



Rizzetta & Company

Wiregrass II Community Development District

**Board of Supervisors' Meeting
May 29, 2026**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813.994.1001**

www.wiregrassllcdd.org

WIREFRASS II COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

Board of Supervisors	Bill Porter Colby Chandler Kyle Larsen Haley Porter Quinn Porter	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager District Manager	Scott Brizendine Sean Craft	Rizzetta & Company, Inc. Rizzetta & Company, Inc.
District Counsel	Lindsay Whelan	Kutak Rock
District Engineer	Victor Barbosa	Atwell, LLC.

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) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), 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.

May 22, 2026

Board of Supervisors
Wiregrass II Community
Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wiregrass II Community Development District will be held on **Friday, May 29, 2026 at 11:30 a.m.** at the offices of Rizzetta & Company Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
 - A. Consideration of Resolution 2026-07; Resetting Rules of Procedure Public HearingTab 1
 - B. Presentation of FY 2026-2027 Proposed BudgetTab 2
 - i. Consideration of Resolution 2026-08; Approving FY 2026-2027 Proposed Budget and Setting Public HearingTab 3
 - C. Ratification of Agreement for Landscape Maintenance Services with Juniper Landscaping of Florida, LLCTab 4
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Construction Manager
 - D. District ManagerTab 5
 - i. Presentation of 1st Quarter Website Compliance ReportTab 6
 - ii. Presentation of Voter Registration StatisticsTab 7
 - E. Landscape Inspection Services ReportTab 8
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors Regular Meeting held on April 24, 2026Tab 9
 - B. Ratification of Operation & Maintenance Expenditures for April 2026Tab 10
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, or to obtain a copy of the full agenda, please do not hesitate to contact Sean Craft at scraft@rizzetta.com.

Sincerely,
Sean Craft
Sean Craft
District Manager

Tab 1

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT CANCELLING THE PREVIOUSLY SET PUBLIC HEARING AND SETTING A NEW DATE, TIME, AND PLACE FOR THE PUBLIC HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AUTHORIZING PUBLICATION OF NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Wiregrass II Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

WHEREAS, the Board of Supervisors of the District (“Board”) desires to rescind previously adopted Resolution 2026-05, setting the public hearing to consider the adoption of the District’s Rules of Procedure for May 22, 2026, at 11:30 a.m., at the Offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

WHEREAS, the Board desires to establish a new public hearing date to consider adoption of the District’s Rules of Procedure, and to set the public hearing to be held on August 28, 2026, at 11:30 a.m., at the Offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT :

SECTION 1. Resolution 2026-05 is hereby rescinded in its entirety, and the public hearing previously set for May 22, 2026 is cancelled.

SECTION 2. A public hearing will be held to adopt the District’s Rules of Procedure on August 28, 2026, at 11:30 a.m., at the Offices of Rizzetta & Company, Inc. 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

SECTION 3. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 29th day of May, 2026.

ATTEST:

**WIREGRASS II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Tab 2



Rizzetta & Company

Wiregrass II Community Development District

wiregrasscdd.org

Proposed Budget for Fiscal Year 2026-2027

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Proposed Budget
Wiregrass II Community Development District
 General Fund
 Fiscal Year 2026/2027

Comments

Chart of Accounts Classification		Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
30	Financial & Revenue Collections	\$ 2,408	\$ 4,128	\$ 4,128	\$ -	\$ 4,252	\$ 124
31	Legal Advertising	\$ 881	\$ 1,510	\$ 4,000	\$ 2,490	\$ 4,000	\$ -
32	Miscellaneous Fees	\$ 1,200	\$ 2,057	\$ 500	\$ (1,557)	\$ 1,500	\$ 1,000
33	Miscellaneous Mailings	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -
34	Public Officials Liability Insurance	\$ 3,058	\$ 3,058	\$ 3,246	\$ 188	\$ 3,364	\$ 118
35	Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ 150	\$ -	\$ 150	\$ -
36	Trustees Fees	\$ 7,413	\$ 12,708	\$ 8,400	\$ (4,308)	\$ 8,400	\$ -
37	Website Hosting, Maintenance, Backup (and Email)	\$ 2,307	\$ 3,955	\$ 4,096	\$ 141	\$ 4,400	\$ 304
38	Legal Counsel						
39	District Counsel	\$ 9,829	\$ 16,850	\$ 20,000	\$ 3,150	\$ 20,000	\$ -
40							
41	Administrative Subtotal	\$ 61,833	\$ 96,294	\$ 102,242	\$ 5,948	\$ 105,007	\$ 2,765
42							
43	EXPENDITURES - FIELD OPERATIONS						
44							
45	Electric Utility Services						
46	Utility Bond	\$ 23,799	\$ 40,798	\$ 17,000	\$ (23,798)	\$ 65,500	\$ 48,500
47	Utility - Reclaimed	\$ 1,451	\$ 2,487	\$ 2,500	\$ 13	\$ 2,500	\$ -
48	Utility - Street Lights	\$ 23,534	\$ 40,344	\$ 46,000	\$ 5,656	\$ 46,000	\$ -
49	Stormwater Control						
50	Aquatic Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 21,000	\$ 16,000
51	Mitigation Services	\$ 29,665	\$ 50,854	\$ 75,000	\$ 24,146	\$ 75,000	\$ -
52	Other Physical Environment						
53	General Liability Insurance	\$ 3,737	\$ 3,737	\$ 3,966	\$ 229	\$ 4,111	\$ 145
54	Landscape - Fertilizer	\$ -	\$ -	\$ 27,600	\$ 27,600	\$ 20,200	\$ (7,400)
55	Landscape - Pest Control	\$ -	\$ -	\$ 3,200	\$ 3,200	\$ 3,000	\$ (200)
56	Landscape Inspection Services	\$ 4,900	\$ 8,400	\$ 7,200	\$ (1,200)	\$ 9,600	\$ 2,400
57	Landscape Maintenance	\$ 33,170	\$ 56,863	\$ 90,000	\$ 33,137	\$ 99,200	\$ 9,200
58	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ -

Increase in costs for FY 26/27
Based on FY 25/26 costs
As needed
Per EGIS estimate
US Bank Series 2020 \$4,141+ Series 2022 \$4,256
Increase in costs for FY 26/27
WREC Utility Bond + Utility Bond for WG 4 A,B,C,D + Utility Bond Phase 3
Same
Anticipate 5% increase from WREC
Ponds + Stormwater System Analysis (16k estimate)
Per contract w/Terra Crafters + Additional Projects
Per EGIS estimate
Contracted Rate w/Juniper
Contracted Rate w/Juniper
Increase in costs for FY 26/27
Contracted Rate w/Juniper. \$77,800 Part 1. \$9000 irrigation. \$2400 Top Choice. \$10,000 Wiregrass Ranch Blvd. ROW's & Median to Chappoy Rd

Wiregrass II Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2020	Series 2022	Budget for 2026/2027
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$594,271.43	\$749,105.18	\$1,343,376.61
TOTAL REVENUES	\$594,271.43	\$749,105.18	\$1,343,376.61
EXPENDITURES			
Administrative			
Debt Service Obligation	\$594,271.43	\$749,105.18	\$1,343,376.61
Administrative Subtotal	\$594,271.43	\$749,105.18	\$1,343,376.61
TOTAL EXPENDITURES	\$594,271.43	\$749,105.18	\$1,343,376.61
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

GROSS ASSESSMENTS

\$1,428,586.46

Notes:

Pasco County Collection Costs (2%) and Early Payment Discounts (4%) included in the Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M & IRRIGATION ASSESSMENT COMPARISON

2026/2027 O&M Budget		\$571,858.00	2025/2026 O&M Budget	\$377,417.00
Pasco County Collection Cost	2%	\$12,167.19	2026/2027 O&M Budget	\$571,858.00
Early Payment Discount	4%	\$24,334.38		
2026/2027 Total		\$608,359.57	Total Difference	\$194,441.00

2026/2027 Irrigation Budget		\$630,229.16	2025/2026 Irrigation Budget	\$535,264.64
Pasco County Collection Cost	2%	\$13,409.13	2026/2027 Irrigation Budget	\$630,229.16
Early Payment Discount	4%	\$26,818.26		
2026/2027 Total		\$670,456.55	Total Difference	\$94,964.52

O&M Assessment Comparison

Assessment Area	Product Type	2025/2026	2026/2027	\$ Difference	% Difference
<i>Esplanade - AA1</i>	Single Family 45	\$400.52	\$606.87	\$206.35	51.52%
	Single Family 52	\$460.37	\$697.54	\$237.17	51.52%
	Single Family 62	\$547.84	\$830.08	\$282.24	51.52%
	Single Family 76	\$672.14	\$1,018.42	\$346.28	51.52%
<i>Esplanade - AA2</i>	Single Family 45	\$400.52	\$606.87	\$206.35	51.52%
	Single Family 52	\$460.37	\$697.54	\$237.17	51.52%
	Single Family 62	\$547.84	\$830.08	\$282.24	51.52%
	Single Family 76	\$672.14	\$1,018.42	\$346.28	51.52%

Irrigation Assessment Comparison

Product Type	2025/2026	2026/2027	\$ Difference	% Difference
Irrigation 41 - 50	\$724.92	\$725.21	\$0.30	0.04%
Irrigation 51 - 60	\$767.24	\$767.55	\$0.32	0.04%
Irrigation 61 - 70	\$809.56	\$809.89	\$0.33	0.04%
Irrigation 71 - 80	\$852.01	\$852.36	\$0.35	0.04%
Irrigation 80 Plus	\$896.66	\$897.03	\$0.37	0.04%
Not Active to Irrigation 41 - 50	\$269.46	\$725.21	\$455.76	169.14%
Not Active to Irrigation 51 - 60	\$269.46	\$767.55	\$498.10	184.85%
Not Active to Irrigation 61 - 70	\$269.46	\$809.89	\$540.44	200.57%
Not Active to Irrigation 71 - 80	\$269.46	\$852.36	\$582.91	216.33%
Not Active to Irrigation 80 Plus	\$269.46	\$897.03	\$627.58	232.91%

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 IRRIGATION ASSESSMENT SCHEDULE

TOTAL IRRIGATION BUDGET		\$630,229.16
COLLECTION COSTS @	2.0%	\$13,409.13
EARLY PAYMENT DISCOUNT @	4.0%	\$26,818.26
TOTAL IRRIGATION ASSESSMENT		\$670,456.55

UNITS ASSESSED			TOTAL IRRIGATION BUDGET	PER UNIT ANNUAL ASSESSMENT		
PRODUCT TYPE	# OF UNITS	UNIT TYPE		IRRIGATION ⁽¹⁾	UNIT TYPE	
PLATTED						
SF 41 - 50	227	Lots	\$164,623.65	\$725.21	/	Lot
SF 51 - 60	323	Lots	\$247,919.97	\$767.55	/	Lot
SF 61 - 70	212	Lots	\$171,697.50	\$809.89	/	Lot
SF 71 - 80	58	Lots	\$49,437.06	\$852.36	/	Lot
SF 80 Plus	41	Lots	\$36,778.37	\$897.03	/	Lot
Total District	861		\$670,456.55			

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%): **(\$40,227.39)**

Net Revenue to be Collected **\$630,229.16**

⁽¹⁾ Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$571,858.00
COLLECTION COSTS @	2.0%	\$12,167.19
EARLY PAYMENT DISCOUNT @	4.0%	\$24,334.38
TOTAL O&M ASSESSMENT		<u>\$608,359.57</u>

UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT				PER UNIT ANNUAL ASSESSMENT			
PRODUCT TYPE	O&M	SERIES 2020	SERIES 2022	EAU FACTOR	TOTAL	% TOTAL	TOTAL	O&M	SERIES 2020	SERIES 2022	TOTAL ⁽³⁾
		DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾		EAU's	EAU's	O&M BUDGET		DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽²⁾	
Esplanade - AA1											
Single Family 45	150	150	0	0.87	130.50	14.96%	\$91,030.02	\$606.87	\$1,422.10	\$0.00	\$2,028.97
Single Family 52	156	155	0	1.00	156.00	17.89%	\$108,817.50	\$697.54	\$1,643.32	\$0.00	\$2,340.86
Single Family 62	59	59	0	1.19	70.21	8.05%	\$48,974.85	\$830.08	\$1,959.34	\$0.00	\$2,789.42
Single Family 76	20	20	0	1.46	29.20	3.35%	\$20,368.40	\$1,018.42	\$2,401.77	\$0.00	\$3,420.19
Esplanade - AA2											
Single Family 45	154	0	153	0.87	133.98	15.36%	\$93,457.49	\$606.87	\$0.00	\$1,422.00	\$2,028.87
Single Family 52	177	0	177	1.00	177.00	20.29%	\$123,466.01	\$697.54	\$0.00	\$1,643.20	\$2,340.74
Single Family 62	135	0	135	1.19	160.65	18.42%	\$112,061.10	\$830.08	\$0.00	\$1,959.20	\$2,789.28
Single Family 76	10	0	10	1.46	14.60	1.67%	\$10,184.20	\$1,018.42	\$0.00	\$2,401.60	\$3,420.02
Total District	861	384	475		872.14	100.00%	\$608,359.57				

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

(\$36,501.57)

Net Revenue to be Collected

\$571,858.00

⁽¹⁾ Reflects the number of total lots with Series 2020 and Series 2022 debt outstanding

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2020 and Series 2022 bond issuance. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

⁽³⁾ Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M, IRRIGATION & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$571,858.00
COLLECTION COSTS @	2.0%	\$12,167.19
EARLY PAYMENT DISCOUNT @	4.0%	\$24,334.38
TOTAL O&M ASSESSMENT		\$608,359.57

TOTAL IRRIGATION BUDGET		\$630,229.16
COLLECTION COSTS @	2.0%	\$13,409.13
EARLY PAYMENT DISCOUNT @	4.0%	\$26,818.26
TOTAL IRRIGATION ASSESSMENT		\$670,456.55

UNITS ASSESSED					ALLOCATION OF O&M ASSESSMENT				TOTAL	PER LOT ANNUAL ASSESSMENT				
PRODUCT TYPE	O&M	IRRIGATION	SERIES 2020	SERIES 2022	EAU FACTOR	TOTAL	% TOTAL	TOTAL	IRRIGATION BUDGET	O&M	IRRIGATION	SERIES 2020	SERIES 2022	TOTAL ⁽³⁾
			DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾		EAU's	EAU's	O&M BUDGET				DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽²⁾	
Esplanade - AA1														
Single Family 45'														
Irrigation 41 - 50	106	106	106	0	0.87	92.22	10.57%	\$64,327.88	\$76,872.72	\$606.87	\$725.21	\$1,422.10	\$0.00	\$2,754.18
Irrigation 51 - 60	33	33	33	0	0.87	28.71	3.29%	\$20,026.61	\$25,329.28	\$606.87	\$767.55	\$1,422.10	\$0.00	\$2,796.52
Irrigation 61 - 70	5	5	5	0	0.87	4.35	0.50%	\$3,034.33	\$4,049.47	\$606.87	\$809.89	\$1,422.10	\$0.00	\$2,838.86
Irrigation 71 - 80	3	3	3	0	0.87	2.61	0.30%	\$1,820.60	\$2,557.09	\$606.87	\$852.36	\$1,422.10	\$0.00	\$2,881.33
Irrigation 80 Plus	3	3	3	0	0.87	2.61	0.30%	\$1,820.60	\$2,691.10	\$606.87	\$897.03	\$1,422.10	\$0.00	\$2,926.00
Single Family 52'														
Irrigation 41 - 50	2	2	2	0	1	2.00	0.23%	\$1,395.10	\$1,450.43	\$697.54	\$725.21	\$1,643.32	\$0.00	\$3,066.07
Irrigation 51 - 60	111	111	111	0	1	111.00	12.73%	\$77,427.84	\$85,198.50	\$697.54	\$767.55	\$1,643.32	\$0.00	\$3,108.41
Irrigation 61 - 70	34	34	34	0	1	34.00	3.90%	\$23,716.63	\$27,536.39	\$697.54	\$809.89	\$1,643.32	\$0.00	\$3,150.75
Irrigation 71 - 80	6	6	6	0	1	6.00	0.69%	\$4,185.29	\$5,114.18	\$697.54	\$852.36	\$1,643.32	\$0.00	\$3,193.22
Irrigation 80 Plus	3	3	2	0	1	3.00	0.34%	\$2,092.64	\$2,691.10	\$697.54	\$897.03	\$1,643.32	\$0.00	\$3,237.89
Single Family 62'														
Irrigation 51 - 60	1	1	1	0	1.19	1.19	0.14%	\$830.08	\$767.55	\$830.08	\$767.55	\$1,959.34	\$0.00	\$3,556.97
Irrigation 61 - 70	43	43	43	0	1.19	51.17	5.87%	\$35,693.53	\$34,825.44	\$830.08	\$809.89	\$1,959.34	\$0.00	\$3,599.31
Irrigation 71 - 80	7	7	7	0	1.19	8.33	0.96%	\$5,810.58	\$5,966.54	\$830.08	\$852.36	\$1,959.34	\$0.00	\$3,641.78
Irrigation 80 Plus	8	8	8	0	1.19	9.52	1.09%	\$6,640.66	\$7,176.27	\$830.08	\$897.03	\$1,959.34	\$0.00	\$3,686.45
Single Family 76'														
Irrigation 71 - 80	10	10	10	0	1.46	14.60	1.67%	\$10,184.20	\$8,523.63	\$1,018.42	\$852.36	\$2,401.77	\$0.00	\$4,272.55
Irrigation 80 Plus	10	10	10	0	1.46	14.60	1.67%	\$10,184.20	\$8,970.34	\$1,018.42	\$897.03	\$2,401.77	\$0.00	\$4,317.22
Esplanade - AA2														
Single Family 45'														
Irrigation 41 - 50	115	115	0	114	0.87	100.05	11.47%	\$69,789.68	\$83,399.65	\$606.87	\$725.21	\$0.00	\$1,422.00	\$2,754.08
Irrigation 51 - 60	36	36	0	36	0.87	31.32	3.59%	\$21,847.21	\$27,631.95	\$606.87	\$767.55	\$0.00	\$1,422.00	\$2,796.42
Irrigation 61 - 70	1	1	0	1	0.87	0.87	0.10%	\$606.87	\$809.89	\$606.87	\$809.89	\$0.00	\$1,422.00	\$2,838.76
Irrigation 71 - 80	1	1	0	1	0.87	0.87	0.10%	\$606.87	\$852.36	\$606.87	\$852.36	\$0.00	\$1,422.00	\$2,881.23
Irrigation 80 Plus	1	1	0	1	0.87	0.87	0.10%	\$606.87	\$897.03	\$606.87	\$897.03	\$0.00	\$1,422.00	\$2,925.90
Single Family 52'														
Irrigation 41 - 50	4	4	0	4	1.00	4.00	0.46%	\$2,790.19	\$2,900.86	\$697.55	\$725.21	\$0.00	\$1,643.20	\$3,065.96
Irrigation 51 - 60	139	139	0	139	1.00	139.00	15.94%	\$96,959.18	\$106,690.02	\$697.55	\$767.55	\$0.00	\$1,643.20	\$3,108.30
Irrigation 61 - 70	26	26	0	26	1.00	26.00	2.98%	\$18,136.25	\$21,057.24	\$697.55	\$809.89	\$0.00	\$1,643.20	\$3,150.64
Irrigation 71 - 80	7	7	0	7	1.00	7.00	0.80%	\$4,882.84	\$5,966.54	\$697.55	\$852.36	\$0.00	\$1,643.20	\$3,193.11
Irrigation 80 Plus	1	1	0	1	1.00	1.00	0.11%	\$697.55	\$897.03	\$697.55	\$897.03	\$0.00	\$1,643.20	\$3,237.78
Single Family 62'														
Irrigation 51 - 60	3	3	0	3	1.19	3.57	0.41%	\$2,490.25	\$2,302.66	\$830.08	\$767.55	-\$1.00	\$1,959.20	\$3,555.83
Irrigation 61 - 70	103	103	0	103	1.19	122.57	14.05%	\$85,498.47	\$83,419.07	\$830.08	\$809.89	\$0.00	\$1,959.20	\$3,599.17
Irrigation 71 - 80	18	18	0	18	1.19	21.42	2.46%	\$14,941.48	\$15,342.54	\$830.08	\$852.36	\$0.00	\$1,959.20	\$3,641.64
Irrigation 80 Plus	11	11	0	11	1.19	13.09	1.50%	\$9,130.90	\$9,867.37	\$830.08	\$897.03	\$0.00	\$1,959.20	\$3,686.31
Single Family 76'														
Irrigation 71 - 80	6	6	0	6	1.46	8.76	1.00%	\$6,110.52	\$5,114.18	\$1,018.42	\$852.36	\$0.00	\$2,401.60	\$4,272.38
Irrigation 80 Plus	4	4	0	4	1.46	5.84	0.67%	\$4,073.68	\$3,588.13	\$1,018.42	\$897.03	\$0.00	\$2,401.60	\$4,317.05
Total District	861	861	384	475		872.14	100.00%	\$608,359.57	\$670,456.55					

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

(\$36,501.57) (\$40,227.39)

Net Revenue to be Collected **\$571,858.00** **\$630,229.16**

⁽¹⁾ Reflects the number of total lots with Series 2020 and Series 2022 debt outstanding.
⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2020 and Series 2022 bond issuance. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.
⁽³⁾ Annual assessment that will appear on November 2026 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Utilities Maintenance Bond: The District may get a utility maintenance bond to provide a financial guarantee ensuring a payment for utilities on time in lieu of a paying a deposit.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Lift Station Perimeter Maintenance: The District may incur maintenance and repair expenses for lift station fencing and gates.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

IRRIGATION REVENUE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Irrigation Revenue Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

EXPENDITURES:

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 3

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Wiregrass II Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.
2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 28, 2026
TIME: 11:30 a.m.
LOCATION: Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 29th DAY OF MAY, 2026.

ATTEST:

**WIREGRASS II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

Proposed Budget

Tab 4

**AGREEMENT BETWEEN THE WIREGRASS II COMMUNITY DEVELOPMENT
DISTRICT AND JUNIPER LANDSCAPING OF FLORIDA, LLC FOR LANDSCAPE
AND IRRIGATION MAINTENANCE SERVICES**

THIS AGREEMENT (the “**Agreement**”) is made and entered into this 1st day of May, 2026 (the “**Effective Date**”), by and between:

Wiregrass II Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida, and whose mailing address is 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (the “**District**”); and

Juniper Landscaping of Florida, LLC, a Florida limited liability company, with a mailing address of 4415 Metro Parkway STE 300, Ft. Myers, Florida 33916 (the “**Contractor**,” together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “**Act**”), by ordinance adopted by Pasco County Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating, and/or maintaining certain infrastructure; and

WHEREAS, the District owns, operates, and maintains certain landscape (the “**Facilities**”); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide **landscape and irrigation** maintenance services for the Facilities; and

WHEREAS, the Contractor represents that it is qualified to provide such services and has agreed to provide to the District the services identified in **Exhibit A**, attached hereto and incorporated by reference herein (the “**Services**”); and

WHEREAS, the District and the Contractor accordingly desire to enter into this Agreement to set forth the rights, duties, and obligations of the Parties relative to same; and

WHEREAS, the District and the Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF CONTRACTOR'S SERVICES.

- A.** The Contractor shall provide professional landscape and irrigation maintenance services within presently accepted professional standards and in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto relative to the Facilities as identified on the attached **Exhibit D**, which is incorporated herein by this reference.
- B.** The Contractor agrees, as an independent contractor, to perform the Services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. The Contractor further agrees to attend any meeting of the District's Board upon request by District staff or the Board. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of the Services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
- C.** This Agreement grants to the Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and the Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D.** Contractor shall perform all Services in a neat and professional manner reasonably acceptable to the District. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. In the event the District, in its sole determination, finds that the work of the Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of the Services satisfactorily completed and for materials actually incorporated into the Services.
- E.** The Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- F.** The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 2** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
- G.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's

representative shall have complete authority to transmit instructions, receive information, and interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

1. The District hereby designates the District Manager to act as its representative.
2. Upon request, the Contractor shall meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement and other items.

