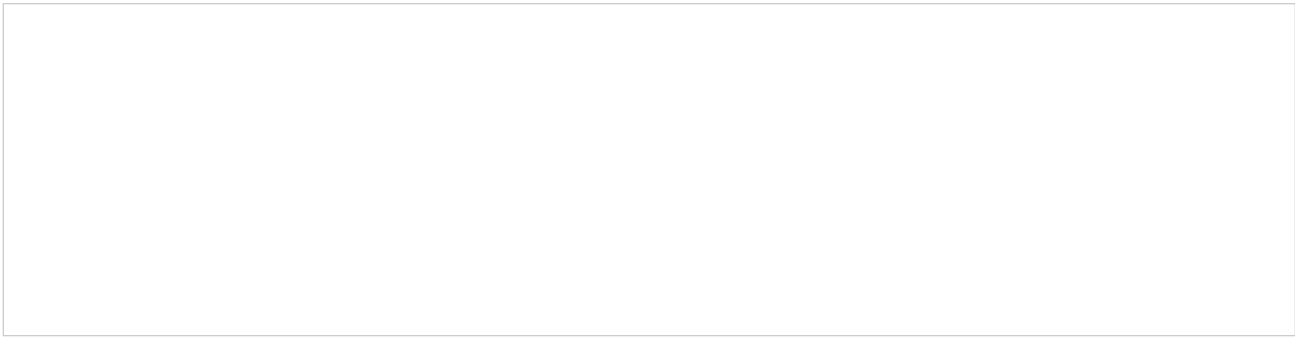
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Customer Reviews	2		11		2	
Price	\$65 ³⁵		4 ¹⁴		\$34 ⁹⁵	
Material	Metal		Metal		Metal	
Color	Black		Black		Black	
Light Source	Integrated LED		Integrated LED		Integrated LED	
Dimmable	X				X	
Waterproof	IP65		IP65		IP44	
With Bulb	✓				✓	
Color Temperature	3000K		3000K		3000K	
Lumen	1450lms		1450lms		1200lms	

From the brand

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NIUZDU Modern Outdoor Wall Lights - 2pack 59inch Black Exterior Light...

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4.9 9

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59in Modern Outdoor Wall Light, 4.72in Wide

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\$157.99

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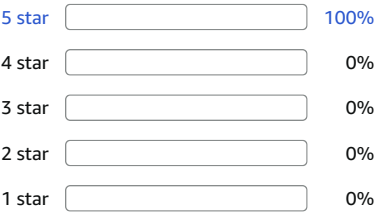
Ask Rufus or search reviews and Q&A

- What is the brightness level?
- Can it be used in coastal areas?
- Is it easy to install?
- Does it come with a motion sensor?
- Is it dimmable?

Customer reviews

5 out of 5

2 global ratings



How customer reviews and ratings work



Top reviews from the United States

Sandra

Good buy

Reviewed in the United States on July 24, 2025

Color: Single Rectangle/1 Pack **Verified Purchase**

Looks luxurious

Helpful

Report

Amazon Customer

Beautiful

Reviewed in the United States on June 10, 2025

Color: Single Rectangle/2 Pack **Verified Purchase**

Beautiful and large

Helpful

Report

See more reviews >

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Safety Alerts
Registry & Gift List
Help

English

United States

Amazon Music
Stream millions
of songs

Amazon Ads
Reach customers
wherever they
spend their time

6pm
Score deals
on fashion brands

AbeBooks
Books, art
& collectibles

ACX
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Publishing
Made Easy

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Veeva
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Amazon Business
Everything For
Your Business

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Home Services
Experienced Pros
Happiness
Guarantee

Amazon Web
Services
Scalable Cloud
Computing
Services

Audible
Listen to Books &
Original
Audio
Performances

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Find Movie
Box Office Data

Goodreads
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& Celebrities

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Entertainment
Professionals Need

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Shenanigans

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Simplified

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you can trust

Amazon Luna
Video games from
the cloud,
no console
required

Tools & Home Improvement › Lighting & Ceiling Fans › Outdoor Lighting › Porch & Patio Lights › Wall Lights

Last purchased Oct 1, 2025

Color: Gold-Brushed Black | Size: No Sensor | [View order](#)



Water Ripple Exterior
Porch Light Fixture, 2
Pack Outdoor Wall
Lantern Black Gold,
Wall Mount Lamp,
Waterproof Exterior
Lighting Fixtures,
Outside Garage Sconce
Lighting, for Doorway
Outdoor Indoor

Visit the WIHTU Store

4.6 (43) |

[Ask questions and search reviews](#)

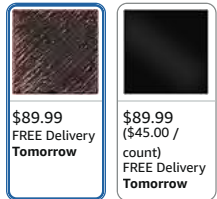
\$89⁹⁹

Or \$22⁵⁰ /2 weeks (x4). [Select from 3 plans](#)

Tomorrow

FREE Returns

Color: Gold-Brushed Black



Size: No Sensor



Brand WIHTU
Color Gold-Brushed Black
Material Metal, Stone pattern glass
Style Classic
Light fixture form Wall

About this item

- **【Unique Shape and Water Ripple Design】** WIHTU Wall Lantern Features water ripple glass design that forms a noble and elegant decorative style. The WIHTU Wall Mount Lamp water ripple glass

Buy new:

\$89⁹⁹

Tomorrow

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Shorter shipping distance

Deliver to Covington - Apollo B...
33572

In Stock

Quantity: 1

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Sold by Heyday

Returns **FREE 30-day refund/replacement**

Support **Product support included**

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- ☐ **Complete Protect: One plan covers all eligible past and future purchases** for **\$16.99/month**

Save with Used - Like New

\$71⁹⁹

Tomorrow

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Ships from: Amazon
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Ask Rufus

Can it be used in rainy weather?

What type of bulbs does it use?

Is it easy to install?

Ask something else

cover has a unique shape that creates beautiful ripples in the light, bringing the lighting effect to a whole new level compared to ordinary glass. The shape of the outdoor WIHTU Wall Mount Lamp adopts a double frame design, which is more design-oriented than other wall lamps and is durable, creating a gorgeous lighting effect while illuminating your space.

- **【Multiple Occasions Indoor and Outdoor】** WIHTU Wall Mount Lamp unique design makes it not only suitable for outdoor occasions, but can also be installed indoors, giving you a beautiful experience of light in the dark. The Wall Lights Fixture can be used to illuminate your house, residence, patio, porch, front door, garage, carriage, coach, entrance, doorway, and any other outdoor area. You can choose WIHTU Porch Light Fixture with confidence.
- **【Outdoor Weather Resistance】** Wall Lights Fixture is made of waterproof material and high-strength glass lampshade. After rigorous waterproof testing, it can withstand any weather conditions such as cloudy days, heavy rain, snow, ice, and high temperatures. The WIHTU Porch Light Fixture can withstand any outdoor environment and is durable for many years. The WIHTU Wall Mount Lamp is very suitable for long-term use in any harsh outdoor environment. The quality is guaranteed.
- **【E26 Bulb Socket】** The bulb socket of WIHTU Porch Light Fixture is compatible with any standard E26 base bulb, and our lamps already come with an adapted T80 bulb. You can also choose the appropriate bulb according to your needs, which can meet a variety of different requirements. The bulb socket of the Wall Lights Fixture has been UL certified and can be used with confidence.
- **【Excellent After-Sales Service】** We provide professional after-sales service for troubleshooting and returns and exchanges. If you encounter any problems when you receive the WIHTU Porch Light Fixture, you can communicate with us and we will provide you with professional and effective solutions.

