HARBOUR ISLES

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Tuesday
November 17, 2026
11:00 a.m.

Location:
Harbour Isles Clubhouse
121 Spindle Shell Way,
Apollo Beach, FL 33572

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

HARBOUR ISLES

COMMUNITY DEVELOPMENT DISTRICT

c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
Harbour Isles Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Harbour Isles Community Development District is scheduled for **Tuesday, November 17, 2026** at **11:00 a.m.** at **Harbour Isles Clubhouse – 121 Spindle Shell Way, Apollo Beach, FL 33572**.

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 X 398 or bjeskewich@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Barry Jeskewich

Barry Jeskewich
District Manager

CC: Attorney
Engineer
District Records

HARBOUR ISLES

COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Tuesday, November 17, 2026
Time: 11:00 a.m.
Location: Harbour Isles Clubhouse
121 Spindle Shell Way
Apollo Beach, Florida 33572

Join via Computer or Mobile App
Dial-in Number: 1-904-348-0776
Phone Conference ID: 766 858 449#
(Mute/Unmute: *6)
(Raise/Lower Hand: *5)

Regular Meeting Agenda

*The full draft agenda packet will be posted to the CDD website under **District Documents** when it becomes available, or it may be requested no earlier than 7 days prior to the meeting date by emailing sconley@vestapropertyservices.com*

FIRST ORDER OF BUSINESS: **ROLL CALL** Time:

Supervisors	Present	Virtual	Absent
Betty Fantauzzi (1)			
Bryce Bowden (2-VC)			
Bob Nesbitt (3)			
Glenn Clavio (4)			
Gregg Letizia (5-C)			

Staff/Vendors
Barry Jeskewich, Vesta District Services
Paul Ramsewak, Vesta Property Services
Vivek Babbar, Straley Robin Vericker
Stephen Brletic, BDi
Alex Kurth, Premier Lakes
Dale Fisher, United Land Services

SECOND ORDER OF BUSINESS: **PLEDGE OF ALLEGIANCE**

THIRD ORDER OF BUSINESS: **PUBLIC COMMENTS – AGENDA ITEMS**
(Limited to 3 Minutes Per Person)

FOURTH ORDER OF BUSINESS: **ADMINISTRATIVE MATTERS**

A. Administration of Oaths of Office for Newly Elected Supervisors **EXHIBIT 1**
- Betty Fantauzzi (Unopposed)
- Bryce Bowden (Unopposed)

B. Review of Sunshine and Public Record Laws

References:
- Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees
- Government in the Sunshine Manual
- Free Resources for Required Ethics Training
- Florida League of Cities Free Four-hour Ethics Training Video

C. Consideration and Adoption of **Resolution 2027-05, Designating Officers** **EXHIBIT 2**

FIFTH ORDER OF BUSINESS: **CONSENT AGENDA**

A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 27, 2026 **EXHIBIT 3**

B. Ratification of Sheppards Electrical Invoice# 59071 (Service at Pool, Guard Shack, & Light Pole) - $1,449.00 **EXHIBIT 4**

SIXTH ORDER OF BUSINESS: **OPERATIONS & MAINTENANCE**

A. Aquatic Maintenance *– Alex Kurth, Premier Lakes* **EXHIBIT 5**

1. Consideration of Aquatic-Related Proposals **EXHIBIT 6**

B. Landscape Maintenance *– Dale Fisher, United Land Services* **EXHIBIT 7**

1. Discussion on Dog Station Patrol (Letizia)
2. Consideration of United Land Services Proposals
   a. #259853 - Flush Cut Declining Maple & Holly Trees - $900.00 **EXHIBIT 8**
   b. #259749 - Sod Installation at Center Island & Near Pier - $3,675.00 **EXHIBIT 9**

C. District Engineer *– Stephen Brletic, BDi*

D. District Counsel *– Vivek Babbar, Straley Robin Vericker*

E. District Manager – Barry Jeskewich*, Vesta District Services*

F. Property Manager *– Paul Ramsewak, Vesta Property Services* **EXHIBIT 10**

1. Consideration of Construction Management Services Proposal #1169 for Front Entry Wall Repairs and Painting - $11,500.00 **EXHIBIT 11**
2. Consideration of Seal N Shine Paver Sealing Services Proposal #392 - $10,000.00 **EXHIBIT 12**

SEVENTH ORDER OF BUSINESS: **SUPERVISOR REQUESTS**

EIGHTH ORDER OF BUSINESS: **PUBLIC COMMENTS – NEW BUSINESS**
(Limited to 3 Minutes Per Person)