H. The Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. The Contractor agrees to repair any damage resulting from the Contractor's activities and work within twenty-four (24) hours.

SECTION 3. COMPENSATION; TERM.

- A.** As compensation for the Services described in Parts 1 (General Landscape Maintenance) and 4 (Irrigation), the District agrees to pay the Contractor Seven Thousand, Two Hundred Thirty-Three Dollars and Thirty-Three Cents (\$7,233.33) per month for an annual total of not to exceed Eighty-Six Thousand, Eight Hundred Dollars and Zero Cents (\$86,800.00). The term of this Agreement shall be from May 1, 2026, through April 30, 2027 unless terminated earlier by either party in accordance with the provisions of this Agreement. The Agreement may be renewed for up to four (4) additional, non-automatic one-year terms upon the parties' execution of a written renewal agreement.
- B.** For the services specified in Parts 2 (Fertilization), 3 (Pest Control), and 5 (Mulch), the Contractor shall perform such services ONLY after written authorization from the District, and shall invoice the District using the pricing specified in the Contractor's Bid Form in the month after the services were performed and after required documentations (if any) have been provided.
- C.** If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- D.** The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, materialmen, suppliers, or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of

Lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

- E.** The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within forty-five (45) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within forty-five (45) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.
- F.** If all services specified in Parts 1-4 are authorized, the total annual compensation to the Contractor shall not exceed One Hundred Ten Thousand, Dollars and Zero Cents (\$110,000.00).

SECTION 4. INSURANCE.

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - 1.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - 2.** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - i.** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - 3.** Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
 - 4.** Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and

for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

5. Herbicide and Pesticide Applicators Coverage of at least One Million Dollars (\$1,000,000).

- A. The District, its staff, consultants, officers, and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right, but not the obligation, to secure such required insurance, in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 5. INDEMNIFICATION.

- A. The Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by the Contractor, its subcontractors, its employees, and its agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto.
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 6. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement

shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 7. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 8. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 10. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 11. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 12. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 13. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 14. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 15. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 17. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 18. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 19. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 20. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 21. NOTICES. All notices, requests, consents, and other communications under this Agreement (the “Notice” or “Notices”) shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to the District: Wiregrass II Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor: Juniper Landscaping of Florida, LLC
4415 Metro Parkway STE 300
Ft. Myers, Florida 33916
Attn: Matt Gerich

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 22. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon any person or corporation

other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 23. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Pasco County, Florida.

SECTION 24. COMPLIANCE WITH PUBLIC RECORDS LAWS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. The Contractor acknowledges that the designated public records custodian for the District is **Rizzetta & Company, Inc.** (the “**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in the Contractor’s possession or, alternatively, keep, maintain, and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, OR BY EMAIL INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

SECTION 25. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 26. ARM’S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm’s length transaction. The Parties participated fully in the preparation

of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 27. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, “electronic signature” shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 28. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, the Contractor shall register with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Services, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 29. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 30. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. The Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law (“**Public Integrity Laws**”) apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

The Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“**Prohibited Criteria**”).

The Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

The Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, the Contractor shall immediately notify the District. By entering into this Agreement, the Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

SECTION 31. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

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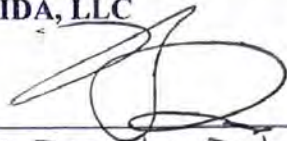
IN WITNESS WHEREOF, the Parties hereto have executed this Agreement, effective as of the day and year first written above.

**WIREGRASS II COMMUNITY
DEVELOPMENT DISTRICT**



Chairperson, Board of Supervisors

**JUNIPER LANDSCAPING OF
FLORIDA, LLC**



By: M. Brandon Duke
Its: CEO

- Exhibit A:** Scope of Services
- Exhibit B:** Proposal Pricing (Bid Forms)
- Exhibit C:** Other Forms
- Exhibit D:** Landscape Maintenance Areas
- Exhibit E:** Form of Work Authorization

Exhibit A

Scope of Services

GENERAL LANDSCAPE MAINTENANCE

1) **MOWING** – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings MUST either be collected and removed by the CONTRACTOR **OR** be **immediately** re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at his/her sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of Wiregrass II CDD's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted when necessary upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1) **POND MOWING** – Pond banks identified as such on the overall Wiregrass II Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four

and one half (4^{1/2}) inches. Pond banks will be mowed and/or trimmed to water's edge or sod line (if water is not present). Line trimming at water's edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

- 2) **EDGING AND TRIMMING** – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) shall be edged and/or line trimmed every week and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

- 3) **TREE AND SHRUB CARE** – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures,

fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all CDD-maintained trees on an as-needed basis. During the dormant season, ALL Crape Myrtles shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles are not to be "hat raked" at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Wiregrass II. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, another solution will need to be proposed and executed.

Palms: All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o'clock – nine o'clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Flower/Fruit

Pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All shrub & groundcover beds as well as all turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre- & post-emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas, including curb and gutter along roadways shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his/her own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his/her negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

8) OPTIONAL ADDITION TO MAINTENANCE EXHIBIT – Wiregrass Ranch Blvd (ROWs & Median to Chancey Rd) the supplemental maintenance scope encompasses only the public Rights-of-Way (ROWs) on both sides of Wiregrass Ranch Boulevard and the center median extending to Chancey Road, as depicted on the Pasco County Property Appraiser parcel map and the referenced exhibit(s) in this RFP. The median is identified as under Pasco Co. ownership for maintenance purposes. The Contractor shall verify field limits against the governing parcel data before commencing work and shall not perform services on private parcels outside the mapped ROW/median boundaries without prior written authorization from the Owner. All work must comply with applicable local, state, and federal laws, including Pasco County ordinances, FDOT/ MUTCD traffic control requirements for work within or adjacent to roadways, and any required permits. The Contractor is responsible for protecting adjacent property, utilities, and improvements; promptly reporting boundary conflicts; and correcting work performed outside the authorized limits at no additional cost. Reliance on the mapping is for general boundary guidance only; where a conflict exists, the Owner's written direction controls. This supplemental maintenance area includes: Both ROWs as shown on the Pasco County Property Appraiser map, The median extending to Chancey Road, The corridor extending to Chancey Road (Reference image included in Maintenance Exhibit for clarity).

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he/she is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Pasco County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF PASCO COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Bahia Sod:

March	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm-season weeds
April	A second application of PreM formulated for Bahia turf for warm-season weeds
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + PreM
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H ₂ O/1,000 SF)
October	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cool-season weeds

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H ₂ O/1,000 SF)
August	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to Landscape Specialist for approval prior to application. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific

needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year.

(A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS/HER NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 1/2 pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). The "2" should be reduced to "0" if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

The District requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg.

The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled-release form and all the Mn, Fe Zn & Cu sources be water soluble (generally these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

Element Recommended Sources:*

N – Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde

P – Superphosphate, triple superphosphate, coated diammonium phosphate

K – Sulfur-coated potassium sulfate (may have additional polymer coating)

Mg – Kieserite (magnesium sulfate monohydrate) granules

Mn – Manganese sulfate

Fe – Iron sulfate, FeEDTA and/or FeDTPA

B – Granubor® (sodium borate)

*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005) Archival copy: for current recommendations see <http://edis.ifas.ufl.edu> or your local extension office.

Fertilizer shall not be billed equally on a monthly basis but invoiced the month after application.

CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms. Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf – Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants – The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor’s responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he/she is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself/herself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor’s responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management,

Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads (includes spray heads), nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his/her designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Lee County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5
INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches **after compaction**.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3” deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3” & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch “volcanoes” around tree trunks shall be corrected immediately at no additional cost to Owner. Labor for trenching shall be included in the unit cost of the mulch.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3” depth (after compaction), sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his/her own field measurements) and shall submit with bid.

The District reserves the right to subcontract out any and all mulching events.

EXHIBIT B - PROPOSAL FORM

**WIREGRASS II
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES**

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the four (4) potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance \$ 77,800.00 Yr.

- Storm Cleanup \$ 65.00 /hr.

- Freeze Protection (description of ability) _____
JUNIPER HAS THE ABILITY TO RESPOND QUICKLY TO APPLY FREEZE CLOTH.

\$ 100.00 /application

- Hand Watering

\$ 45.00 /hr. for employee with hand-held hose

\$ 80.00 /hr. for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

Optional Landscape Maintenance of Wiregrass Ranch Blvd ROWs & Median (to Chancey Rd):

Vendors shall submit pricing for the complete landscape maintenance of the Rights-of-Way (ROWs) on both sides of Wiregrass Ranch Blvd and the center median, extending south to Chancey Road.

Total Cost for Additional Maintenance Area

\$ 10,000.00 / Yr. (do not include in Grand Total)

PART 2

20,200.00

Fertilization (All labor and materials)

\$ _____ Yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MARCH	24-2-11 W/PRE M	.5LB N/1000 SF	480	\$600.00
APRIL	24-2-11 W/PRE M	.5LB N/1000 SF	480	\$600.00
APRIL	SOULUBLE NITROGEN	.5LB N/1000 SF	480	\$420.00
JUNE	24-2-11	1LB N/1000SF	960	\$1200.00
AUGUST	FERROUS SULFATE	2OZ/3-5GAL H2O/1000 SF	160	\$200.00
OCTOBER	24-2-11 W/PRE M	.5LB N/1000 SF	480	\$600.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
FEBRUARY	24-2-11 W/PRE M	1.5LBS N/1000SF	2100	\$3150.00
APRIL	SOULUBLE NITROGEN	.5LB N/1000 SF	875	\$1050.00
MAY	24-2-11	1LB N/1000SF	1400	\$2100.00
JULY	FERROUS SULFATE	2OZ/3-5GAL H2O/1000 SF	400	\$500.00
AUGUST	24-2-11	1LB N/1000SF	1400	\$2100.00
OCTOBER	24-2-11 W/PRE M	1LB N/1000SF	1400	\$2100.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MARCH	8-2-12 +4MG	1.5LBS N/1000 SF	1240	\$1860.00
JUNE	8-2-12 +4MG	1.5LBS N/1000 SF	1240	\$1860.00
OCTOBER	8-2-12 +4MG	1.5LBS N/1000 SF	1240	\$1860.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
		N/A		
	There are 17 palms already getting ornamental fertilizer in the beds.			

Please list any additional fertilization for those plant materials requiring specialized applications:

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, K.O. Roses, Ixora, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
		N/A		

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) 3000.00
 (if entire pesticide allowance is required *) \$ _____ Yr.

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District’s BOS:
 (This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials) N/A
 \$ _____ /Yr. (based on quantities below)

(OTC injections per specs - **do not include in Grand Total**)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
		N/A		

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 2400.00 / Yr.

Top Choice application will be performed at the sole discretion of the District’s BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) \$ 9000.00 /Yr.

Freeze Protection (description of ability) _____
JUNIPER HAS THE ABILITY TO RESPOND QUICKLY TO APPLY FREEZE CLOTH.

\$ 100.00 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 100.00 /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.
PLEASE SEE ATTACHED PARTS LIST.

PART 5

Based on quantities determined by Contractor’s field measurements at time of bidding, Contractor shall install:

900 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 58.00 /CY
(app. April) \$ 52,200.00 /installation

And

450 CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 58.00 /CY
(app. October) \$ 26,100.00 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 78,300.00 /Yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3” compaction


The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ 110,000.00 / Initial Term

FIRST ANNUAL RENEWAL	<u>\$110,000.00</u>	/Yr.
SECOND ANNUAL RENEWAL	<u>\$ 113,300.00</u>	/Yr.
THIRD ANNUAL RENEWAL	<u>\$ 113,300.00</u>	/Yr.
FOURTH ANNUAL RENEWAL	<u>\$ 113,300.00</u>	/Yr.

***Unless prices are to remain the same throughout the initial contract term and each of the four possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.**

JUNIPER LANDSCAPING
Contractor/Firm Name _____
4415 METRO PARKWAY SUITE 300
Firm Address _____
FT. MYERS, FLORIDA 33916
City/State/Zip _____
239-561-5980 N/A
Phone Number _____ Fax Number _____
EILEEN GRUM, CRM
Name and Title of Representative _____
(Please Print)
Representative's Signature  _____
4/7/2026
Date _____

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. n/a 2. _____ 3. _____ 4. O. ANGEL 5. DAVID THOMAS

Dated this _____ day of _____, 2026

PROPOSAL FORM

WIREGRASS II
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES

NOTE: This pricing form is intended to cover pricing for the second annual renewal should Contractor's prices change.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance \$ 80,134.00 Yr.