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2 VIDEOS



Dusk to Dawn Outdoor Wall Porch Lights Exterior 2-Pack, Waterproof Retro Black Outdoor Wall Sconce Lights with Tempered Glass, Exterior Lighting Fixtures for House Garage, Bulb Not Included

Visit the SNRU Store

4.4 (28) |

[Ask questions and search reviews](#)

Amazon's Choice

-5% \$75⁴⁹ (\$37.75 / count)

Typical price: ~~\$79.49~~ ⓘ

Or \$18⁸⁷ /2 weeks (x4). [Select from 3 plans](#)

FREE Returns

Coupon price \$60³⁹ [Terms](#)

Save 5% on 2 select item(s)

[Shop items >](#)

Color: Black-Dusk to Dawn...



\$75.49 (\$37.75 / count)
~~\$79.49~~
FREE Delivery Tomorrow



\$66.49 (\$33.25 / count)
~~\$69.99~~
FREE Delivery Saturday

Size: 2-Pack

Brand SNRU
Color Black-Dusk to Dawn Sensor
Material Metal
Style Modern
Light fixture form Wall

About this item

- Note: Because of the decorative part at the top and bottom, this modern

Buy new:

\$75⁴⁹ (\$37.75 / count)

FREE delivery **Tuesday, October 7** for Prime members. Order within **9 hrs 47 mins**

Deliver to Covington - Apollo B...
33572

In Stock

Quantity: 1

Add to Cart

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Ships from Amazon

Sold by SNRU

Returns [FREE 30-day refund/replacement](#)

Packaging [Ships in product packaging](#)

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Add a Protection Plan:

- ☐ 3-Year Protection Plan for \$9.99
- ☐ 4-Year Protection Plan for \$13.99
- ☐ Complete Protect: One plan covers all eligible past and future purchases for \$16.99/month

Save with Used - Acceptable

\$39⁷⁴ (\$19.87 / count)

FREE delivery **Tuesday, October 7** for Prime members

Ships from: Amazon
Sold by: SNRU

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Other sellers on Amazon

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Ask Rufus

What bulbs are compatible?

Can it be used in coastal areas?

Is it easy to install?

Ask something else

vintage wall sconces appear longer, but the main part of the wall sconces bodies belong to the medium size, not to the large size wall sconces. If you are looking for extra large wall sconces, this may not be a good fit for you.

- [Retro Wall Lights Dimmensions] - These retro outdoor wall lights measure 17 inches high and 7.8 inches wide, and the industrial wall light fixture mounting back plate is 6 inches long and 4.2 inches wide.
- [Automatic On/Off] - With the dusk to dawn sensor, our outdoor wall lights exterior can accurately sense the surrounding brightness, it will automatically turn on when the ambient brightness is low and turn off when the ambient brightness is high. Note: It is recommended to avoid shadows when installing.
- [Premium Aluminum Material & Weather Resistant] - This outdoor wall lights are made of heavy-duty die-cast aluminum alloy and solid tempered clear glasses, which can withstand various weather conditions, including rain, snow, and ultra-high or low temperatures. You can use the outdoor porch light for years and don't need to worry about it getting rusted out or corroded anymore.
- [The Installation Is A Breeze] - These glass of this outdoor lighting fixtures have been pre-assembled. Just connect the wires and use two screws to fix the wall sconce lights on the wall. It is very simple. These porch lights are suitable for standard E26 base bulbs(Bulb Not Included).

› [See more product details](#)
[Report an issue with this product or seller](#)

New & Used (6) from \$39⁷⁴
FREE delivery for Prime members

amazon business

Save up to 5% on this product with business-only pricing.

Create a free account

Sponsored

Sponsored

Buy it with



This item: SNRU Dusk to Dawn Outdoor Wall Porch Lights Exterior 2-Pack, Waterproof Ret...
\$75⁴⁹ (\$37.75/count)

+



BesLowe 2-Pack Outdoor Wall Light Fixtures, Exterior Lighting Fixtures Wall Mount, Waterproo...
\$34⁹⁹ (\$17.50/count)

+



Outdoor Wall Light Fixtures, Exterior Waterproof Wall Lanterns, Porch Sconces Lightin...
\$37⁹⁹ (\$19.00/count)

Total price: \$148.47

Add all 3 to Cart

These items are shipped from and sold by different sellers.
[Show details](#)

Based on your recent views Sponsored ⓘ

Shop now

Sponsored

Tools & Home Improvement › Lighting & Ceiling Fans › Outdoor Lighting › Porch & Patio Lights › Wall Lights



ASD LED 18 Inch
Bubble Glass Wall
Light Fixture | 12W
500LM 3000K-5000K
120V | 3CCT,
Waterproof,
Dimmable, ETL Listed |
Exterior Flush Mount
Sconce, Outdoor-
Indoor Lighting | Black

Visit the ASD Store

4.6 (115) |

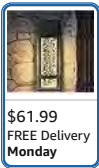
Ask questions and search reviews

\$61⁹⁹

Or \$15⁵⁰ /2 weeks (x4). [Select from 3 plans](#)

FREE Returns

Color: **Black**



Size: **18 Inch (1pk)**

13 Inch (1pk)

13 Inch | Photocell (1pk)

13 Inch | RGBW (1pk)

13 Inch (2pk)

13 Inch | RGBW (2pk)

13 Inch | Photocell (2pk)

13 Inch (4pk)

13 Inch | Photocell (4pk)

18 Inch (1pk)

18 Inch | RGBW (1pk)

18 Inch | Photocell (1pk)

[Click to see full view](#)

Ask Rufus

Can it be used in a bathroom?

Does it come with a dimmer switch?

Is it easy to install?

Ask something else

Buy new:

\$61⁹⁹

FREE delivery **Monday, October 6.** Order within **9 hrs 49 mins**

Deliver to Covington - Apollo B...
33572

In Stock

Quantity: 1

Add to Cart

Buy Now

Ships from Amazon

Sold by [Smart Lighting Solutions](#)

Returns [FREE 30-day refund/replacement](#)

Support [Product support included](#)

See more

Add a Protection Plan:

☐ [3-Year Protection Plan](#) for **\$8.99**

☐ [4-Year Protection Plan](#) for **\$11.99**

☐ [Complete Protect: One plan covers all eligible past and future purchases](#) for **\$16.99/month**

Save with Used - Very Good

\$48⁰⁰

FREE delivery **Sunday, October 5**

Ships from: Amazon

Sold by: Smart Lighting Solutions

Add to List

Other sellers on Amazon

18 Inch (2pk)

18 Inch | RGBW (2pk)

18 Inch (4pk)

24 Inch (1pk)

24 Inch (2pk)

24 Inch (4pk)

Brand	ASD
Color	Black
Material	Durable Aluminum Housing, Crystal Bubble Shade, Clear Seeded Diffuser Cover, Solid Metal Base
Style	Modern Outdoor Wall Sconce, Contemporary Exterior Lamp, Hardwired Lighting Bar, Flushmount Luminaire
Light fixture form	Sconce

New & Used (6) from \$48⁰⁰

 **amazon business**

Save up to 1% on this product with business-only pricing.

Create a free account

Sponsored

About this item

- **BRIGHT & POWERFUL:** Equipped with Bright, Energy-Efficient 12W LEDs, Delivering 500 Lumen (Equivalent To a 80W Incandescent)
- **TUNABLE LIGHT:** 3 Selectable Color Temperatures To Customize Your Lighting Ambiance: 3000K (warm), 4000K (neutral), 5000K (cool)
- **SMOOTH DIMMING:** Offers Smooth, Flicker-Free Triac Dimming. Adjust Brightness From 10% To 100% With Compatible Dimmer Switch
- **50,000 HOUR LIFESPAN:** Engineered For Longevity — This Fixture Provides Over 50 Years Of Dependable Lighting Under Normal Use
- **ETL CERTIFIED:** Complies With Stringent Safety And Energy Standards. Rated For Use In Damp and Wet Locations
- **USA-DEVELOPED:** Designed In The USA With Durable Materials And Components For Lasting Performance. Resistant To Rust And Impacts
- **EASY INSTALLATION:** Configured For Fast Setup And Fully Compliant With NEC Codes. See Images Or The Guide Below For Instructions
- **EXTENDED WARRANTY:** 5-Year Warranty And Professional Customer Support, Ensuring Quality, Safety, And a Positive User Experience

› [See more product details](#)

Customers usually keep this item



This product has fewer returns than average compared to similar products.