NINTH ORDER OF BUSINESS: **NEXT MEETING QUORUM CHECK**

	Present	Virtual	Absent
Betty Fantauzzi (1)			
Bryce Bowden (2)			
Bob Nesbitt (3)			
Glenn Clavio (4)			
Gregg Letizia (5)			

Tuesday, December 15, 2026
at 11:00 a.m.
Harbour Isles Clubhouse
121 Spindle Shell Way
Wesley Chapel, FL 33543

NEXT AGENDA DEADLINE
Noon - December 7, 2026

TENTH ORDER OF BUSINESS: **ACTION ITEMS SUMMARY** *(To be Included in the Meeting Minutes)*

ELEVENTH ORDER OF BUSINESS: **ADJOURNMENT**


SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
PERMIT NUMBER 24715
REVISION NUMBER:
000 HARBOUR ISLES
001 HARBOUR ISLES US 41 CULVERT
002 HARBOUR ISLES SITE CLEARING/LAKE EXCAVATION
003 HARBOUR ISLES PONDS F1/F2
005 HARBOUR ISLES BOAT STORAGE FACILITY
006 HARBOUR ISLES
007 HARBOUR ISLES FITNESS CENTER
MAP LEGEND
WETLAND/CONSERVATION (CDD PROPERTY)
WETLAND SETBACK
CDD OWNED PONDS
CDD PROPERTY MAINTAINED
CDD PROPERTY NOT MAINTAINED
UTILITY EASEMENT
HILLSBOROUGH COUNTY MAINTAINED STREETS
HILLSBOROUGH COUNTY RIGHT OF WAY
HILLSBOROUGH COUNTY DRAINAGE RIGHT - OF - WAY
CSX RAILROAD RIGHT - OF - WAY
CSX RAILROAD
CLUBHOUSE
US HIGHWAY 41 A TAMIAMI TRAIL
26TH AVENUE NW
19TH AVENUE
RECREATION VEHICLE STORAGE SITE

HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 1

Harbour Isles Community Development District
Board of Supervisors Oath of Office

I, _____, a citizen of the United States of America, a resident of the State of Florida, having been elected as a Supervisor of the District and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and the Constitution of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of Harbour Isles Community Development District, located in Hillsborough County, Florida.

_____
Signature

_____
Date

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing oath was administered before me by means of physical presence, this _____ day of _____, 20___ by _____, who is ☐ personally known to me or ☐ who has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of the Harbour Isles Community Development District and acknowledged to and before me that she/he took said oath for purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

_____
Notary Public State of Florida

_____
(Print, Type or Stamp Commissioned Name of
Notary Public and the Date the Commission Expires)

HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2

RESOLUTION 2027-05

A RESOLUTION ELECTING THE OFFICERS OF THE HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT, HILLSBOROUGH COUNTY, FLORIDA.

WHEREAS, the Harbour Isles Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	Barry Jeskewich
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	Samantha Zanoni
Assistant Secretary	Shirley Conley
Treasurer	Chrissy Richie
Assistant Treasurer	Scott Smith
Assistant Treasurer	Patricia Kehr

PASSED AND ADOPTED this 17th day of November 2026.

ATTEST:

HARBOUR ISLES COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 3

MINUTES OF MEETING
HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT

The Harbour Isles Community Development District regular meeting of the Board of Supervisors was held on Tuesday, October 27, 2026, and called to order at 11:00 a.m. at the Harbour Isles Clubhouse located at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

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

Ms. Montagna called the meeting to order and conducted roll call. Present and constituting a quorum were:

Bryce Bowden	Board Supervisor, Vice Chair
Glenn Clavio	Board Supervisor, Assistant Secretary
Betty Fantauzzi	Board Supervisor, Assistant Secretary
Bob Nesbitt	Board Supervisor, Assistant Secretary

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

Angel Montagna	District Manager, Inframark
Vivek Babbar	District Counsel, Starley Robin Vericker
Paul Ramsewak	Onsite Manager
Alex Kurth	Aquatics, Premier Lakes *(via phone)*
Dale Fisher	Representative, United Landscape

Residents and Members of the Public.

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

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS **Public Comments**

A resident commented that the crotons at the entrance should be replaced with sod. They also discussed the TECO solar lights.

John Melendez, a representative of TECO, provided his presentation on solar streetlights to the Board. He will send a copy of the presentation to Mr. Bowden for further review.

FOURTH ORDER OF BUSINESS **Consent Agenda**

A. Acceptance of September 2026 Financial Statements

B. Consideration of Regular Meeting Minutes from September 22, 2026

On MOTION by Mr. Bowden, seconded by Mr. Clavio, with all in favor, motion to approve the Consent Agenda containing the September 2026 Financial Statements and the September 22, 2026, Meeting Minutes carried. 4-0

FIFTH ORDER OF BUSINESS Staff Reports

A. Aquatics Report

Mr. Kurth presented his report to the Board and advised that the site looks good. He advised that there was a well in a homeowner's backyard that continues to contribute to the erosion around the pond.