- Storm Cleanup \$ 75.00 /hr.

- Freeze Protection (description of ability) _____
JUNIPER HAS THE ABILITY TO RESPOND QUICKLY TO APPLY FREEZE CLOTH.

\$ 100.00 /application

- Hand Watering

\$ 50.00 /hr. for employee with hand-held hose

\$ 85.00 /hr. for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

Optional Landscape Maintenance of Wiregrass Ranch Blvd ROWs & Median (to Chancey Rd):
Vendors shall submit pricing for the complete landscape maintenance of the Rights-of-Way (ROWs) on both sides of Wiregrass Ranch Blvd and the center median, extending south to Chancey Road.

Total Cost for Additional Maintenance Area

\$ 10,300.00 / Yr. (do not include in Grand Total)

PART 2

20,806.00

Fertilization (All labor and materials)

\$ _____ Yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MARCH	24-2-11 W/PRE-M	.5 LBS N/1000 SF	480	\$618.00
APRIL	24-2-11 W/PRE-M	.5 LBS N/1000 SF	480	\$618.00
APRIL	NITROGEN SOLUBLE	.5 LBS N/1000 SF	480	\$433.00
JUNE	24-2-11	1 LB N/1000 SF	960	\$1236.00
AUGUST	FERROUS SULFATE	2 OZ/3-5 GAL H2O/1000 SF	160	\$205.00
OCTOBER	24-2-11 W/PRE-M	.5 LBS N/1000 SF	480	\$618.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
FEBRUARY	24-2-11 W/PRE-M	1.5LB N/1000 SF	2100	\$3244.50
APRIL	NITROGEN SOLUBLE	.5 LBS N/1000 SF	875	\$1081.50
MAY	24-2-11	1 LB N/1000 SF	1400	\$2163.00
JULY	FERROUS SULFATE	2 OZ/3-5 GAL H2O/1000 SF	400	\$515.00
AUGUST	24-2-11	1 LB N/1000 SF	1400	\$2163.00
OCTOBER	24-2-11 W/PRE-M	1 LB N/1000 SF	1400	\$2163.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MARCH	8-2-12	1.5LB N/1000 SF	1240	\$1916.00
JUNE	8-2-12	1.5LB N/1000 SF	1240	\$1916.00
OCTOBER	8-2-12	1.5LB N/1000 SF	1240	\$1916.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
		N/A		

There are 17 Sabals already getting ornamental fertilizer in the beds.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 2400.00 /Yr.

Top Choice application will be performed at the sole discretion of the District's BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) \$ 9270.00 /Yr.

Freeze Protection (description of ability) _____
JUNIPER HAS THE ABILITY TO RESPOND QUICKLY TO APPLY FREEZE CLOTH.

\$ 100.00 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 105.00 /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

PLEASE SEE ATTACHED PARTS LIST

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

900 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$62.00 /CY
(app. April) \$ 55,800.00 /installation

And

450 CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 62.00 /CY
(app. October) \$ 27,900.00 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 83,700.00 /Yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3" compaction

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

Please list any additional fertilization for those plant materials requiring specialized applications:

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, K.O. Roses, Ixora, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
		N/A		

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) 3090.00
 (if entire pesticide allowance is required) \$ _____ Yr.

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District’s BOS:
 (This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials) N/A
\$ _____ Yr. (based on quantities below)

(OTC injections per specs - **do not include in Grand Total**)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
		N/A		

The District reserves the right to subcontract out any and all OTC Injection events.

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ 113,300.00

/ Second Annual Renewal

THIRD ANNUAL RENEWAL
FOURTH ANNUAL RENEWAL

\$113,300.00 /Yr.
\$113,300.00 /Yr.

***Unless prices are to remain the same throughout the initial contract term and each of the four possible annual renewal periods, the Proposer must supply a complete pricing form for each of the four possible annual renewal periods.**

JUNIPER LANDSCAPING

Contractor/Firm Name _____

4415 METRO PARKWAY SUITE 300

Firm Address _____

FT. MYERS, FLORIDA 33916

City/State/Zip _____

239-561-5980

N/A

Phone Number _____ Fax Number _____

EILEEN GRUM, CRM

Name and Title of Representative _____

(Please Print)

Representative's Signature _____ 

4/7/2026

Date _____

Exhibit C
Forms

DAILY WORK JOURNAL

DATE:

DESCRIPTION OF WORK PERFORMED TODAY:

LOCATIONS:

ISSUES REQUIREING ATTENTION: *(Please notify District Rep. if any)*

WIREGRASS CDD
PEST MANAGEMENT REPORT

DATE: _____

SYMPTOMS: _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: _____

CERTIFIED PESTICIDE APPLICATOR'S NAME: _____

WIREGRASS REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

Exhibit D
Landscape Maintenance Map

WIREGRASS RANCH

CDD 2 LANDSCAPE MAINTENANCE AREA EXHIBIT

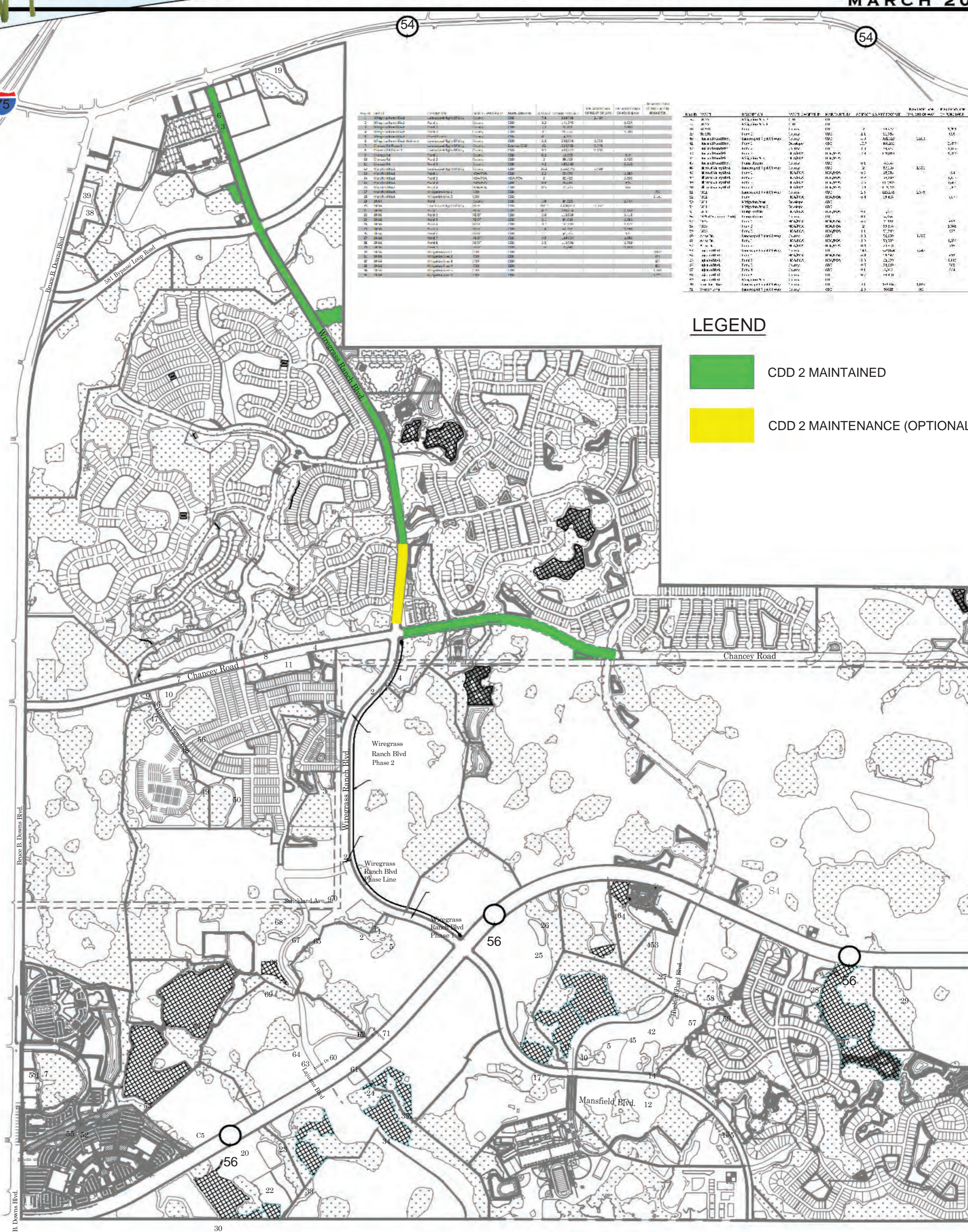
MARCH 2026

NO.	ADDRESS	OWNER	TYPE	AREA (SQ. FT.)	EST. COST	STATUS
1	10000
2	10000
3	10000
4	10000
5	10000
6	10000
7	10000
8	10000
9	10000
10	10000
11	10000
12	10000
13	10000
14	10000
15	10000
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89	10000
90	10000
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92	10000
93	10000
94	10000
95	10000
96	10000
97	10000
98	10000
99	10000
100	10000

NO.	ADDRESS	OWNER	TYPE	AREA (SQ. FT.)	EST. COST	STATUS
1	10000
2	10000
3	10000
4	10000
5	10000
6	10000
7	10000
8	10000
9	10000
10	10000
11	10000
12	10000
13	10000
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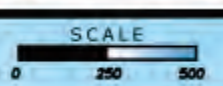
LEGEND

- CDD 2 MAINTAINED
- CDD 2 MAINTENANCE (OPTIONAL)



PASCO COUNTY

GRAPHIC REPRESENTATIONS ARE GENERAL IN NATURE AND SHOULD BE USED FOR PLANNING PURPOSES ONLY



Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** June 26th, 2026 @ 11:30 AM

May 29

District
Manager's
Report

2026

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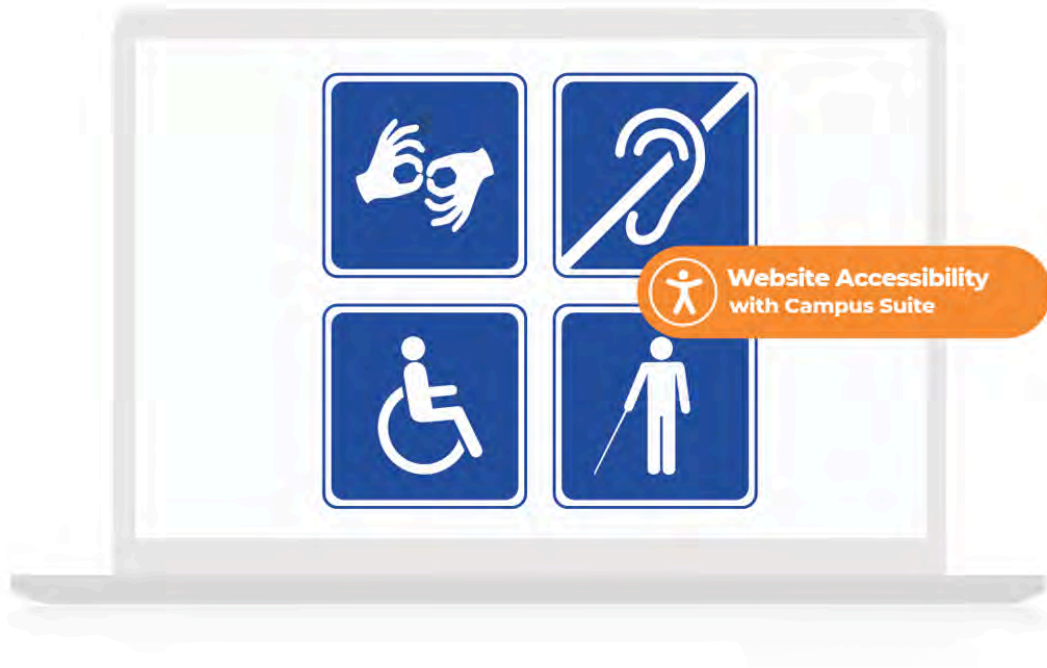
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FINANCIAL SUMMARY