Blake LED Outdoor
Wall Sconce
by AFX Lighting

\$228 - \$278.40

Aperto Outdoor
by Oxygen Lighting

\$141 - \$189

Modern LED Outdoor
Wall Mount
by Eurofase

\$241.60

Cambridge Outdoor
LED Wall Sconce
by Modern Forms

\$277.95 - \$456.45

Logic LED Wall Light
by Modern Forms

\$449.65 - \$534.65

Formation VX LED
Outdoor Wall Sconce
by Maxim Lighting

\$130 - \$194

Cell LED Outdoor Wall
Sconce
by Abra

\$324 - \$388

Chirico LED Outdoor
Wall Sconce
by Huxe

\$388.80 - \$465.60



Dorne LED Outdoor Wall Sconce

by Modern Forms

★★★☆☆ 2.0 (1) [Write a Review](#)

\$277.95

~~\$327.00~~ | **Save \$49.05 (15%)**

Trade Pricing: [Apply Here](#) or [Sign In](#)

Shop by Soonest Available

Select Size (2) : 14 Inch

14" 14 Inch

\$277.95

~~\$327.00~~ | **Save \$49.05 (15%)**

Free Shipping

1

Add to Cart

In Stock Ships within 1 to 2 business days

Add To Project

ITEM#: MFM1951972
MFR ID: WS-W57014-BK/AB

☐ Protect your purchase with a plan from **Extend**

Questions about the Dorne LED Outdoor Wall Sconce?

Our team of design specialists is certified by the American Lighting Association to bring you expert service with a personal touch.

(877) 445-4486 | [Live Chat](#)





1 of 8



Blake LED Outdoor Wall Sconce

by AFX Lighting

★★★★★ (0) Write the First Review

\$228~~\$285.00~~ | Save \$57.00 (20%)Trade Pricing: [Apply Here](#) or [Sign In](#)

Select Size (2) : Small

s Small

**\$228**~~\$285.00~~ | Save \$57.00 (20%)

Free Shipping

1

Add to Cart

In Stock Ships within 2 to 3 business days

Add To Project

Protect your purchase with a plan from **Extend**ITEM#: AFX2558027
MFR ID: BLKW0718LAJUDBK

Questions about the Blake LED Outdoor Wall Sconce?

Our team of design specialists is standing by to bring you expert service with a personal touch.

(877) 445-4486 | Live Chat



Shop now

Sponsored

Tools & Home Improvement › Lighting & Ceiling Fans › Outdoor Lighting › Porch & Patio Lights › Wall Lights



Click to see full view

Ask Rufus

What bulbs are recommended?

Can it be used in coastal areas?

Is it easy to change the light bulbs?

Ask something else

Outdoor Wall Light Fixtures, Brown Exterior Waterproof Porch Lights Wall Lanterns, Vintage Outside Wall Sconces with Water Ripple Glass for House Front Door Garage, 2 Pack

Brand: Sucolite

4.6 (261) |

[Ask questions and search reviews](#)

Amazon's Choice

-9% \$99⁹⁹

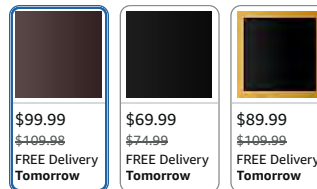
List Price: ~~\$109.98~~

Or \$25⁰⁰ /2 weeks (x4). [Select from 3 plans](#)

Tomorrow

[FREE Returns](#)

Color: Oil-Rubbed Bronze



Size: 2 Count (Pack of 1)

1 Count (Pack of 1)

2 Count (Pack of 1)

Brand Sucolite
Color Oil-Rubbed Bronze
Material Metal
Style Vintage
Light fixture form Wall

About this item

- Weather Resistance: Sucolite outdoor wall lights are built to last, featuring the sturdy metal frame and thickened glass shade that make it waterproof and able to withstand any weather condition, including sun, snow, rain, and ice.

\$99⁹⁹

Tomorrow

FREE delivery **Tomorrow, October 3.** Order within **4 hrs 8 mins**

[Shorter shipping distance](#)

Deliver to Covington - Apollo B...
33572

In Stock

Quantity: 1

Add to Cart

Buy Now

Ships from Amazon

Sold by [ChiTong Tech](#)

Returns [FREE 30-day refund/replacement](#)

Support [Product support included](#)

[See more](#)

Add a Protection Plan:

☐ 3-Year Protection Plan for **\$13.49**

☐ 4-Year Protection Plan for **\$17.99**

☐ Complete Protect: One plan covers all eligible past and future purchases for **\$16.99/month**

Add to List

Other sellers on Amazon

New & Used (2) from \$85⁵²

amazon business

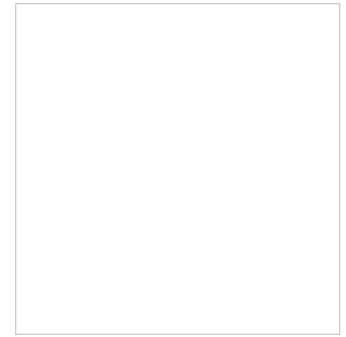
Save up to 2% on this product with business-only pricing.

Create a free account

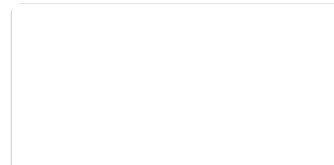
The high-quality metal used in the construction effectively prevents rust and corrosion, enabling it to retain its stylish appearance for years of use

- **Retro Design:** The outdoor light fixture has a sophisticated Victorian and farmhouse style thanks to the retro top cover finished in brown. The water ripple glass shade is unique and creates a stunning lighting effect, casting a fabulous pattern on the wall. Perfect for any exterior space of the house, including the porch, garage, yard, entryway, and front door, adding a touch of elegance and beauty
- **E26 Sockets:** Two E26 base bulbs are needed when using these 2-pack porch lights and any E26 medium base bulbs like CFL, LED, halogen, and incandescent bulbs are compatible. ST58/ST64 LED Edison bulbs or incandescent bulbs are highly recommended if you want to enhance the vintage flair. The maximum wattage for incandescent is 100W and 8W for LED(bulb not included)
- **Easy Installation:** The glass shades of the exterior wall lanterns are pre-assembled when you receive and the package comes with the detailed instructions and hardware accessories for fast and easy installation. We advise you contact professional electricians to install for safety purpose
- **Great Value:** The stunning optical design imbues your outdoor area with a renewed and inviting ambiance, even when the light is off. The light diffuses in all directions, illuminating the surroundings brightly. Each outdoor wall light is crafted from high-quality materials and undergoes thorough testing to ensure durability. These lights are not only decorative and functional but also long-lasting, making them the ideal lighting solution

› [See more product details](#)
[Report an issue with this product or seller](#)



Sponsored



Sponsored

Customers also bought

Based on products customers bought together

Deliver to Covington
Apollo Beach 33572

Tools & Home Improvement ▾

Search Amazon

EN ▾

Hello, Will
Account & Lists ▾

Returns
& Orders

0

All Rufus Amazon Haul Early Prime Deals Same-Day Delivery Medical Care ▾ Luxury Buy Again Amazon Basics



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Shop now

Sponsored

Tools & Home Improvement › Lighting & Ceiling Fans › Outdoor Lighting › Porch & Patio Lights › Wall Lights



[Click to see full view](#)

2 Pack 19" Large Outside Modern Wall Sconce Light Fixture, Industrial Porch Light Wall Mount with Glass, Waterproof Farmhouse Exterior Lamp Lighting Bulbs Included