The Board directed staff to send a notice to the homeowner regarding the well. Stephen will inspect the area around the pond to assess the extent of the erosion.

B. Landscape Report

Mr. Fisher presented his report to the Board and advised that plant growth has slowed. The crews will be concentrating on the Brazillia Peppers and other detailing. The annuals in front are not done yet. Mr. Fisher requested the Board's direction regarding the colors to be installed.

The Board requested that red and white be installed two weeks before the holidays and set an NTE of $4,500.00.

Mr. Fisher will provide a proposal for the November meeting to replace the crotons with sod.

C. District Engineer

The District Engineer was not present and had no updates for the Board.

D. District Counsel

Mr. Babbar advised that Mr. Kevin Bell was present to address the letter he received from the Board.

On MOTION by Ms. Fantauzzi, seconded by Mr. Clavio, with all in favor, motion to approve reinstating Mr. Bell's amenities access carried. 4-0

E. District Manager

The items were discussed earlier in the meeting.

F. Onsite Manager Report

i. Consideration of CMS PRO's Pothole Repair Proposal #1167

On MOTION by Mr. Clavio, seconded by Ms. Fantauzzi, with all in favor, motion to approve the CMS PRO's Pothole Repair Proposal #1167 in the amount of $985.00 carried. 4-0

ii. Ratification of FitRev Equipment Proposal #18263

On MOTION by Mr. Bowden, seconded by Mr. Nesbitt, with all in favor, motion to ratify the FitRev Equipment Proposal #18263 in the amount of $948.00 carried. 4-0

iii. Ratification of Vesta Kiddie Pool Pump Repair Proposal

On MOTION by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, motion to ratify the Vesta Kiddie Pool Pump Repair Proposal in the amount of $443.83 carried. 4-0

iv. Ratification of Sheppard Electrical Services Invoice #59063

On MOTION by Mr. Clavio, seconded by Mr. Nesbitt, with all in favor, motion to ratify of the Sheppard Electrical Services Invoice #59063 in the amount of $388.00 carried. 4-0

v. Discussion on Phone-Link FL LLC Gate Lock Proposal #26064

On MOTION by Ms. Fantauzzi, seconded by Mr. Clavio, with all in favor, motion to approve the Phone-Link FL LLC Gate Lock Proposal #26064 in the amount of $3,460.00 carried. 4-0

vi. Discussion on Eliete RV Repairs Estimate #12496

On MOTION by Ms. Fantauzzi, seconded by Mr. Clavio, with all in favor, motion to approve the Eliete RV Repairs Estimate #12496 in the amount of $1352.51 carried. 4-0

Discussion ensued regarding the CDD's responsibility for maintaining the entryway to the RV park which includes roads and tree trimming.

SIXTH ORDER OF BUSINESS Business Items

A. Discussion on TECO Streetlights

Ms. Montagna, TECO representative John Melendez, and the Board discussed the TECO streetlights.

B. Ratification of Resolution 2027-01; Appointing District Manager

On MOTION by Mr. Bowden, seconded by Mr. Clavio, with all in favor, motion to ratify the Resolution 2027-01; Appointing District Manager carried. 4-0

C. Ratification of Resolution 2027-02; Appointing and Removing District Officers

On MOTION by Mr. Bowden, seconded by Mr. Clavio, with all in favor, motion to ratify Resolution 2027-02; Appointing and Removing District Officers carried. 4-0

D. Ratification of Resolution 2027-03; Designating Signatories

On MOTION by Mr. Bowden, seconded by Mr. Clavio, with all in favor, motion to ratify Resolution 2027-03; Designating Signatories carried. 4-0

E. Ratification of Resolution 2027-04; Designating Primary Admin and Local Records Offices

On MOTION by Mr. Bowden, seconded by Mr. Clavio, with all in favor, motion to ratify Resolution 2027-04; Designating Primary Admin and Local Records Offices carried. 4-0

F. Ratification of Sheppard's Electrical Proposal

On MOTION by Mr. Bowden, seconded by Mr. Clavio, with all in favor, motion to ratify Sheppard's Electrical Proposal #42645 in the amount $762.00 carried. 4-0

G. Ratification of FIA Egis Insurance Proposal

On MOTION by Mr. Bowden, seconded by Mr. Clavio, with all in favor, motion to ratify FIA Egis Insurance Proposal carried. 4-0

SEVENTH ORDER OF BUSINESS **Supervisor Request**

Mr. Clavio discussed the TECO solar lights.