4/30/2026

General Fund Cash & Investment Balance:	\$310,186
Irrigation Fund Cash & Investment Balance:	\$430,710
Debt Service Fund Investment Balance:	<u>\$2,237,754</u>
Total Cash and Investment Balances:	\$2,978,650
General Fund Expense Variance:	\$88,490 Under Budget

Tab 6



Quarterly Compliance Audit Report

Wiregrass II

Date: March 2026 - 1st Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Audit results

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

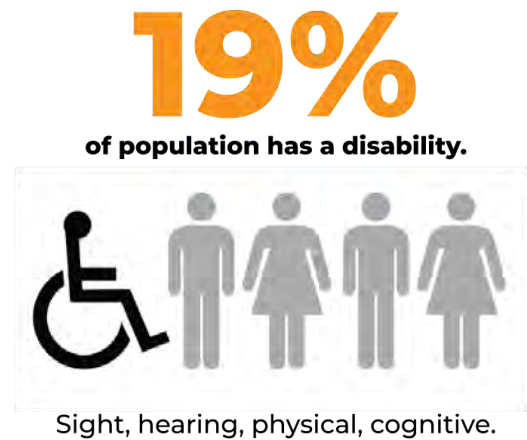
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that
----------------------	--

	enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 7



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

April 17, 2026

Sean Craft
District Manager
3434 Colwell Ave Suite 200
Tampa FL 34614

Dear Sean Craft:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

- Copperspring Community Development District 713
- Mithcell Ranch Community Development District 913
- Talavera Community Development District 1,459
- The Verandahs Community Development District 1,000
- Wiregrass Community Development District 2,445
- Wiregrass II Community Development District 1,099

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

Tab 8

Wiregrass II

COMMUNITY ASSET MANAGEMENT REPORT



April 29, 2026

Rizzetta & Company

Amiee Brodeen – Community Asset Manager

Dylan Campbell – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, Wiregrass Ranch Blvd

General Updates, Recent & Upcoming Maintenance

- Irrigation Repairs: During each maintenance visit the crew lead should be noting all the broken irrigation heads, driplines, etc., for repair. Please be sure this is occurring.
- Trash and debris: Please ensure that all trash and debris are picked up and removed throughout the property each visit. I observed a pile of debris along the median—this should not be happening.

The following are action items for Juniper to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for staff. **Bold underlined is info. or questions for BOS or Developer.**

- 1. Northern Entrance:** Crack weeds were noted in significant quantity throughout the concrete paths in the northern area of the community.
- 2. Roadways - Curb Weeds:** Weed growth was observed in significant quantity within curb cracks throughout the inspection; consistent treatment and hand removal are recommended to reduce recurrence.
- 3. Northern Entrance:** Turf weeds were observed in notable quantity within the medians on the north side of the roadway, with some exceeding one foot in height; treatment and removal are recommended. (Pic 1)
- 4. Tree Straps:** Tree support straps were discussed at the previous Board meeting; straps should be removed where unnecessary and adjusted where support is still needed. As one month has passed since this discussion, request that the crew address all tree straps during the next visit. A minimum of 10 trees have been documented.
- 5. Turf Weed Treatment:** Turf weeds were observed in notable quantity within the medians on the north side of the roadway, with some exceeding one foot in height; treatment and removal are recommended. Request confirmation of any recent treatment in these areas. (Pic 5)



Wiregrass Ranch Blvd

6. Irrigation Leak: An apparent irrigation leak was observed just south of the new entryway under construction, with water extending from the median onto the roadway. Request prompt inspection and repair. (Pic 6)



8. Plant Detailing: Detail any plants observed with dead or browning limbs, as this condition can further stress the plant if not addressed. (Pic 8)



7. Irrigation Leak: Rutting was observed in several median planting beds, with corresponding plant decline in these areas. In some locations, conditions have worsened, with increased plant stress and weed establishment in disturbed soil. The damage pattern appears consistent with equipment traffic through the planting beds. This activity should cease immediately; crews should use designated turf paths or roadways and avoid all planted areas to prevent further deterioration. (Pic 7)



9. Texas sage: For the most part, these plants are too far gone to recover; however, a few are showing signs of regrowth. During the plant assessment for replacing the dead material, I would like Texas sage included on the replacement list to replenish these areas.

10. Edging: Bed edging continues to be an issue throughout the property. I know Juniper is the right team for the job; with each visit, let's work toward maintaining a tighter, cleaner, and more defined bed edge.

11. Line-Trimming: Throughout the boulevard, we noted several areas where crack weeds were missed.

12. Weed Removal: Within the planting beds, nearly every bed exhibited a heavy presence of weeds, with some weeds producing seed heads and others exceeding two feet in height.

13. Juniper: I would love to receive a mulch proposal soon. Once the crews get the property back on track, the planting beds will be in need of fresh mulch.

Wiregrass Ranch Blvd

14. Plant Assessments: Regarding dead plant material, Juniper, once you visit the site you will notice several dead plants and a few fallen tree trunks that were flush cut but not fully removed. I would like to see proposals to completely remove these tree trunks and to remove and replace the dead plant material.

15. Turf Rejuvenating: Throughout the turf in the medians, these areas have been an ongoing issue for some time. Let's move forward with treatment first and then determine any necessary replacement proposals.

16. Detailing: Please note that ornamental grasses are growing within other plant material. These areas need to be identified and removed, as the grasses are outcompeting the intended plants. (Pic 16)



17. Weed Pressure: Several median beds and turf areas are experiencing significant weed pressure, including dogfennel, nutsedge, phasey bean, various dandelion species, and multiple types of crabgrass. Juniper, I highly recommend implementing a management plan promptly to address the extensive weed growth, especially as many of these weeds are now going to seed.

18. Irrigation Check: Wet check: Juniper, to get a strong jump start on irrigation efficiency, several wet areas were observed within the median that require a wet check to be performed. Completing this will help ensure the entire property is being watered consistently and correctly.

19. Turf Weeds: Different varieties of turf grass are growing within the planting beds, indicating encroachment that should be identified and removed. (Pic 19)



20. Shrub Detailing: Limb out any and all broken limbs found within the CDD. Several broken limbs were observed within the viburnums along the median.

21. Tree Straps: Any tree support straps noted throughout the boulevard should be adjusted as crews work their way through the property. Any straps that are excessively worn or no longer functional may require a proposal to replace them and provide the same level of support as the others.

22. Tree Straps: In a few locations, trees have not fully rooted in and will require backfilling prior to restrapping. Please include these trees in the proposal for backfilling and strap adjustments. (Pic 22>)

Wiregrass Ranch Blvd

23. Trash Removal: At every inspection, trash is consistently observed within the planting areas along the boulevard. This will be an ongoing maintenance item; please remind crews to remain vigilant and remove all trash and debris during each service visit.

24. Weed Pressure: Throughout the Fakahatchee grasses, ongoing issues were observed with turf grasses and other weedy materials encroaching into bare areas where mulch has been displaced. These areas should be addressed to prevent continued weed establishment.

25. Sewer Structures: All sewer structures should be line-trimmed during every mowing event to maintain clean and accessible conditions.

26. Dieback in plants: Throughout the boulevard, please ensure crews limb out all browning or dead material and remove any unwanted plants growing within other plant material to prevent further stress and decline. (Pic 26a>, 26b>)

27. Texas sage: As previously noted in Item #9, Texas sage is struggling the most throughout the boulevard. When replacing plant material, I highly recommend either considering an alternative species altogether or....

(#27 Cont.).... maintaining Texas sage at a maximum height of four feet through consistent pruning to improve long-term performance. (Pic 27)



Wiregrass Ranch Blvd

28. Bed edging: Along the boulevard, several planting beds have lost their defined edges. With each visit, please have the crews tighten and clean up these bed lines to restore clear and consistent definition. (Pic 28)



31. Possible Hog Damage: On the west side of the street, there are ruts in the turf most likely caused by hogs. Clean up the area, tamp down the turf to align with itself, and assess if this area needs turf replacement. (Pic 31)



29. Bed detailing: To avoid redundancy, thoroughly clean all planting beds. Remove all weeds over three inches in height by hand, and chemically treat any weeds under three inches. (Pic 29)



32. Pine Trees – Straps: On the west side of the street, five pine trees were observed with broken straps still hanging and metal support poles in place. Please assess whether these trees require re-strapping or if the remaining straps and hardware can be fully removed. (Pic 32)



30. Liriope (turf lily): Yellowing was observed in the liriope. Please check for any irrigation issues; if none are identified, trim out the yellowing foliage and prepare the bed for new mulch.

Proposals

1. Mulch proposal: Throughout the boulevard, all planting beds are in need of mulch. Applying fresh mulch will help establish an effective weed barrier by shading out much of the existing and future weed growth. This approach will complement the current treatment plan for the boulevard and align with the fertilizer application rates outlined in the contract. (Pic 1a, 1b)



2. Tree Stump Removal: This image depicts an older tree that had previously fallen, was flush cut, and then left in place. As a result, a stressed tree stump is now growing within the ornamental grasses, with weeds establishing around the area. I would like to see a proposal for the complete removal of this stump. (Pic 2)



3. Palm Tree Removal: During the ride-along with Juniper, we noted several dead palm trees that need to either be replaced, or removed entirely. Please provide a proposal for both; remove with replacements in mind, and removal and restoring the area. (Pic 3)



Tab 9

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.

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors meeting of the Wiregrass II Community Development District was held on **Friday, April 24, 2026, at 11:30 a.m.** at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and Constituting a Quorum were:

Bill Porter	Board Supervisor, Chairman
Colby Chandler	Board Supervisor, Vice-Chairman
Haley Porter	Board Supervisor, Assistant Secretary
Kyle Larsen	Board Supervisor, Assistant Secretary

Also Present were:

Sean Craft	District Manager, Rizzetta & Company, Inc.
Lindsay Whelan	District Counsel, Kutak Rock LLC <i>(via call)</i>
Kubra Metin	District Counsel, Kutak Rock LLC <i>(via call)</i>
Scott Sheridan	Developer, Locust Branch
Amiee Brodeen	LIS, Rizzetta & Company
John Toborg	LIS Manager, Rizzetta & Company
Jennifer Eybers	Staff, Rizzetta & Company
Representatives from	Landscape Companies – Yellowstone, Juniper, ASI, United, Sunrise and RedTree

FIRST ORDER OF BUSINESS

Call to Order

Mr. Craft called the meeting to order and conducted roll call, confirming that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

These were audience members present.

THIRD ORDER OF BUSINESS

Ratification of Agreement for Chancey Road Herbicide Treatments

46

On a motion by Mr. Bill Porter, and seconded by Mr. Chandler, with all in favor, the Board of Supervisors ratified the Agreement for Chancey Road Herbicide Treatments with Terra Crafters for the period of April 1, 2026 through March 31, 2027 in the amount of \$895/quarterly berm events and \$3,995/monthly mitigation maintenance, which is consistent with their rate from the previous twelve-month period, for the Wiregrass II Community Development District.

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FOURTH ORDER OF BUSINESS

Discussion of FY 2026-2027 Budget Priorities

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A discussion was held regarding the budget for FY 2026-2027 and the Board stated that there are no major projects forecasted for the next fiscal year.

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FIFTH ORDER OF BUSINESS

Consideration of Landscape & Irrigation Maintenance Services RFP Proposals Ranking Summary

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The Board reviewed the Landscaping and Irrigation Maintenance Services RFP Proposals and scored Juniper Landscaping the highest with an overall score of 369.96 points.

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On a motion by Mr. Bill Porter, and seconded by Ms. Haley Porter, with all in favor, the Board of Supervisors approved the overall ranking score of 369.9 points to Juniper Landscaping, for the Wiregrass II Community Development District.

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SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-04; Awarding Landscape and Irrigation Maintenance Contract

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The Board approved Resolution 2026-04; Awarding Landscape & Irrigation Maintenance Contract to Juniper Landscaping based on the ranking summary of all candidates.