Brand: Bdrofn

4.6

(38)

[Ask questions and search reviews](#)

Amazon's Choice

50+ bought in past month

\$69⁹⁹ (\$35.00 / count)

Or \$17⁵⁰ /2 weeks (x4). [Select from 3 plans](#)

Tomorrow

FREE Returns

Color: Black



\$69.99
(\$35.00 /
count)
FREE Delivery
Tomorrow



\$79.99
(\$40.00 /
count)

Brand

Bdrofn

Color

Black

Material

Aluminum, Glass, Metal

Style

Modern & Classic & Farmhouse & Industrial & Country

Light fixture
form

Wall

About this item

- **【19 Inch Large Size & E12 Bulb Included】** The industrial lighting fixture measures 6 inches in length and width and 19 inches in

\$69⁹⁹ (\$35.00 / count)

Tomorrow

FREE delivery **Tomorrow, October 3.** Order within **10 hrs 26 mins**

Shorter shipping distance

Deliver to Covington - Apollo B...
33572

In Stock

Quantity: 1

Add to Cart

Buy Now

Ships from Amazon

Sold by Sonsfine

Returns **FREE 30-day
refund/replacement**

Support **Product support
included**

▼ See more

Add a Protection Plan:

☐ **3-Year Protection Plan** for
\$8.99

☐ **4-Year Protection Plan** for
\$11.99

☐ **Complete Protect: One plan
covers all eligible past and
future purchases** for
\$16.99/month

Ask Rufus

What material is the frame made of?

Is it easy to install?

Can it be used in a bathroom?

Ask something else

height. The big wall sconce is more economical and can better meet the need for lighting for large spaces. The patio wall lantern include two bulbs. Once you receive it, you can use, Save your time and money to search bulbs, The glass shade is pre-assembled and all mounting hardware is included for an easy set up

- **【Waterproof & Weather Resistance】** Crafted from premium aluminum, Our outdoor porch Lights long-lasting durability without rust or corrosion. from sun to snow, rain to ice. The premium metal effectively prevents the wall light from rust or corrosion to keep its stylish look for years of usage
- **【Modern Outdoor Wall Lighting】** Attracted by its simple yet classy appearance, This large porch light features 4 clear glass panes, which can emit bright light and illuminate the place at maximum, creating a beautiful lighting atmosphere outside or inside your home
- **【Open-Bottom Convenience & Wide Use】** The open-bottom design of this exterior lights for house ensures easy bulb replacement and hassle-free cleaning. These contemporary wall lanterns with minimalist designs can essentially go with any decor whether the light is on or off. This modern exterior wall light is an excellent addition to any indoor or outdoor space. It is perfect for installing in garages, porches, patios
- **【Easy Installation & Universal Appeal】** Say goodbye to complex porch lights assemblies. Our large outdoor wall lights exterior are engineered for straightforward installation and include all the necessary hardware and bulbs. Install without effort and turn them on, you would have elegant large exterior porch wall lanterns

› [See more product details](#)

Customers usually keep this item



This product has fewer returns than average compared to similar products.

[Report an issue with this product or seller](#)

Add to List

amazon business

Save up to 18% on this product with business-only pricing.

Create a free account

Sponsored

Sponsored

Frequently bought together



+



Total price: **\$107.98**

Add both to Cart

Shop now

Sponsored

Tools & Home Improvement › Lighting & Ceiling Fans › Outdoor Lighting › Porch & Patio Lights › Wall Lights



Click to see full view

Ask Rufus

2Pack 18inch Outdoor Wall Light Fixtures,Exterior Waterproof Lanterns,Porch Sconces Wall Mounted Lighting with E26 Sockets & Glass Shades,Modern Matte Black Wall Lamps for Patio Front Door Entryway

Brand: Qinsar

5.0

(12) | Ask questions and search reviews

-5% \$113⁹⁹ (\$57.00 / count)

Typical price: ~~\$119.99~~

Or \$28⁵⁰ /2 weeks (x4). [Select from 3 plans](#)

Tomorrow

FREE Returns

Coupon price \$102⁵⁹ [Terms](#)

Color: 2 Pack

				
\$113.99 (\$57.00 / count) \$119.99 FREE Delivery Tomorrow	\$56.99 (\$28.50 / count) \$59.99 FREE Delivery Tomorrow	\$208.99 (\$52.25 / count) \$219.99 FREE Delivery Tomorrow	\$328.99	\$426.99 (\$53.37 / count)

Brand	Qinsar
Color	2 Pack
Material	Aluminum
Style	Modern
Light fixture form	Wall

About this item

\$113⁹⁹ (\$57.00 / count)

Tomorrow

FREE delivery **Tomorrow, October 3.** Order within **6 hrs 30 mins**

 Shorter shipping distance

Deliver to Covington - Apollo B...
33572

In Stock

Quantity: 1

Add to Cart

Buy Now

Ships from Amazon

Sold by [Qinsar store](#)

Returns [FREE 30-day refund/replacement](#)

Support [Product support included](#)

See more

Add a Protection Plan:

- ☐ 3-Year Protection Plan for \$21.99
- ☐ 4-Year Protection Plan for \$29.99
- ☐ Complete Protect: One plan covers all eligible past and future purchases for \$16.99/month

Can it be mounted horizontally?

What bulbs are recommended?

Is it easy to install?

Ask something else

- ✔ **【Design features】** Modern fashion retro style wall lamps, perfect smooth and clean matte black line appearance, embedded with 4 transparent glass light panels, will better show the light.
- ✔ **【High quality Material】** Durable outdoor wall light composed of metal rectangular frame shell and transparent glass plate. This outdoor wall lamp is waterproof and rust-resistant and durable. Under heavy rain, snow and other weather changes, it can still be used for a long time.
- ✔ **【Recommended Bulbs】** The 2-pack wall light fixtures require two E26 base bulbs (100W Max, bulb not included). Any light bulbs like CFL, incandescent, LED and halogen with medium base are compatible, though ST58/ST64 LED Edison bulbs and incandescent bulbs are definitely on top of our recommendation list if you want to top off the look.
- ✔ **【Indoor and outdoor applications】** IP65 waterproof level, good waterproof and airtightness; wall lamps are widely used in corridors, halls, exhibition halls, bars, coffee shops, front porches, doorways
- ✔ **【Easy To Install】** Wall/Surface mounted, Wired, install without complex installer. Can be mounted vertical or horizontal to suit the décor. Energy Saving Design, This will not only help you join in the environmental it also helps you save on electricity bills. Water resistant Led Driver: with short circuit protection design, over load protecting design to make sure it is completely safe to use

› [See more product details](#)

[Report an issue with this product or seller](#)

Add to List



KsDhewi 2 Pack 18 inches Outdo...

4.9 20

\$114⁹⁹

Sponsored

Sponsored

Buy it with



+



+



Total price: \$156.37

Add all 3 to Cart

These items are shipped from and sold by different sellers.

[Show details](#)

This item: 2Pack 18inch Outdoor Wall Light Fixtures, Exterior Waterproof Lanterns, Porch...

\$113⁹⁹ (\$57.00/count)

[Zarbitta 3-Light Bathroom Light Fixtures, 17.23" Black Modern Vanity Lights with Clear Glass...](#)

\$32³⁹

[HOMOTEK 12 Pack Black Spring Door Stops, 3-1/8" Heavy Duty - Flexible Door Stopper with Low...](#)

\$9⁹⁹ (\$0.83/count)

4 stars and above Sponsored ⓘ



18" LED Outdoor Wall Sconce - 15W, 1180lm, 3000K, 120V 90+ CRI - Up or Down Lighting, Black Finish - Satco/Nuvo Raven Series

\$191.99

Excellent 4.9 out of 5  Trustpilot

AVAILABILITY: **IN STOCK**

SKU: **62-1426**

Watts:

8W

15W

- **Brand:** Satco
- **Kelvin:** 3000K
- **Voltage:** 120V

- **HID Equal:** 100W Incandescent
- **Base:** Wall

-

1

+

 **ADD TO CART**

Tab 5



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

Sent Via Email: MONolan@rizzetta.com

September 22, 2025

Mr. Matt O’Nolan, District Manager
Covington Park Community Development District
c/o Rizzetta & Company
2700 S. Falkenburg Road
Suite 2745
Riverview, Florida 33578

Subject: **Work Authorization Number 2026-1
Covington Park Community Development District
District Engineering Services – FY 2026**

Dear Mr. O’Nolan:

Dewberry Engineers Inc. is pleased to submit this Work Authorization to provide general engineering services for the Covington Park Community Development District (District). We will provide these services pursuant to our current agreement (“District Engineering Agreement”) as follows.