Mr. Bowden commented on the TECO presentation and Mr. Melendez advised that he would provide a copy to the Board for further review.

EIGHTH ORDER OF BUSINESS **Public Comments**

A resident commented on the TECO solar lights.

NINTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Fantauzzi, seconded by Mr. Bowden, with all in favor, the meeting adjourned at 12:07 p.m. 4-0

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 4

SHEPPARD ELECTRICAL SERVICES
A Division of Carl Hankins, Inc.

A Division of Carl Hankins, Inc.
14512 North Nebraska Avenue
Tampa, FL 33613
Main 813/910-8701 Fax 813/977-5419

Invoice

Date	Invoice #
10/30/2026	59071

Bill To

Harbour Isle Apollo Beach
Attention- Paul
121 Spindle Shell Way
Apollo Beach Fl 33572

Service Location

Same

Serving The Tampa Bay Area Since 1946

Website: sheppardelectricalservices.com

Service Invoice No.	Terms:	Due Date:	Rep:	Job Cost:
42703 & 42720	Net 30	11/29/2026	LE	555-226

Item	Description	Rate	Serviced	Amount
SERVICE APPT	Light at guard shack stay on and flag pole lights flicker. Troubleshoot pole light at pool for not working. Check GFCI for power (up front), installed two LED lights by flag pole, replaced one landscape LED light by front side worth, & restored pole light by pool.	1,105.00	10/29/2026	1,105.00
SERVICE APPT	Material	260.00		260.00
SERVICE CALL F...	Service Call Fee	84.00		84.00

Please include the invoice number on all remittances, so proper credit may be applied to your account. Payment is due by the date listed above. There will be a 1.5% per month interest charge on all past due invoices. These terms are independent of and are not contingent upon the time or manner in which the customer may receive payment. American Express, Discover, Master Card and Visa accepted.
A 3% transaction fee will apply to all charges of $2,000 or more.

Total	**$1,449.00**
Payments/Credits	$0.00
Balance Due	**$1,449.00**

Thank you for your business and we appreciate your prompt payment.

HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 5
PENDING

HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 6
PENDING

HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 7

Dale Fisher
ULS

HARBOUR ISLES LANDSCAPE AUDIT

Tuesday, November 3, 2026

35 Issues Identified



START TRIMMING HEDGE ROW



CUT OFF LOW HANGING PINE BRANCH



CLEAN UP PALMS



CRACK WEEDS IN POOL AREA



PULL OUT WEEDS IN BEDS



EDGE JASMINE ON PROPERTY



DISEASE ON HIBISCUS WILL BE TREATED



CLEAR DRAINS OF DEBRIS



CLEAN DEBRIS OFF DRAINS



CLEAN UP LOWER SECTION



LIFT LOWER PALMS



KEEP AN EYE ON VINES IN HEDGES



PULL VINES OUT OF PINES GET ROOT FROM BOTTOM



QUOTE TO FLUSH CUT DECLINING TREE



CLEAN OUT VOLUNTEERS AND TRIM HEDGE



PRUNE OFF DEAD BRANCHES



PRUNE OFF DEAD BRANCHES



FLUSH CUT HOLLY



WHEN EDGING MAKE SURE WE WEED EAT GROWTH IN WALKING PATH



LIFT UP BRANCHES



LIFT UP BRANCHES



TRIM PLUMBAGO KEEP OFF WOOD



QUOTE TO REPLACE SOD AND SOD MULCHED AREA



PULL VINES OUT OF SHRUBS AND PINES



SPRAY AND EDGE VOLLEY



VINES CONTINUED ON PINES



CLEAN OUT VOLUNTEERS IN ARBORICOLA



TRIM OUT SUCKERS



TRIM ON INSIDE CLOSE TO PALM FOR LIGHTS



LIFT OAK OAKS NEAR RV PARKS



PUSH BACK PEPPER TREES



TRIM GRASSES AND HEDGES AROUND LIFT STATION



CONTINUE PEPPER PUSHBACKS



PUSH BACK PEPPER BUSHES



PULL VINES OUT OF HEDGES

HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 8

Proposal #259853

Date: 11/9/2026

PO #

Customer:	Property:
	Harbour Isles CDD 121 Spindle Shell Way Apollo Beach, FL 33572

2026 Flush Cut Maple and Holly trees

Proposal to flush cut declining trees. Proposal price includes labor, flush cutting, and removal of debris





** A Fuel Surcharge of 3% may be added at the time of invoice to this proposal ** Please see Terms and Conditions for details.**

Site Prep

Site Prep

Items	Quantity	Price
Flush Cut Declining trees	1.00	

Site Prep: $900.00

PROJECT TOTAL: **$900.00**

Terms & Conditions

*After acceptance and signing by the customer, United Land Services will make two revisions to the

landscape and hardscape design at no charge. Any additional revisions will be billable on a design fee and hourly rate basis. The minimum design fee for each redesign is $125.00 plus the hourly rate. The design fee is payable prior to any revisions being made. The hourly rate will be incorporated into the final landscape or hardscape quote.