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On a motion by Mr. Bill Porter, and seconded by Ms. Haley Porter, with all in favor, the Board of Supervisors approved Resolution 2026-04; Awarding Landscape and Irrigation Contract to Juniper Landscaping as stated above, for the Wiregrass II Community Development District.

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SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-05; Setting Public Hearing on Rules & Procedures

On a motion by Mr. Chandler, and seconded by Mr. Larsen, with all in favor, the Board of Supervisors approved Resolution 2026-05; Setting Public Hearing on Rules & Procedures, for the Wiregrass II Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-06; Regarding Landowners' Election

On a motion by Mr. Chandler, and seconded by Ms. Haley Porter, with all in favor, the Board of Supervisors approved Resolution 2026-06; Regarding Landowners' Election, for the Wiregrass II Community Development District.

The date for the Landowners' election is tentatively set for November 20, 2026 and will be finalized in August 2026 when the next fiscal year's meeting schedule will be up for discussion and adoption by the Board.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report

B. District Engineer
No report.

C. Construction Manager
No report.

D. District Manager
Mr. Craft presented the District Manager's report to the Board of Supervisors and announced that the next meeting is scheduled to be held on May 22, 2026, at 11:30 a.m. at the offices of Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

E. Landscape Inspection Services Report
Ms. Brodeen shared her report with the Board.

i. Landscaper Comments on LIS Report
The Board reviewed the report and made no comments.

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TWELFTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on February 27, 2026

On a motion by Mr. Haley Porter, and seconded by Mr. Larsen, with all in favor, the Board of Supervisors approved the February 27, 2026, Board of Supervisors Regular Meeting Minutes, as presented, for the Wiregrass II Community Development District.

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THIRTEENTH ORDER OF BUSINESS

Ratification of the Operation and Maintenance Expenditures for January, February, and March 2026

On a motion by Mr. Chandler and seconded by Mr. Bill Porter, with all in favor, the Board of Supervisors approved the January (\$53,016.24), February (\$65,629.42), and March 2026 (\$8,689.66) Operation and Maintenance Expenditures, for the Wiregrass II Community Development District.

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The Board directed Mr. Craft to discontinue services with Hughes Exterminators as Juniper Landscaping will be absorbing the duties Hughes would normally perform for the district.

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FOURTEENTH ORDER OF BUSINESS

Supervisors Requests

There were no requests.

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TWENTY-FOURTH ORDER OF BUSINESS

Adjournment

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Mr. Craft stated that if there was no further business to come before the Board of Supervisors, then a motion to adjourn would be in order.

On a motion by Mr. Chandler and seconded by Ms. Bill Porter, with all in favor, the Board of Supervisors adjourned the meeting at 11:45 a.m., for the Wiregrass II Community Development District.

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Assistant Secretary/Secretary

Chair/Vice Chair

Tab 10

Wiregrass II Community Development District

District Office · Wesley Chapel, Florida · (813) 994-1001
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.wiregrassiiicdd.org

Operations and Maintenance Expenditures April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$104,217.93**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wiregrass II Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Atwell, LLC	300110	0000441385	Engineering Services 12/25	\$ 662.50
Atwell, LLC	300102	0000451335	Engineering Services 02/26	\$ 1,042.50
Atwell, LLC	300114	0000457883	Engineering Services 03/26	\$ 390.00
Hughes Exterminators	300103	66128367	Pest Control 03/26	\$ 2,367.00
Jayman Enterprises, LLC	300104	4437	Dog Waste Station Supplies & Maintenance 02/26	\$ 250.00
Jayman Enterprises, LLC	300104	4482	Dog Waste Station Supplies & Maintenance 03/26	\$ 250.00
Kutak Rock, LLP	300105	3715769	Legal Services 01/26	\$ 777.00
Kutak Rock, LLP	300105	3715770	Legal Services 01/26	\$ 2,454.00
Kutak Rock, LLP	300112	3729397	Legal Services 03/26	\$ 4,203.50
Kutak Rock, LLP	300111	3729398	Legal Services 03/26	\$ 978.50
Pasco County Property Appraiser	300106	26077	Non Ad Valorem Roll FY25/26	\$ 150.00
Rizzetta & Company, Inc.	300101	INV0000108070	Accounting Services 04/26	\$ 4,467.92

Wiregrass II Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	600024	INV0000108135	Accounting Services 04/26	\$ 573.33
Sunrise Landscape	300107	11 56157	Landscape Maintenance 03/26	\$ 2,980.00
Sunrise Landscape	300113	11 58744	Landscape Maintenance 04/26	\$ 2,980.00
Terra Crafters Environmental LLC	300108	1283	Mitigation Monitoring & Maintenance 02/26	\$ 3,995.00
Terra Crafters Environmental LLC	300108	1290	Mitigation Monitoring & Maintenance 03/26	\$ 3,995.00
The Observer Group, Inc.	300109	26-00512P	Legal Advertising 03/26	\$ 411.26
The Observer Group, Inc.	300115	26-00817P	Legal Advertising 04/26	\$ 70.00
The Observer Group, Inc.	300115	26-00818P	Legal Advertising 04/26	\$ 61.25
The Observer Group, Inc.	300116	26-00892P	Legal Advertising 04/26	\$ 102.81
Wiregrass Irrigation, LLC	600025	65	Irrigation Fees 02/26	\$ 32,432.04
Wiregrass Irrigation, LLC	600026	66	Irrigation Fees 03/26	\$ 35,032.26
Withlacoochee River Electric Cooperative, Inc.	20260410-1	2167077-032626	Electric Services 03/26	\$ 597.95

Wiregrass II Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	20260410-2	2227047-032626	Electric Services 03/26	\$ 2,790.46
Withlacoochee River Electric Cooperative, Inc.	20260410-3	2259613-032626	Electric Services 03/26	\$ 40.58
Withlacoochee River Electric Cooperative, Inc.	20260410-4	2259615-032626	Electric Services 03/26	\$ 40.58
Withlacoochee River Electric Cooperative, Inc.	20260410-5	2259617-032626	Electric Services 03/26	\$ 40.58
Withlacoochee River Electric Cooperative, Inc.	20260410-6	2259618-032626	Electric Services 03/26	\$ 40.69
Withlacoochee River Electric Cooperative, Inc.	20260410-7	2259619-032626	Electric Services 03/26	<u>\$ 41.22</u>
Total				<u>\$ 104,217.93</u>



INVOICE

TAX ID
27-1219822

CHECK REMITTANCE
Atwell, LLC
P.O. Box 7412609 | Chicago, IL 60674

REMITTANCE & QUESTIONS
AtwellAR@atwell.com

BILL TO
Wiregrass II CDD
5844 Old Pasco Rd
Suite 100
Tampa, FL 33544

January 13, 2026
Project No: 21050780-500-01
Invoice No: 0000441385

Invoice Total: \$662.50

Payment: [Atwell Online Payment Portal](#)

Reference #:

21050780-500-01 Esp at Wiregrass CDD

Professional Services Rendered from December 1, 2025 to December 31, 2025

Task 010:00 Master Engineering Report

Professional Personnel

	Hours	Rate	Amount
Project Manager II Barbosa, Victor	.50	240.00	120.00
Associate PM I Susan, Courtney	.25	190.00	47.50
Engineer/Designer II Rojas, Joncarlo	3.00	165.00	495.00
Total	3.75		662.50
Total Labor			662.50

Total this Task \$662.50

Total this Invoice \$662.50



INVOICE

Wiregrass II CDD
5844 Old Pasco Rd
Suite 100
Tampa, FL 33544

March 11, 2026
Project No: 21050780-500-01
Invoice No: 0000451335

Invoice Total \$1,042.50

Payment: [Atwell Online Payment Portal](#)
Reference #:

Project 21050780-500-01 Esp at Wiregrass CDD

Professional Services Rendered from February 1, 2026 to February 28, 2026

Task 010:00 Master Engineering Report

Professional Personnel

	Hours	Rate	Amount	
Project Manager II Barbosa, Victor	1.00	255.00	255.00	
Engineer/Designer II Rojas, Joncarlo	4.50	175.00	787.50	
Total	5.50		1,042.50	
Total Labor				1,042.50
				Total this Task \$1,042.50
				Total this Invoice \$1,042.50

Methods of Payment accepted:

- **ACH or Wire (Preferred)** — Remittance information available upon request.
- Check
- Credit Card

Check Payments to:

Atwell, LLC
Two Towne Square; Suite 700
Southfield, MI 48076
Phone: 248-447-2000

Payment due in accordance with terms of agreement. Accounts past due are subject to 1½% per month (18% annual) service charge. Remittance notifications or questions can be directed to atwell@atwell-group.com or by calling the phone number listed above.



INVOICE

TAX ID
27-1219822

CHECK REMITTANCE
Atwell, LLC
P.O. Box 7412609 | Chicago, IL 60674

REMITTANCE & QUESTIONS
AtwellAR@atwell.com

BILL TO
Wiregrass II CDD
5844 Old Pasco Rd
Suite 100
Tampa, FL 33544

April 10, 2026
Project No: 21050780-500-01
Invoice No: 0000457883

Invoice Total: \$390.00

Payment: [Atwell Online Payment Portal](#)

Reference #:

21050780-500-01 Esp at Wiregrass CDD

Professional Services Rendered from March 1, 2026 to March 31, 2026

Task 010:00 Master Engineering Report

Professional Personnel

	Hours	Rate	Amount
Project Manager II Barbosa, Victor	.50	255.00	127.50
Engineer/Designer II Rojas, Joncarlo	1.50	175.00	262.50
Total	2.00		390.00
Total Labor			390.00
		Total this Task	\$390.00
		Total this Invoice	\$390.00

Service Slip/Invoice



Hughes Exterminators
15534 US-301
Dade City, FL 33523
352-567-2395

INVOICE: 66128367
DATE: 03/25/2026
ORDER: 66128367

Bill To: [3136103]
Wiregrass II CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614-8390

Work Location: [3136103] 813-994-1001
Wiregrass II CDD
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544-4025

Work Date	Time	Target Pest	Technician	Time In
03/25/2026	08:08 AM		JBRIXIA6ZS	Jeffrey Brixius
Purchase Order	Terms	Last Service	Map Code	Time Out
		03/25/2026		Lic:JE337137

Service	Description	Price
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LC-PREMIUM	Premium Lawn Service	\$2,367.00
<p>ESW-LC-PREMIUM/TREAT ALL SOD AREAS, FERT, FUNG, INS, HERB. MIX OF ST AUG AND BAHIA</p> <p>Today your technician applied a slow release granular fertilizer (24-0-11). These macro nutrients are to promote root development and micro nutrients are to improve the color and health of your lawn.</p> <p>Your technician also applied 4 lbs of a granular Fire Ant bait to areas where visible mounds are present. We will continue to monitor and treat as needed in order to mitigate their migration. Your ornamental service is due for service next Month (April), which will further increase elimination of activity within the ornamental/shrub beds where the majority of activity is found.</p>		<p>SUBTOTAL \$2,367.00</p> <p>TAX \$0.00</p> <p>AMT. PAID \$0.00</p> <p>TOTAL \$2,367.00</p> <hr/> <p>AMOUNT DUE \$2,367.00</p>

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Date	Invoice #
3/1/2026	4437

Phone # (813)333-3008 jaymanenterprises@live.com

Bill To
Wiregrass II C/O Rizzetta and Company 5844 Old Pasco Rd Wesley Chapel, Fl 33544

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	February 2026 Monthly maintenance of dog stations	250.00	250.00
All work is complete!		Total	\$250.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR
 Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Date	Invoice #
4/1/2026	4482

Bill To
Wiregrass II C/O Rizzetta and Company 5844 Old Pasco Rd Wesley Chapel, Fl 33544

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	March 2026 Monthly maintenance of dog stations	250.00	250.00
All work is complete!		Total	\$250.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 16, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Lynn Hayes
Wiregrass II CDD
c/o Rizzetta & Company, Inc.
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3715769
22723-1