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District’s Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2026 only. We estimate a budget of \$10,000, plus other direct costs.

II. Other Direct Costs

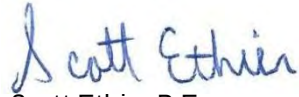
Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner’s responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

This Work Authorization, together with the referenced District Engineering Agreement, represents the entire understanding between the Covington Park Community Development District and Dewberry Engineers Inc. with regard to the referenced project. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Mr. Matt O'Nolan
Covington Park CDD
Work Authorization 2026-1
September 22, 2025

Thank you for choosing Dewberry Engineers Inc. We look forward to continuing to work with you and your staff.

Sincerely,



Scott Ethier P.E.
Associate
Senior Project Manager



Reinardo Malavé, P.E.
Associate Vice President

SE:RM:ap

M:\Proposals - Public\Municipal\Covington Park CDD\Work Authorizations\Covington Park CDD FY 2026 District Engineering Services - 09-22-2025
Enclosures

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Covington Park Community Development District

Date: _____

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$125.00, \$140.00, \$160.00
Engineer IV, V, VI	\$185.00, \$210.00, \$240.00
Engineer VII, VIII, IX	\$270.00, \$300.00, \$335.00
Environmental Specialist I, II, III	\$110.00, \$135.00, \$160.00
Senior Environmental Scientist IV, V, VI	\$175.00, \$195.00, \$220.00
Planner I, II, III	\$110.00, \$135.00, \$160.00
Senior Planner IV, V, VI	\$175.00, \$195.00, \$220.00
Landscape Designer I, II, III	\$110.00, \$135.00, \$160.00
Senior Landscape Architect IV, V, VI	\$175.00, \$195.00, \$220.00
Principal	\$375.00
Technical	
CADD Technician I, II, III, IV, V	\$90.00, \$110.00, \$130.00, \$145.00, \$190.00
Designer I, II, III	\$110.00, \$140.00, \$170.00
Designer IV, V, VI	\$190.00, \$210.00, \$245.00
Construction	
Construction Professional I, II, III	\$125.00, \$160.00, \$190.00
Construction Professional IV, V, VI, VII	\$225.00, \$255.00, \$305.00, \$340.00
Survey	
Surveyor I, II, III	\$70.00, \$85.00, \$110.00
Surveyor IV, V, VI	\$130.00, \$145.00, \$160.00
Surveyor VII, VIII, IX	\$180.00, \$210.00, \$255.00
Senior Surveyor IX	\$310.00
Fully Equipped 1, 2, 3 Person Field Crew	\$160.00, \$200.00, \$270.00
Administration	
Administrative Professional I, II, III, IV	\$72.00, \$105.00, \$125.00, \$155.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

Tab 6

Universal Pavement Marking, Inc.

P. O. Box 21
Valrico, FL 33595
(813) 620-8052

Estimate

Date	Estimate #
9/29/2025	5143

Name / Address
Covington Park CDD

Project
Amenity Center

Description	Qty	Unit	Rate	Total
6806 Covington Garden Dr. , Apollo Beach				
Construct One Way Exit .				
Extend 24" Strop Bar Across Exit	16	LF	20.00	320.00
36" x 36" R2-1r No Right Turn W/ Uchannel Post	1	EA	575.00	575.00
36" x 36" R5-1 Do Not Enter Sign W/ Uchannel Post	2	EA	575.00	1,150.00
Optional Thermo Crosswalk Striping	138	SF	10.00	1,380.00
Right Turn Thermo Arrow	1	EA	300.00	300.00
Left Turn Thermo Arrow	1	EA	300.00	300.00
Mobilization	1	LS	1,500.00	1,500.00
Thank you for the opportunity to bid your project.			Total	
			\$5,525.00	

Tab 7



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 17, 2025 @ 6pm
- **FY 2020-2021 Audit Completion Deadline:** Completed
- **Series 2018 Bonds Eligible for Refunding:** May 1, 2028
- **Quarterly Website Compliance Audit:** Completed, 100% in compliance

District Manager's Report

October 27

2025

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FINANCIAL SUMMARY

08/31/2025

General Fund Cash & Investment Balance:	\$535,551
Reserve Fund Cash & Investment Balance:	\$573,145
Debt Service Fund Investment Balance:	\$173,732
Total Cash and Investment Balances:	\$1,282,428
General Fund Expense Variance:	\$73,824 Over Budget

Tab 8

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**COVINGTON PARK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Covington Park Community Development District was held on **Monday, September 22, 2025, at 6:00 p.m.** in person at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, FL 33572. The following is the agenda for this meeting:

Present and constituting a quorum were:

Stephen Brown	Board Supervisor, Chairman
Lisa McKinney	Board Supervisor, Vice Chairman
Tarlese Allen	Board Supervisor, Assistant Secretary
Ann Reichle	Board Supervisor, Assistant Secretary
Joe LaBranche	Board Supervisor, Assistant Secretary

Also present were:

Matt O'Nolan	District Manager, Rizzetta & Co., Inc.
Will Williams	Community Coordinator, Rizzetta & Co, Inc
John Fowler	LIS, Rizzetta & Co., Inc
David Jackson	District Counsel, Persson, Cohen, & Mooney
Paula Means	Representative, LMP
Keith Remson	Representative Remson Aquatics
Scott Ethier	Representative, Dewberry

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. O'Nolan called the meeting to order and conducted a roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

Mr. O'Nolan led the Pledge of Allegiance for all who wished to participate.

THIRD ORDER OF BUSINESS

Audience Comments

There were audience comments.

FOURTH ORDER OF BUSINESS**Staff Reports****A. Landscape Inspection Report & Landscaper's Responses and Proposals**

Mr. Fowler presented his report to the Board.

There was a discussion about cleanup behind Monarch for dead trees and the bushes on Devonbridge by Bristol.

B. Presentation of Aquatics Report

Mr. Remson presented his report to the Board and answered questions.

On a Motion by Mr. LaBranche, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved Remson proposal #2202 in the amount of \$9950, proposal #2203 in the amount of \$3495 and proposal #2204 in the amount of \$1895 pending draft from counsel, for the Covington Park Community Development District.

C. Community Coordinator Report

Mr. Williams presented his report to the Board.

The Board shared their opinion of the sconce lights and Mr. Williams will work with Mr. Gay on options.

Mr. Williams will work on monument lighting and get procedure together.

On a Motion by Mr. Brown, seconded by Ms. McKinney, with all in favor, the Board of Supervisors approved the Discount Awnings proposal with a not to exceed amount of \$6,470 to be paid after October out of reserves, for the Covington Park Community Development District.

D. District Counsel

Mr. Jackson reviewed his report.

E. District Engineer Report

Mr. Ethier spoke about striping and signage plan and will get two-three quotes for comparison.

F. District Manager Report

Mr. O'Nolan advised the Board that the next meeting is on October 27, 2025 at 6:00p.m.

FIFTH ORDER OF BUSINESS

**Review of Financial Statement for
August 2025**

The Board reviewed the August 2025 financial Statement.