*Any changes or additional work, from the above specifications, involving extra cost will be executed upon written orders. Any changes will become an extra charge over and above the quote.

*Irrigation amount/allowance is an estimate. An irrigation tech will perform a site visit based on final plan to determine exactly what adjustments will be needed to be performed for 100% coverage on all newly planted areas. The final statement will be based on actual work performed and materials used. For the warranty on irrigation, supplied and installed by United Land Services, please refer to Line Item 4 of Terms and Conditions below as part of this contract.

*There are no plant materials warranties against damage caused by deer or other wildlife. It is the homeowner's responsibility to initiate all proper safeguards for plant materials from the time it is installed. For warranty details on nursery stock, supplied and installed by United Land Services, please refer to Line Item 3 of Terms and Conditions below as part of this contract.

*The tree pricing is based on the current market availability concerning tree size and caliper. The price may change based upon the size of the trees at the time of installation.

*Sod, soil, rock, pavers and mulch quantities are an estimate. The final statement will be based on actual work performed and materials used. These items come in rolls, pallets, etc, of standard quantities. Extra amounts above quoted are normally delivered to the project to cover cut/trim waste. Unused portions will be removed from the project site.

*Pavers and wall materials are not part of this contract.

*Homeowner/Builder is required to have the site ready and accessible on day of installation.

*United Land Services employees are fully covered by workman's compensation insurance.

TERMS AND CONDITIONS OF SALE

1. Bills Due: All bills are considered due upon receipt unless specified differently on the face of this proposal.

2. Retail discounts: United Land Services Garden Center discount coupons, publications/flyers/etc for special retail offers, etc., are not applicable towards any professional design services and/or plant materials supplied for said services.

3. Nursery Stock: All nursery stock is warranted to be of the variety and type described and to be alive and remain alive for a period of:

a. No warranty on annuals.

b. Perennials, plants and shrubs, 1 gallon and larger, six (6) months from date of install

c. Trees and palms, 30 gallon and under, 6 months from date of install. 30 gallon and larger, one (1) year from the date of installation.

d. All plant material and trees must be maintained (including watering, fertilizing, and pest and disease control) by the customer in accordance with acceptable maintenance practices. This guarantee is limited to only the nursery stock planted by Seller and is limited to the replacement of similar stock or equal.

e. Plant material loss or damage from theft, vandalism, drainage, soil conditions, salt, frost, wildlife, pests,

disease, failure to maintain, or acts of God are excluded from this warranty.

f. No plant materials will be warranted unless an operational, timed automatic irrigation system is in place supplying proper Ph fresh water to installed plants.

United Land Services is not responsible for damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

WARRANTY POLICY CONSISTS OF A “ONE TIME” REPLACEMENT OF PLANT MATERIAL.

4. Irrigation: An irrigation system is guaranteed for a period of one (1) year for parts and labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Manufacturer’s warranty applies for all electrical/electronic parts

Irrigation system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for irrigation system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

PARTS AND LABOR REPLACED UNDER WARRANTY POLICY ARE A "ONE TIME" REPLACEMENT

5. Lighting: United Land Services warrants the installation labor for 1 year from completed installation date. All lighting system parts are manufacturer warranty only, including, but not limited to, housings/enclosures, controls, transformers, bulbs, LED or other current light emitting technology/sources.

Lighting system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for lighting system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

6. Hardscape: Hardscape installation has a one (1) year warranty on labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Hardscape loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for hardscape damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

7. SOD: Customer has option to inspect and/or reject sod at delivery before installation. After installation there is no warranty.

United Land Services is not responsible for damage to new or existing sod done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

8. STATED WARRANTIES ARE ONLY EFFECTIVE UPON CUSTOMER’S PAYMENT IN FULL OF TOTAL CONTRACT PRICE, INCLUDING ANY CHANGE-ORDERS. WARRANTY IS EFFECTIVE FROM THE DATE OF PLANT INSTALLATION. SELLER HEREBY DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESSED OR IMPLIED, INCLUDING FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY. CUSTOMER WAIVES ALL INCIDENTAL OR CONSEQUENTIAL DAMAGES AND AGREES THAT THE LIABILITY OF THE SELLER FOR ANY AND ALL CLAIM, WHETHER BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE OR OTHERWISE, IS

LIMITED TO THE PURCHASE PRICE OF THE DEFECTIVE WORK OR MATERIAL.