Re: General Counsel

For Professional Legal Services Rendered

12/01/25	L. Whelan	0.10	32.00	Review October financial statements
12/03/25	L. Whelan	0.20	64.00	Confer with Brijmohan regarding agenda items for December Board meeting
12/05/25	L. Whelan	0.10	32.00	Review notice of cancellation of December Board meeting
12/23/25	L. Whelan	0.10	32.00	Review November financial statements
01/02/26	J. Gillis	0.10	18.50	Review status of miscellaneous outstanding district matters
01/12/26	L. Whelan	0.10	33.50	Confer with Brijmohan regarding agenda items for January Board meeting
01/16/26	L. Whelan	0.10	33.50	Review December financial statements
01/21/26	K. Metin	1.30	364.00	Prepare for January Board meeting

KUTAK ROCK LLP

Wiregrass II CDD

March 16, 2026

Client Matter No. 22723-1

Invoice No. 3715769

Page 2

01/21/26	L. Whelan	0.50	167.50	Confer with staff regarding quorum matters relative to January Board meeting and review notice of cancellation of same
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TOTAL HOURS	2.60
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TOTAL FOR SERVICES RENDERED	\$777.00
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TOTAL CURRENT AMOUNT DUE	<u>\$777.00</u>
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KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 15, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Lynn Hayes
Wiregrass II CDD
c/o Rizzetta & Company, Inc.
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3715770
22723-7

Re: 2026 Boundary Amendment

For Professional Legal Services Rendered

01/27/26	K. Metin	1.20	336.00	Miscellaneous follow-up from meeting with staff and stakeholders on proposed boundary amendment
01/27/26	L. Whelan	0.60	201.00	Attend kickoff call with staff and stakeholders
01/28/26	J. Gillis	0.60	111.00	Confer with staff regarding boundary amendment; draft memorandum and timeline regarding boundary amendment process
01/29/26	L. Whelan	0.80	268.00	Review draft boundary amendment memo; review and finalize authorization of agent, boundary amendment funding agreement and landowner consents and distribute same
02/03/26	K. Metin	0.10	28.00	Review status of outstanding matters
02/03/26	L. Whelan	0.40	134.00	Confer with Sheridan regarding necessary changes to master engineer's report

KUTAK ROCK LLP

Wiregrass II CDD

March 15, 2026

Client Matter No. 22723-7

Invoice No. 3715770

Page 2

02/09/26	L. Whelan	0.10	33.50	Confer with Sheridan regarding landowner consents required for boundary amendment
02/10/26	J. Gillis	0.30	55.50	Draft POA landowner consent for boundary amendment; confer with staff regarding same
02/10/26	L. Whelan	0.10	33.50	Review draft landowner consent for POA
02/11/26	L. Whelan	0.10	33.50	Review executed Lennar landowner consent to boundary amendment
02/13/26	L. Whelan	0.20	67.00	Confer with Sheridan regarding legal description for boundary amendment property
02/16/26	K. Metin	1.20	336.00	Research matters relative to boundary amendment parcel acreage; revise draft boundary amendment funding agreement and resolution
02/17/26	J. Gillis	0.50	92.50	Receive and review exhibits for boundary amendment petition; begin compiling same
02/17/26	K. Metin	0.50	140.00	Review status of outstanding matters relative to transaction
02/17/26	L. Whelan	0.50	167.50	Review legal description for amended district; coordinate finalization of funding agreement and boundary amendment approval resolution
02/18/26	K. Metin	1.00	280.00	Revise the boundary amendment legal description in funding agreement and approval resolution
02/18/26	L. Whelan	0.20	67.00	Revise boundary amendment funding agreement relative to Lennar revisions; review revised legal description for same
02/24/26	L. Whelan	0.10	33.50	Review revised funding agreement
02/25/26	L. Whelan	0.10	33.50	Confer with Sheridan regarding boundary amendment matters
TOTAL HOURS		8.60		

KUTAK ROCK LLP

Wiregrass II CDD

March 15, 2026

Client Matter No. 22723-7

Invoice No. 3715770

Page 3

TOTAL FOR SERVICES RENDERED \$2,451.00

DISBURSEMENTS

Reproduction Costs 3.00

TOTAL DISBURSEMENTS 3.00

TOTAL CURRENT AMOUNT DUE \$2,454.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 8, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Lynn Hayes
Wiregrass II CDD
c/o Rizzetta & Company, Inc.
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3729397
22723-1

Re: General Counsel

For Professional Legal Services Rendered

02/02/26	L. Whelan	0.30	100.50	Review The Vines at Wiregrass draft plat and confer with stakeholders regarding same
02/11/26	K. Metin	0.10	28.00	Review draft agenda for February Board meeting
02/12/26	K. Metin	0.10	28.00	Confer with Brijmohan regarding agenda items for February Board meeting
02/12/26	L. Whelan	0.10	33.50	Confer with staff regarding items for February Board meeting
02/13/26	K. Metin	0.10	28.00	Review revised agenda
02/16/26	L. Whelan	0.10	33.50	Confer with Sheridan on status of documents for February Board meeting
02/18/26	L. Whelan	0.10	33.50	Transmit documents to Brijmohan for February agenda package
02/20/26	K. Metin	0.20	56.00	Review revised agenda
02/25/26	K. Metin	1.20	336.00	Prepare for February Board meeting

KUTAK ROCK LLP

Wiregrass II CDD

April 8, 2026

Client Matter No. 22723-1

Invoice No. 3729397

Page 2

02/26/26	K. Metin	0.70	196.00	Review election files and general election resolution; confer with Brijmohan regarding the election research and resolution
02/26/26	K. Metin	1.20	336.00	Review revised agenda; continue researching election matters
02/26/26	L. Whelan	1.50	502.50	Prepare for February Board meeting; prepare landscape and RFP authorization resolution
02/27/26	K. Metin	1.20	336.00	Follow-up from February Board meeting
02/27/26	L. Whelan	1.40	469.00	Confer with staff regarding elections matters; review January financial statements; confer with staff regarding draft landscape and irrigation RFP; attend February Board meeting
03/02/26	J. Gillis	0.30	55.50	Follow up from Board meeting
03/02/26	L. Whelan	0.30	100.50	Follow up from February Board meeting
03/03/26	J. Gillis	0.10	18.50	Confer with staff regarding landowner election documents
03/04/26	K. Metin	1.70	476.00	Revise project manual for irrigation and landscape maintenance services; confer with Brijmohan regarding executed resolution for general election; prepare landowner election resolution
03/04/26	L. Whelan	0.20	67.00	Confer with Brodeen regarding outstanding information needed for landscape and irrigation maintenance RFP
03/10/26	L. Whelan	0.40	134.00	Confer with Toborg regarding RFP matters; review advertising affidavit relative to same
03/12/26	K. Metin	0.80	224.00	Review draft agenda; review updated project manual and dates; review the landowner election documents
03/12/26	L. Whelan	0.30	100.50	Review tentative agenda for March Board meeting; confer with Sheridan on procurement matters

KUTAK ROCK LLP

Wiregrass II CDD

April 8, 2026

Client Matter No. 22723-1

Invoice No. 3729397

Page 3

03/13/26	K. Metin	0.60	168.00	Review revised project manual to confirm incorporation of district counsel comments
03/13/26	L. Whelan	0.10	33.50	Review notice of cancellation of March Board meeting
03/18/26	K. Metin	0.60	168.00	Review election documents; revise landowner election documents
03/23/26	J. Gillis	0.10	18.50	Draft amended rules of procedure
03/23/26	L. Whelan	0.10	33.50	Review February financial statements
03/25/26	L. Whelan	0.10	33.50	Review landscape RFP addendum
03/26/26	K. Metin	0.20	56.00	Review RFP bid opening dates
TOTAL HOURS		14.20		
TOTAL FOR SERVICES RENDERED				\$4,203.50
TOTAL CURRENT AMOUNT DUE				<u>\$4,203.50</u>

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 8, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Lynn Hayes
Wiregrass II CDD
c/o Rizzetta & Company, Inc.
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3729398

22723-7

Re: 2026 Boundary Amendment

For Professional Legal Services Rendered

02/24/26	K. Metin	0.30	84.00	Revise boundary amendment funding agreement
03/02/26	J. Gillis	0.60	111.00	Receive and review exhibits for boundary amendment petition; continue compiling same; confer with staff regarding Esplanade at Wiregrass Ranch Neighborhood Association landowner consent
03/02/26	L. Whelan	0.10	33.50	Review executed HOA landowner consent
03/12/26	L. Whelan	0.20	67.00	Review status of receipt of boundary amendment exhibits
03/13/26	J. Gillis	0.30	55.50	Receive and review executed landowner consent for Esplanade at Wiregrass Ranch HOA; continue compiling exhibits for boundary amendment petition

KUTAK ROCK LLP

Wiregrass II CDD

April 8, 2026

Client Matter No. 22723-7

Invoice No. 3729398

Page 2

03/18/26	J. Gillis	1.10	203.50	Review boundary amendment petition, exhibits and county requirements; confer with staff regarding exhibits; continue compiling exhibits regarding same
03/19/26	J. Gillis	0.30	55.50	Confer with staff regarding status of boundary amendment petition and exhibits; review exhibits
03/19/26	L. Whelan	0.10	33.50	Confer with Sheridan regarding documents outstanding for petition
03/25/26	L. Whelan	1.00	335.00	Review status of boundary amendment; review property ownership matters and confer with Sheridan regarding Lennar plat

TOTAL HOURS 4.00

TOTAL FOR SERVICES RENDERED \$978.50

TOTAL CURRENT AMOUNT DUE \$978.50



Mike Wells
Property Appraiser
Proudly Serving Pasco County, Florida

INVOICE

Pasco County Property Appraiser
PO Box 401
Dade City, FL 33526-0401

Date Issued: 3/9/2026
Invoice Number: 26077
Due Date: 4/9/2026

Billed To:
Wiregrass II
C/O Rizetta & Company
Kayla Connell
3434 Colwell Ave, Suite 200
Tampa, FL 33614

DESCRIPTION	AMOUNT
Wiregrass II Annual renewal fee	\$150.00
TOTAL	\$150.00

Remit payment to:

Pasco County Property Appraiser
Information Services Department
PO Box 401
Dade City, FL 33526-0401

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
4/2/2026	INV0000108070

Bill To:

Wiregrass II CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
April	Upon Receipt	00508

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,181.00	\$1,181.00
Administrative Services	1.00	\$295.25	\$295.25
Dissemination Services	1.00	\$500.00	\$500.00
Financial & Revenue Collections	1.00	\$344.00	\$344.00
Landscape Consulting Services	1.00	\$700.00	\$700.00
Management Services	1.00	\$1,337.67	\$1,337.67
Website Compliance & Management	1.00	\$110.00	\$110.00
Subtotal			\$4,467.92
Total			\$4,467.92

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
4/2/2026	INV0000108135

Bill To:

Wiregrass II CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
April	Upon Receipt	00508

Description	Qty	Rate	Amount
Accounting Services	1.00	\$573.33	\$573.33
Subtotal			\$573.33
Total			\$573.33



5100 W Kennedy Blvd
 Ste 325
 Tampa, FL 33609

Invoice 11 56157

PO#	Date
	03/01/2026
Sales Rep	Terms
Elizabeth Gans	Net 30

Bill To
Wiregrass II CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Address
Wiregrass II CDD Chancey Rd, Phase 3 Chancey Road Wesley Chapel, FL 33543

Item	Qty	Rate	Ext. Price	Amount
#36527 - Landscape Maintenance Contract - March 2026	March 2026			\$2,980.00

Total	\$2,980.00
Credits/Payments	(\$0.00)
Balance Due	\$2,980.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$2,980.00	\$0.00	\$0.00	\$2,980.00	\$0.00



5100 W Kennedy Blvd
 Ste 325
 Tampa, FL 33609

Invoice 11 58744

PO#	Date
	04/01/2026
Sales Rep	Terms
Elizabeth Gans	Net 30

Bill To
Wiregrass II CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Address
Wiregrass II CDD Chancey Rd, Phase 3 Chancey Road Wesley Chapel, FL 33543

Item	Qty	Rate	Ext. Price	Amount
#38380 - Landscape Maintenance Contract - April 2026	April 2026			\$2,980.00

Total	\$2,980.00
Credits/Payments	<u>(\$0.00)</u>
Balance Due	\$2,980.00

INVOICE

Terra Crafters Environmental LLC
2220 Springrain Dr
Clearwater, FL 33763-2237

justin@terracraftersenvironmental.com
+1 (727) 643-1562



Bill to

Wiregrass II CDD c/o Rizetta & Company,
Inc.
Wiregrass II CDD c/o Rizetta & Company,
Inc.