SIXTH ORDER OF BUSINESS

**Approval of Operation & Maintenance
Expenditures for August 2025**

The Board reviewed the Operation and Maintenance Expenditures for August 2025

SEVENTH ORDER OF BUSINESS

**Consideration of the Board of
Supervisor's Meeting Minutes held on
August 25, 2025**

On a Motion by Mr. Brown, seconded by Ms. Allen, with all in favor, the Board of Supervisors approved the August 2025 (\$90,527.52) Operation and Maintenance Expenditures and the meeting minutes for the Board of Supervisors on the August 25, 2025, for the Covington Park Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Amenity Services
Addendum**

On a Motion by Ms. McKinney , seconded by Mr. LaBranche, with all in favor, the Board of Supervisors approved the Amenity Services Addendum as presented, for the Covington Park Community Development District.

NINTH ORDER OF BUSINESS

Ratification of the Mike's sign proposal

On a Motion by Ms. Allen, seconded by Ms. McKinney, with all in favor, the Board of Supervisors ratified the Mike's sign proposal in the amount of \$4,960.00, for the Covington Park Community Development District.

TENTH ORDER OF BUSINESS

Ratification of LMP Proposal #359355

On a Motion by Mr. LaBranche, seconded by Ms. Reichle, with all in favor, the Board of Supervisors ratified LMP proposal # 359355 in the amount of \$5,550.00, for the Covington Park Community Development District.

ELEVENTH ORDER OF BUSINESS

Ratification of Egis Renewal

On a Motion by Mr. LaBranche , seconded by Ms. Reichle, with all in favor, the Board of Supervisors ratified the Egis Insurance renewal, for the Covington Park Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Mr. Brown requested drainage ditch at Lake St Clair and Covington be cleaned up.

THIRTEETH ORDER OF BUSINESS

Adjournment

Mr. O’Nolan stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by Mr. Brown, seconded by Ms. Allen, with all in favor, the Board of Supervisors adjourned the meeting at 7:08 p.m., for the Covington Park Community Development District.

DRAFT

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Assistant Secretary

Chair / Vice Chair

DRAFT

Tab 9

We have prepared a quote for you



Clock Tower Camera

Quote # Q006405 Version 1

Prepared for:

Rizzetta & Company:Covington Park



P: 813-948-0202 E: shawn.lincoln@mhdit.com W: www.MHDcommunications.com

Friday, October 03, 2025

Rizzetta & Company:Covington Park
Will Williams
6806 Covington Garden Drive
Apollo Beach, FL 33572
clubhouse@covingtonparkcdd.org

Dear Will,

We appreciate the opportunity to provide you with a solution! Unparalleled quality and customer service is the foundation of our business and the focus of our teams.

MHD takes pride in our solution-oriented business by offering a total technology solution for your business. Our offerings extend to IT Managed Services, Network Security, Audio Visual, Access Control, Surveillance, Security, Phone Systems, Low Voltage Cabling and Fiber Services. Should you ever need a solution in one of these areas, please do not hesitate to reach out. We at MHD want to make your business just that much more successful and we are looking forward to assisting you in doing so very soon!

Thank you for taking the time to review my proposal. It has been my pleasure to provide you with a solution for your technology needs. If I can answer any additional questions or provide you with more details please give me a call.

Best Regards,

A handwritten signature in dark ink, appearing to be "Shawn Lincoln", written over a horizontal line.

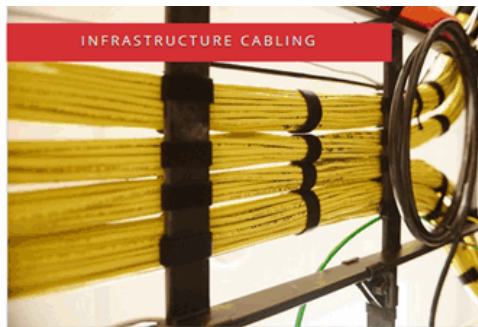
Sales Engineer
Shawn Lincoln
MHD Communications



P: 813-948-0202 E: shawn.lincoln@mhdit.com W: www.MHDcommunications.com

ABOUT MHD COMMUNICATIONS

Established in 2003, MHD specializes in providing high-quality total technology solutions for small and medium sized businesses. Our commitment to excellence and providing impeccable customer service is what sets apart from our competitors and our exponential growth over the last few decades has secured us as one of Tampa Bay's premier technology providers, keeping pace with the rapid changes in the technology world. Our highly trained local staff provides around-the-clock top-notch service that you can depend upon for years to come. Fully licensed, bonded and insured, MHD exists to provide the highly responsive technology support system to clients who require a superior level of quality and reliability.





P: 813-948-0202 E: shawn.lincoln@mhdit.com W: www.MHDcommunications.com

HARDWARE

Product Details	Qty
AcuSense ColorVu 4K Bullet IP Camera Solar Kit with 80W Photovoltaic Panel and Lithium Battery, 2.8mm Fixed Lens, White	1
256GB High Endurance Video microSDXC Card	1
Extension Pipe, 250mm, White	2
Connectors, Mounting Hardware, Conduit etc.	1

Subtotal: **\$2,863.17**

SCOPE OF WORK

All work assumed performed during normal business hours Monday through Friday from 8:00am to 5:00pm.

We will provide and install (1) solar panel kit with built in battery and 4k camera at terrace.

We will provide and install (1) 256GB SD card within camera for video storage.

Please note that a Micro SIM card will need to be purchased and a cellular account will need to be provided and set up by owner.



P: 813-948-0202 E: shawn.lincoln@mhdit.com W: www.MHDcommunications.com

PAYMENT OPTIONS

Cash Contract

Deposit: A deposit is required within five business days of signing the proposal. Please note that parts will not be ordered, and the project will not be scheduled until the full deposit is received.

- **Parts:** 80%
- **Labor:** 50%

Remaining Balance: The remaining balance is due within five business days of project completion.

Progress Billing:

For projects extending beyond 30 days, MHD reserves the right to issue monthly progress invoices for the labor completed to date. Additionally, if the Customer causes delays in the performance of the Work—whether through failure to provide necessary information, access, approvals, or any other action or inaction that impedes the MHD's ability to proceed—MHD shall be entitled to issue progress invoices for the portion of the Work completed to date. Such invoices shall be due and payable by the Customer within 30 days of the invoice date, regardless of the delay. The MHD's right to issue progress invoices shall not be construed as a waiver of any other rights or remedies available under this Agreement or applicable law.

Payment Methods: MHD accepts cash, check, and all major credit cards. A link to pay by credit card will be provided with the deposit invoice. If you prefer to pay via ACH, a form is included with this quote. Please complete and submit the form to finance@mhdit.com.

FINANCE CONTRACT

MHD provides financing plans with 36-month, 48-month, and 60-month terms. If you're interested in financing your project, please contact your sales engineer to discuss the available options.

ACCEPTANCE OF CONTRACT

The undersigned hereby agrees to purchase the above equipment in accordance with the terms and conditions stated on this agreement. Until accepted and signed by an officer of seller at its principal office, this agreement shall not become effective and shall not constitute a binding contract. Pricing included on this proposal is valid for fifteen days from initial presentation.