9. ALL WARRANTY IS NULL AND VOID IF INVOICE HAS NOT BEEN PAID IN FULL

10. Resale/Transfer of Warranties: In the event of resale, the seller does not adopt or ratify any warranty, expressed or implied, made by the Customer, and the Seller shall have no liability hereunder. Customer agrees to defend, indemnify, and hold seller harmless from and against any liability of any kind to any person or entity whatsoever arising out of any warranty, expressed or implied, made by the Customer in connection with any resale. The warranties provided herein fully accrue only to the benefit of the original Client and are neither transferable to nor enforceable by any other party.

11. Return policy and claims not arising under warranty: No merchandise may be returned or exchanged without the prior authorization of the Seller. Requests for the return of merchandise and any claims or complaints not arising under Seller's warranty, including credits on unused landscape material, must be made within ten (10) days after Customer's receipt of the merchandise. Customers' returning merchandise will be charged a 10% charge for restocking materials and any transportation costs that are incurred related to the return of the merchandise.

12. Delays in delivery, shortages and substitutions: Seller shall not be responsible for delays in delivery or for any loss or damage resulting from the delays due to weather conditions, crop failures, government action, strikes, acts of war, fire, casualty shortages, inability to obtain materials or other causes beyond the seller's control. In the event one or more of the foregoing occurrences, the seller reserves the right to make partial shipment or to substitute such other, similar merchandise for the merchandise ordered, as may be reasonably available, and of equal quality and suitability.

13. Corporate Approval: This Agreement shall not be valid or enforceable until signed by an authorized agent of Seller at its office in Jacksonville, Florida.

14. Governing Law and Venue: The laws of the state of Florida shall govern the rights, duties, and obligations of the parties. The Customer hereby submits to the jurisdiction of the courts of that state as to any dispute arising out of the contract between the parties and agrees that any litigation between the parties shall be brought in the courts of Duval County, Florida.

15. Collection Costs and Attorneys Fees: In the event that collection efforts are necessary for seller to collect any amounts due under this agreement, Customer agrees to pay all of Seller's resulting expenses and collection costs, including but not limited to attorney's fees and court costs, whether suit be filed or not. In the event of litigation, the prevailing party shall be entitled to recover reasonable attorney's fees.

16. Integration and Modification: The terms and conditions of the sale stated herein and, on the face, hereof constitute the final, complete and exclusive agreement of the parties and all prior negotiations and agreements with salesperson or other agents of Seller are merged herein. The Customer acknowledges that he has not relied upon any representations not contained herein. No modifications of the terms and conditions of sale shall be of any force or effect unless in writing and signed by a corporate officer of Seller at its office.

17. Survival: If any provision of the terms and conditions of the sale stated herein and, on the face, hereof shall for any reason be held prohibited by or invalid under applicable law, in whole or part, such provision shall be ineffective to the extent of such promotion or invalidity, without invalidating the remainder of such provision or the remaining provision or the remaining provisions hereof.

18. Interest: Customer agrees to pay interest at the rate of 18% per annum on all amounts not paid within thirty (30) days from the date of the invoice.

19. Design Services: Any design services or revision of designs done by Seller will remain the property of Seller. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Seller

20. Lien Law Notice: The Lien Law Notice attached hereto is hereby incorporated by reference

21. Fuel Surcharge: The Company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services.

LIEN LAW NOTICE

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WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

By	_____	**By**	_____
	Dale Fisher		
Date	11/9/2026	**Date**	_____
			Harbour Isles CDD

HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 9

Proposal #259749

Date: 11/9/2026

PO #

Customer:	Property:
	Harbour Isles CDD 121 Spindle Shell Way Apollo Beach, FL 33572

2026 Sod Install Backside of center island

Proposal to add 4 Pallets of St. Augustine sod to backside of middle entrance island to replace declining crotons, also add and replace sod near pier. Included is labor, install, delivery, demo, and haul away debris.









** A Fuel Surcharge of 3% may be added at the time of invoice to this proposal ** Please see Terms and Conditions for details.**

Plant & Sod Install

Landscape Install

Items	Quantity	Price
St Augustine Sod (Pallet) Install	4.00	

Landscape Install:	$3,675.00
PROJECT TOTAL:	**$3,675.00**

Terms & Conditions

*After acceptance and signing by the customer, United Land Services will make two revisions to the landscape and hardscape design at no charge. Any additional revisions will be billable on a design fee and hourly rate basis. The minimum design fee for each redesign is $125.00 plus the hourly rate. The design fee is payable prior to any revisions being made. The hourly rate will be incorporated into the final landscape or hardscape quote.