Ship to

Wiregrass II CDD c/o Rizetta & Company,
Inc.
Wiregrass II CDD c/o Rizetta & Company,
Inc.

Invoice details

Invoice no.: 1283
Terms: Due on receipt
Invoice date: 02/25/2026
Due date: 02/25/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Mitigation Maintenance	Task 2: Monthly Mitigation Maintenance (February Event)	1	\$3,995.00	\$3,995.00
					Total	\$3,995.00
					Payment	-\$850.00
					Balance due	\$3,145.00

INVOICE

Terra Crafters Environmental LLC
2220 Springrain Dr
Clearwater, FL 33763-2237

justin@terracraftersenvironmental.com
+1 (727) 643-1562



Bill to

Wiregrass II CDD c/o Rizetta & Company,
Inc.
Wiregrass II CDD c/o Rizetta & Company,
Inc.

Ship to

Wiregrass II CDD c/o Rizetta & Company,
Inc.
Wiregrass II CDD c/o Rizetta & Company,
Inc.

Invoice details

Invoice no.: 1290
Terms: Due on receipt
Invoice date: 03/30/2026
Due date: 03/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Mitigation Maintenance	Task 2: Monthly Mitigation Maintenance (March Event)	1	\$3,995.00	\$3,995.00

Total **\$3,995.00**

Ways to pay

BANK

[View and pay](#)

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00512P

Date 03/06/2026

Attn:
Wiregrass II CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00512P Request for Proposals RE: Wiregrass II Request for Proposals for Landscape & Irrigation Services Published: 3/6/2026, 3/13/2026	\$411.26
--	----------

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$411.26

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00817P

Date 04/17/2026

Attn:
Wiregrass II CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00817P

\$70.00

Notice of Rule Development

RE: Wiregrass II Notice of Rule Development

Published: 4/17/2026

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid

()

Total

\$70.00

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Business Observer

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3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF RULE DEVELOPMENT BY THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, Wiregrass II Community Development District (the "District") hereby gives the public notice of its intention to develop revised Rules of Procedure (the "Proposed Rules") to govern the operations of the District. The rule number for the Proposed Rule of the District is 26-01.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective district operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, [Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 994-1001, or scraft@rizzetta.com.

Sean Craft, District Manager

Wiregrass II Community Development District

April 17, 2026

26-00817P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00818P

Date 04/17/2026

Attn:
Wiregrass II CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00818P Public Board Meetings RE: Wiregrass II Board of Supervisors Meeting on April 24, 2026 Published: 4/17/2026	\$61.25
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Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$61.25

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF REGULAR MEETING OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass II Community Development District will hold their regular monthly meeting on Friday, April 24, 2026, at 11:30 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Fl 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board at the meeting with respect to any matter considered at the meeting 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 such appeal is to be based.

Sean Craft
District Manager
April 17, 2026

26-00818P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Business Observer

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3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00892P

Date 04/24/2026

Attn:
Wiregrass II CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00892P

\$102.81

**Notice of Rulemaking Regarding the Revised Rules of
Procedure of Wiregrass II Community Development District**

RE: Wiregrass II Public Hearing on May 22, 2026 at 11:30 a.m.

Published: 4/24/2026

Important Message

Paid

()

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Total

\$102.81

**Payment is due within 30 days of the
1st publication date of your notice. if
payment is not made, affidavits may be held**

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Wiregrass II Community Development District (the "District") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "Proposed Rules"). The rule number for the Proposed Rules of the District is 26-01. Prior notice of rule development relative to the Proposed Rules was published in the Business Observer on April 17, 2026.

A public hearing will be conducted by the Board of Supervisors (the "Board") of the District on May 22, 2026, at 11:30 a.m. at the Offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 relative to the adoption of the Proposed Rules. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rules will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective district operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rules includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rules. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rules, or for a copy of the Proposed Rules and the related incorporated documents, if any, please contact the District Manager c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 994-1001, or scraft@rizzetta.com (the "District Manager's Office").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Sean Craft

Wiregrass II Community Development District

April 24, 2026

26-00892P

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2167077** Cycle 17
Meter Number
Customer Number 20098410
Customer Name **WIREGRASS II CDD**

Bill Date **03/26/2026**
Amount Due **597.95**
Current Charges Due **04/22/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address **PUBLIC LIGHTING**
Service Classification **Public Lighting**

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				

Comparative Usage Information
Average kWh
Period Days Per Day

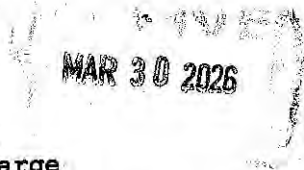
BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

*** ATTENTION *** Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

Previous Balance **597.95**
Payment **597.95CR**
Balance Forward **0.00**



Light Energy Charge **5.04**
Light Support Charge **10.98**
Light Maintenance Charge **167.04**
Light Fixture Charge **206.10**
Light Fuel Adj 450 KWH @ 0.04200 **18.90**
Poles (QTY 18) **189.00**
FL Gross Receipts Tax **0.89**

Total Current Charges **597.95**
Total Due **597.95** E.F.T.

Lights/Poles Type/Qty Type/Qty
212 18 960 18

DO NOT PAY
Total amount will be electronically transferred on or after 04/10/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: **03/26/2026**

District: OP17

2167077
WIREGRASS II CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

OP17

31
9 - 9467



Electronic Funds Transfer on or after **04/10/2026**
TOTAL CHARGES DUE 597.95
DO NOT PAY

000216707700005979500005979502

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2227047** Cycle 17
Meter Number
Customer Number 20098410
Customer Name **WIREGRASS II CDD**

Bill Date **03/26/2026**
Amount Due **2,790.46**
Current Charges Due **04/22/2026**

District Office Serving You
One Pasco Center

Service Address PUBLIC LIGHTING
Service Description PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE									
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used		
Date	Reading	Date	Reading						

Comparative Usage Information		
Average kWh		
Period	Days	Per Day

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



2 0 0 9 8 4 1 0

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Previous Balance 2,790.46
Payment 2,790.46CR
Balance Forward 0.00

MAR 30 2026

Light Energy Charge 23.52
Light Support Charge 51.24
Light Maintenance Charge 779.52
Light Fixture Charge 961.80
Light Fuel Adj 2,100 KWH @ 0.04200 88.20
Poles (QTY 84) 882.00
FL Gross Receipts Tax 4.18

Total Current Charges 2,790.46
Total Due E.F.T. 2,790.46

Lights/Poles	Type/Qty	Type/Qty
	212 84	960 84

DO NOT PAY

Total amount will be electronically transferred on or after 04/10/2026.

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 03/26/2026

District: OP17

Use above space for address change ONLY.

2227047 OP17
WIREGRASS II CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 04/10/2026	
TOTAL CHARGES DUE	2,790.46
DO NOT PAY	

Account Number **2259613** Cycle 17
 Meter Number 342994945
 Customer Number 20098410
 Customer Name WIREGRASS II CDD

Bill Date **03/26/2026**
 Amount Due **40.58**
 Current Charges Due **04/22/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 5242 WIREGRASS RANCH BLVD
 Service Description IRRIGATION
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
02/20	129	03/20	133				4

Comparative Usage Information
Average kWh

Period	Days	Per Day
Mar 2026	28	0
Feb 2026	29	0
Mar 2025	29	0

BILLS ARE DUE WHEN RENDERED
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 40.58
 Payment 40.58CR
 Balance Forward 0.00

PAID
MAR 30 2026

Customer Charge 39.16
 Energy Charge 4 KWH @ 0.06090 0.24
 Fuel Adjustment 4 KWH @ 0.04200 0.17
 FL Gross Receipts Tax 1.01

Total Current Charges 40.58
 Total Due **E.F.T.** 40.58



2 0 0 9 8 4 1 0

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DO NOT PAY

Total amount will be electronically transferred on or after 04/10/2026.

Account Number **2259615** Cycle 17
 Meter Number 342994943
 Customer Number 20098410
 Customer Name WIREGRASS II CDD

Bill Date **03/26/2026**
 Amount Due **40.58**
 Current Charges Due **04/22/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 4844 WIREGRASS RANCH BLVD
 Service Description IRRIGATION
 Service Classification General Service Non-Demand

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
02/20	120	03/20	124				4

Comparative Usage Information
Average kWh

Period	Days	Per Day
Mar 2026	28	0
Feb 2026	29	0
Mar 2025	29	0

BILLS ARE DUE WHEN RENDERED
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



2 0 0 9 8 4 1 0

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Previous Balance 40.48
 Payment 40.48CR
 Balance Forward 0.00

MAR 30 2026

Customer Charge 39.16
 Energy Charge 4 KWH @ 0.06090 0.24
 Fuel Adjustment 4 KWH @ 0.04200 0.17
 FL Gross Receipts Tax 1.01

Total Current Charges 40.58
 Total Due E.F.T. 40.58

DO NOT PAY

Total amount will be electronically transferred on or after 04/10/2026.

Account Number **2259617** Cycle 17
 Meter Number 342994946
 Customer Number 20098410
 Customer Name **WIREGRASS II CDD**

Bill Date **03/26/2026**
 Amount Due **40.58**
 Current Charges Due **04/22/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 5176 WIREGRASS RANCH BLVD
 Service Description IRRIGATION
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
02/20	129	03/20	133				4

Comparative Usage Information

Period	Days	Per Day
Mar 2026	28	0
Feb 2026	29	0
Mar 2025	29	0

BILLS ARE DUE WHEN RENDERED
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



2 0 0 9 8 4 1 0

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Previous Balance 40.58
 Payment 40.58CR
 Balance Forward 0.00

MAR 30 2026

Customer Charge 39.16
 Energy Charge 4 KWH @ 0.06090 0.24
 Fuel Adjustment 4 KWH @ 0.04200 0.17
 FL Gross Receipts Tax 1.01

Total Current Charges 40.58
 Total Due **E. F. T.** 40.58

DO NOT PAY

Total amount will be electronically transferred on or after 04/10/2026.

Account Number **2259618** Cycle 17
 Meter Number 76859499
 Customer Number 20098410
 Customer Name WIREGRASS II CDD

Bill Date **03/26/2026**
 Amount Due **40.69**
 Current Charges Due **04/22/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 4390 WIREGRASS RANCH BLVD
 Service Description IRRIGATION
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
02/20	140	03/20	145				5

Comparative Usage Information
Average kWh

Period	Days	Per Day
Mar 2026	28	0
Feb 2026	29	0
Mar 2025	29	0

BILLS ARE DUE WHEN RENDERED
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



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Previous Balance 40.58
 Payment 40.58CR
 Balance Forward 0.00

MAR 30 2026

Customer Charge 39.16
 Energy Charge 5 KWH @ 0.06090 0.30
 Fuel Adjustment 5 KWH @ 0.04200 0.21
 FL Gross Receipts Tax 1.02

Total Current Charges 40.69
 Total Due E.F.T. 40.69

DO NOT PAY

Total amount will be electronically transferred on or after 04/10/2026.

Account Number **2259619** Cycle 17
 Meter Number 342994944
 Customer Number 20098410
 Customer Name **WIREGRASS II CDD**

Bill Date **03/26/2026**
 Amount Due **41.22**
 Current Charges Due **04/22/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 4690 WIREGRASS RANCH BLVD
 Service Description IRRIGATION
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
02/20	295	03/20	305				10

Comparative Usage Information
Average kWh

Period	Days	Per Day
Mar 2026	28	0
Feb 2026	29	0
Mar 2025	29	0

BILLS ARE DUE WHEN RENDERED
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance **40.90**
 Payment **40.90CR**
 Balance Forward **0.00**

MAR 30 2026

Customer Charge **39.16**
 Energy Charge 10 KWH @ 0.06090 **0.61**
 Fuel Adjustment 10 KWH @ 0.04200 **0.42**
 FL Gross Receipts Tax **1.03**

Total Current Charges **41.22**
 Total Due **41.22** E.F.T.



2 0 0 9 8 4 1 0

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

*** ATTENTION *** Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

DO NOT PAY

Total amount will be electronically transferred on or after 04/10/2026.