P: 813-948-0202 E: shawn.lincoln@mhdit.com W: www.MHDcommunications.com

Clock Tower Camera



Prepared by:

MHD Communications

Sales Engineer
813-948-0202
Fax 813-699-5001
shawn.lincoln@mhdit.com

Prepared for:

Rizzetta & Company:Covington Park

6806 Covington Garden Drive
Apollo Beach, FL 33572
Will Williams
(813) 933-5571
clubhouse@covingtonparkcdd.org

Quote Information:

Quote #: Q006405

Version: 1
Delivery Date: 10/03/2025
Expiration Date: 10/30/2025

Quote Summary

Description	Amount
HARDWARE	\$2,863.17
SERVICES	\$1,885.00
Total:	\$4,748.17

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

MHD Communications

Rizzetta & Company:Covington Park

Signature:

Name:

Shawn Lincoln

Title:

Shawn Lincoln

Date:

10/03/2025

Signature:

Name:

Will Williams

Date:



(850) 205-5102
agalavis@redwire.com
www.redwire.com

Bear Galavis
Security Consultant

Clock Tower - Digital Surveillance

Covington Park
Project: 28648-1-0

Prepared for
Will Williams
Covington Park - Clubhouse

Covington Park - Monarch Pool
6806 Covington Garden Dr
Apollo Beach, FL 33572

(813) 787-8654
clubhouse@covingtonparkcdd.org

Proposal Issued
9.9.2025

Proposal Valid To
12.8.2025

Project Description and Investment

Customer Name: Covington Park

Site:

Covington Park - Monarch Pool
6806 Covington Garden Dr
Apollo Beach, FL 33572

Billing:

Covington Park
6806 Covington Garden Dr
Apollo Beach, FL 33572

Contact:

Will Williams
(813) 787-8654
clubhouse@covingtonparkcdd.org

Project Investment

Digital Surveillance	\$3,978.77
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QTY	Description
1	4 Channel 2TB Plug & Play POE NVR 40Mbps
1	850VA LCD UPS w/ 12 Outlets and 5' Cord
1	BW-FC181610 NEMA Type 3R Outdoor Polycarbonate
1	Video Surge Protector BNC
1	In/Outdoor Vandal Dome Camera 4MP 3-10MZ IR WDR

Supplies & Materials for: Digital Surveillance

QTY	Description
1.00	Wire

Professional Services: Monthly

Description	Ext. Price
Quality Assurance Program for Commercial Video Surveillance Recorder	\$25.00
Quality Assurance Program for Commercial Video Surveillance Camera	\$12.00
Services Include:	
Equipment Maintenance (Parts and Labor)	
2 Hour Emergency* Service	
6 Month Money Back Guarantee	
Unlimited Training and Technical Support	
Free Software Upgrades*	

Financial Summary

Total Proposal Amount:	\$3,978.77
Monthly Professional Services:	\$37.00
Deposit Due in Advance:	\$1,989.38
Balance Due Upon Completion:	\$1,989.39

Client Authorization

Date

All other terms & conditions of existing contracts between the parties referenced herein apply.

Received By

Date



Eagle Eye Networks Camera System

Prepared for: Covington Park CDD

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

Email: Thomas@completeit.io

Phone: (813) 444-4355 Ext 203



- Your Technology Professionals -
Sales, Training, & Support

Hi Covington Park CDD,

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

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



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

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



Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

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



Camera Systems (CCTV)

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

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



Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

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



Worry-Free Cloud Video Surveillance for Your Business

Make your business more efficient and the world a safer place – all on the only video management platform robust and flexible enough to power the future of video surveillance.

Eagle Eye Cloud Video Management System



CAMERA COMPATIBILITY

Use existing cameras or purchase from hundreds of the world's leading camera manufacturers, as Eagle Eye allows for the greatest choice and flexibility of any system on the market.



TRUE CLOUD

Benefit from easily deployed cloud technology that provides you with infinite scalability, flexibility, accessibility, and reliability.



CYBER SECURE

Protect your data with a system built by experts in cybersecurity who know how to prevent, detect, and respond to attacks, so you don't have to.



OPEN PLATFORM

Integrate seamlessly with other mission-critical applications, such as access control, smart sensors, and point-of-sale.



AI & ANALYTICS

Move beyond monitoring by leveraging data to identify threats; inform responses; and improve business operations, efficiency, and service.



THE EAGLE EYE CLOUD VMS

Smart Video Surveillance





Smart, Simple, Secure Cloud Video Surveillance for Your Business

Your security system should not only protect your people and property, it should also provide insight to help your business grow and thrive. It's Eagle Eye Networks mission to help you do just that.

We're leaders in delivering the power, flexibility, and cost-savings of cloud technology to the video surveillance market, helping you improve operations and enhance customer service, all while keeping an eye on what truly matters.

Whether you run a small business, global enterprise, or something in-between, you need a video solution capable of adapting to your needs – today and tomorrow. The Eagle Eye Cloud Video Management System (VMS) simplifies video surveillance through the flexibility of cloud paired with the convenience of easy, affordable installation and remote management.

The Eagle Eye Cloud VMS Equips You With:

True Cloud Technology

With a true cloud video solution, the video is processed and managed in the cloud, which offers users countless benefits.

- Scalability, so the system easily grows with your business
- Flexibility, enabling you to use the cameras and cabling in which you've already invested
- Accessibility, meaning you can view video from anywhere, on any device
- Reliability, regardless of your bandwidth limitations

Ease of Use

Eagle Eye provides easy installation, simple setup, an attractive and intuitive interface, central management, multisite viewing, on-the-fly camera sharing, storage retention flexibility, and much more.

Cybersecurity

The Eagle Eye VMS is built and maintained by cybersecurity experts who are laser-focused on protecting the confidentiality, integrity, and availability of your systems and the valuable data they contain.

Among other leading cybersecurity best practices, the Eagle Eye VMS offers secure encryption to buffered and locally-recorded video, constant monitoring against potential cyber threats, no vulnerable open ports or onsite firewalls, no onsite software to patch, triple redundant video storage, and two-factor authentication.





Open Platform

Closed systems can be problematic and costly to upgrade or add new technologies. Eagle Eye's open architecture gives you the power to choose from unlimited integrations, giving you the freedom to add new applications as your business needs evolve, ultimately increasing the value of your system. Easily integrate access control, point-of-sale, and license plate recognition to name just a few, for a single view of your operations.

Our open API platform offers:

- Greater customization
- Lower total cost of ownership (with no vendor lock-in and no additional licensing fees)
- Stronger cybersecurity
- A future-proofed investment (allowing you to incorporate tools for future needs)
- Speed to market (applications can be built in hours, not months, and updated in minutes, not weeks)

Artificial Intelligence and Analytics

Create long-term strategies based on the insights gained from your video analytics. For example, easily determine the number of people entering and exiting your property at any given time. Monitoring customer traffic flow and patterns is crucial to operations and marketing, allowing for better planning around staffing, floor displays, and store layouts.

Video analytics also provide insight into employee behaviors, ensuring procedures are being properly followed, customer interactions are positive, and training is appropriate and effective.

Project Summary

In this proposal, Complete I.T. Corp has provided you with Eagle Eye camera system that has a minimum of 30-days of video retention. We always over engineer our systems to accomidate additional cameras later.

The pricing is with CDD owned CMVRs. The CMVR (recording unit) would be owned by the district and come with a 2-year manufacturer warranty. Cameras come with a manufacturer 3 year limited warranty as well.

We offer the ability for anyone with secured access to the system via the App to talk down (2-way communication). In the next few quarters, we will be able to add a additional Ai software feature upgrade to these non-ai cameras to notify anyone with the App for night time trespassers. This would also have the option to use our central station to monitor the location.

Complete I.T. Camera Solution:

- Installation of new cameras
- Install new managed POE port switch
- Installation of (1) new AXIS PA loudspeaker. This will allow district staff, district board, or patrol to:
 - Have 2-way communication through the Eagle Eye Network app. Great for at night or when allow from the phone (non-monitored)
 - Allow staff to talk through CIT phone system through the PA. Great for emergency messages during the day and to stop kids from running around the pool deck. This can also be done remotely from the phone at the main clubhouse. (non-monitored)
 - Allow for custom pool closure messages right before the pool is scheduled to close. This has been proven to help disburse residents instead of them staying well after the pool closes.
- Installation of new CAT6 wire for the AXIS PA
- Remove old equipment
- Installation of UPS
- **Minimum of 30-days video rentention. State requirement is 30-days.**

Clock Tower Proposal

Camera: Eagle Eye Camera System

Ability for camera system to be viewed from any computer onsite or offsite with an internet connection. Does not require any special PC software, completely browser based. Can also be viewed from smartphone app with internet connection. Customer is responsible for power and ISP.