*Any changes or additional work, from the above specifications, involving extra cost will be executed upon written orders. Any changes will become an extra charge over and above the quote.

*Irrigation amount/allowance is an estimate. An irrigation tech will perform a site visit based on final plan to determine exactly what adjustments will be needed to be performed for 100% coverage on all newly planted areas. The final statement will be based on actual work performed and materials used. For the warranty on irrigation, supplied and installed by United Land Services, please refer to Line Item 4 of Terms and Conditions below as part of this contract.

*There are no plant materials warranties against damage caused by deer or other wildlife. It is the homeowner’s responsibility to initiate all proper safeguards for plant materials from the time it is installed. For warranty details on nursery stock, supplied and installed by United Land Services, please refer to Line Item 3 of Terms and Conditions below as part of this contract.

*The tree pricing is based on the current market availability concerning tree size and caliper. The price may change based upon the size of the trees at the time of installation.

*Sod, soil, rock, pavers and mulch quantities are an estimate. The final statement will be based on actual work performed and materials used. These items come in rolls, pallets, etc, of standard quantities. Extra amounts above quoted are normally delivered to the project to cover cut/trim waste. Unused portions will be removed from the project site.

*Pavers and wall materials are not part of this contract.

*Homeowner/Builder is required to have the site ready and accessible on day of installation.

*United Land Services employees are fully covered by workman's compensation insurance.

TERMS AND CONDITIONS OF SALE

1. Bills Due: All bills are considered due upon receipt unless specified differently on the face of this proposal.

2. Retail discounts: United Land Services Garden Center discount coupons, publications/flyers/etc for special retail offers, etc., are not applicable towards any professional design services and/or plant materials supplied for said services.

3. Nursery Stock: All nursery stock is warranted to be of the variety and type described and to be alive and remain alive for a period of:

a. No warranty on annuals.

b. Perennials, plants and shrubs, 1 gallon and larger, six (6) months from date of install

c. Trees and palms, 30 gallon and under, 6 months from date of install. 30 gallon and larger, one (1) year from the date of installation.

d. All plant material and trees must be maintained (including watering, fertilizing, and pest and disease control) by the customer in accordance with acceptable maintenance practices. This guarantee is limited

to only the nursery stock planted by Seller and is limited to the replacement of similar stock or equal.

e. Plant material loss or damage from theft, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, failure to maintain, or acts of God are excluded from this warranty.

f. No plant materials will be warranted unless an operational, timed automatic irrigation system is in place supplying proper Ph fresh water to installed plants.

United Land Services is not responsible for damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

WARRANTY POLICY CONSISTS OF A “ONE TIME” REPLACEMENT OF PLANT MATERIAL.

4. Irrigation: An irrigation system is guaranteed for a period of one (1) year for parts and labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Manufacturer’s warranty applies for all electrical/electronic parts

Irrigation system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for irrigation system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

PARTS AND LABOR REPLACED UNDER WARRANTY POLICY ARE A "ONE TIME" REPLACEMENT

5. Lighting: United Land Services warrants the installation labor for 1 year from completed installation date. All lighting system parts are manufacturer warranty only, including, but not limited to, housings/enclosures, controls, transformers, bulbs, LED or other current light emitting technology/sources.

Lighting system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for lighting system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

6. Hardscape: Hardscape installation has a one (1) year warranty on labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Hardscape loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for hardscape damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

7. SOD: Customer has option to inspect and/or reject sod at delivery before installation. After installation there is no warranty.

United Land Services is not responsible for damage to new or existing sod done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

8. STATED WARRANTIES ARE ONLY EFFECTIVE UPON CUSTOMER’S PAYMENT IN FULL OF TOTAL CONTRACT PRICE, INCLUDING ANY CHANGE-ORDERS. WARRANTY IS EFFECTIVE FROM THE DATE OF PLANT INSTALLATION. SELLER HEREBY DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESSED OR IMPLIED, INCLUDING FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY. CUSTOMER WAIVES ALL INCIDENTAL OR CONSEQUENTIAL

DAMAGES AND AGREES THAT THE LIABILITY OF THE SELLER FOR ANY AND ALL CLAIM, WHETHER BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE OR OTHERWISE, IS LIMITED TO THE PURCHASE PRICE OF THE DEFECTIVE WORK OR MATERIAL.