Equipment	Price
Camera System (1) 304+ Bridge 30-days of cloud retention (1) Managed 8 Port POE Switch (1) Firewall (1) CAT6 installation (does not include conduit) - NEMA Enclosure - Ditek CAT6 surge protection - Labor	\$2,489.00
Choose Your Camera	
☒ Eagle Eye PTZ Camera DX02 Pan, Tilt, Zoom camera. Has starlight built in; great for locations with low visible light. Able to be remotely moved via the browser software interface by management.	\$1,500.00
☐ Eagle Eye Camera DT03 Starlight turret camera. Great for locations with low visible light.	\$350.00

Estimated Camera Project Total \$3,989.00

Software Licenses: Eagle Eye

Description	Price	QTY
EEN 4MP 30-day Data Recording License	\$25.00	1

Monthly Camera License \$25.00
(save 3% paying annually)

Payment and Service Agreement Terms

1. Project-Based Services & Payment Terms

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

2. Estimated Timeline for Completion

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

3. Price Adjustments

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

4. Non-Payment & Late Fees

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

5. Service Contract Duration & Termination

This agreement is for a 12-month term, beginning on the 1st day of the month in which the equipment is installed. The contract automatically renews annually unless terminated with a 60-day written notice prior to the renewal date.

6. Supplemental & Emergency Services

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

7. Technician Time Rates

- Standard Business Hours: \$165/hour (2-hour minimum, plus travel)
- Emergency Hours (After-Hours, Holidays, Urgent Support): \$247.50/hour (2-hour minimum, plus travel)

8. Support Request Methods

Customers may submit support requests by:

- Calling (813) 444-4355
- Emailing support@completeit.io

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

9. Refund Policy

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

10. Manufacturer Warranties & Exclusions

Any manufacturer warranties associated with equipment or products provided by the Vendor are limited to the terms and conditions set forth by the respective manufacturer. The Vendor does not offer any separate or extended warranty beyond what is provided by the manufacturer. Manufacturer warranties do not cover damage resulting from misuse, abuse, negligence, vandalism, theft, power surges, acts of God (including but not limited to lightning, flood, fire, or storm), or improper installation or handling by parties other than the Vendor or its authorized agents. The Customer acknowledges that any such damages are not covered under warranty and may require additional service, replacement, and/or labor at the Customer's expense.

Tab 10



Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Covington Park CDD
C/O Rizzetta and Company Inc
3434 Colwell Ave. Suite 200
Tampa, FL 33614

Ship to
Covington Park Well 4
Bristol Park Dr
End of Street
Apollo Beach, FL 33572

Quote #: q4823

Quote Date: 10/7/2025

Item	Description	Quantity	Price	Amount
5 HP Deluxe 230v 1PH	5 HP Grundfos Deluxe Control Box 230v 1PH	1	\$714.00	\$714.00
Technician Hourly Service Rate	Technician Hourly Service Rate	1	\$165.00	\$165.00
Misc Fee	Misc Fittings	1	\$50.00	\$50.00
Subtotal:				\$929.00
Total:				\$929.00

Note:

--Well Quotes are based on an estimated depth and Casing amount determined by wells near your address. Actual charges will be based on actual depth of well and amount of casing used.

--Pump Replacement Quotes: Drop Pipe and Wire footage may vary +/- slightly as our estimate is based on construction data of your well. The actual drop pipe and wire requirements can change with time as static water depths can change.

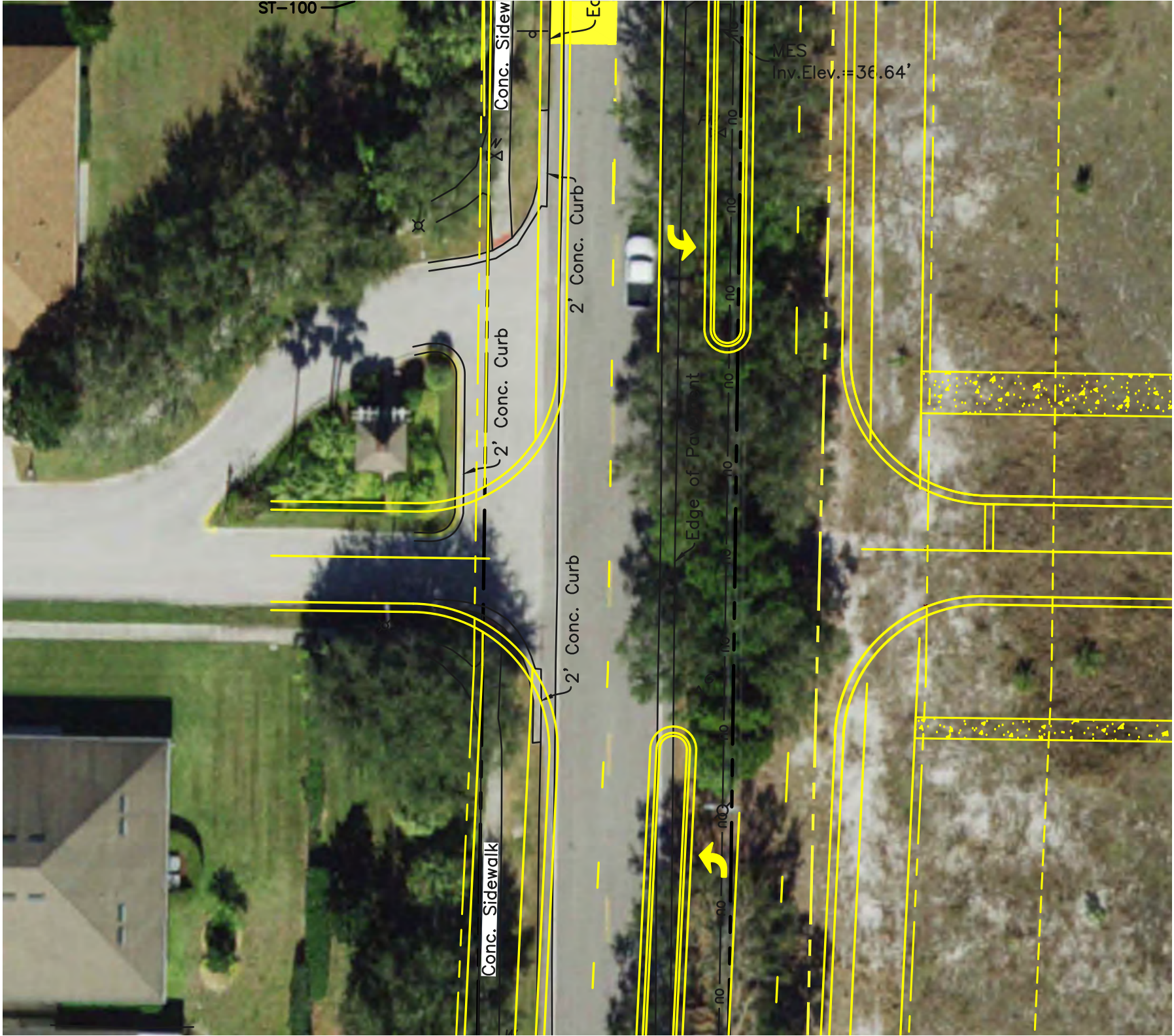
--Access to Well / Pump Area: Accurate Drilling Solutions is not responsible for damage to Driveways, sidewalks, grass and other obstacles in pathway to well / pump area. Accurate Drilling Solutions will do it's best not to damage sidewalks, grass and other obstacles, but cannot guarantee damage will not occur.

--Well Abandonments: Actual number of bags can vary. Additional Bags required will be charged at \$25.00/Bag

Matt O'Nolan

10/8/25

Tab 11



OPTION A