9. ALL WARRANTY IS NULL AND VOID IF INVOICE HAS NOT BEEN PAID IN FULL

10. Resale/Transfer of Warranties: In the event of resale, the seller does not adopt or ratify any warranty, expressed or implied, made by the Customer, and the Seller shall have no liability hereunder. Customer agrees to defend, indemnify, and hold seller harmless from and against any liability of any kind to any person or entity whatsoever arising out of any warranty, expressed or implied, made by the Customer in connection with any resale. The warranties provided herein fully accrue only to the benefit of the original Client and are neither transferable to nor enforceable by any other party.

11. Return policy and claims not arising under warranty: No merchandise may be returned or exchanged without the prior authorization of the Seller. Requests for the return of merchandise and any claims or complaints not arising under Seller's warranty, including credits on unused landscape material, must be made within ten (10) days after Customer's receipt of the merchandise. Customers' returning merchandise will be charged a 10% charge for restocking materials and any transportation costs that are incurred related to the return of the merchandise.

12. Delays in delivery, shortages and substitutions: Seller shall not be responsible for delays in delivery or for any loss or damage resulting from the delays due to weather conditions, crop failures, government action, strikes, acts of war, fire, casualty shortages, inability to obtain materials or other causes beyond the seller's control. In the event one or more of the foregoing occurrences, the seller reserves the right to make partial shipment or to substitute such other, similar merchandise for the merchandise ordered, as may be reasonably available, and of equal quality and suitability.

13. Corporate Approval: This Agreement shall not be valid or enforceable until signed by an authorized agent of Seller at its office in Jacksonville, Florida.

14. Governing Law and Venue: The laws of the state of Florida shall govern the rights, duties, and obligations of the parties. The Customer hereby submits to the jurisdiction of the courts of that state as to any dispute arising out of the contract between the parties and agrees that any litigation between the parties shall be brought in the courts of Duval County, Florida.

15. Collection Costs and Attorneys Fees: In the event that collection efforts are necessary for seller to collect any amounts due under this agreement, Customer agrees to pay all of Seller's resulting expenses and collection costs, including but not limited to attorney's fees and court costs, whether suit be filed or not. In the event of litigation, the prevailing party shall be entitled to recover reasonable attorney's fees.

16. Integration and Modification: The terms and conditions of the sale stated herein and, on the face, hereof constitute the final, complete and exclusive agreement of the parties and all prior negotiations and agreements with salesperson or other agents of Seller are merged herein. The Customer acknowledges that he has not relied upon any representations not contained herein. No modifications of the terms and conditions of sale shall be of any force or effect unless in writing and signed by a corporate officer of Seller at its office.

17. Survival: If any provision of the terms and conditions of the sale stated herein and, on the face, hereof shall for any reason be held prohibited by or invalid under applicable law, in whole or part, such provision shall be ineffective to the extent of such promotion or invalidity, without invalidating the remainder of such provision or the remaining provision or the remaining provisions hereof.

18. Interest: Customer agrees to pay interest at the rate of 18% per annum on all amounts not paid within thirty (30) days from the date of the invoice.

19. Design Services: Any design services or revision of designs done by Seller will remain the property of Seller. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any

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By	_____	**By**	_____
	Dale Fisher		
Date	11/9/2026	**Date**	_____
			Harbour Isles CDD

HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 10

CLUBHOUSE OPERATIONS
MAINTENANCE UPDATES

October 27th to November 17th, 2026

Paul Ramsawak, Property Manager
121 Spindle Shell Way
Apollo Beach, Florida 33572
Office Phone: (813) 593-3464
propmgt@harbourislesfl.com

PROPERTY MANAGEMENT STAFF

COMPLETED	• Cleaned pool deck furniture and gym • Cobweb walls and ceilings around Clubhouse, Gym and Guard house • Blew sidewalks behind Clubhouse and Parking lot, rake Volleyball court • Repaired pool deck shower
ONGOING	•
PENDING	• Installing Christmas lights at entrance in November

CLUBHOUSE UPDATES

INCIDENT REPORT	• None
RESIDENT RELATIONS	•
RENTALS/EVENTS	• No rental this month
SECURITY/EMERGENCIES	• None
COMPLETED	•
ONGOING	• Large pool resurfacing/pool deck resealing
PENDING	•

HARBOUR ISLES CDD VENDOR UPDATES

CONSTRUCTION MANAGEMENT SERVICES

COMPLETED	• Filled in potholes in RV/Boat Storage Facility road
PENDING	• Proposal to repair cracks on walls, on 19th Ave, US 41

FITNESS REV

COMPLETED	• Fourth quarterly PM checks for 2026 • Repairs to one exercise bench in the Gym

FLORIDA FISH & WILDLIFE CONSERVATION COMMISION (FWC)

ONGOING	• Reported Alligator sighting in pond# 21. FWC issues a 45 day permit to trapper

HILLSBOROUGH COUNTY

PENDING	• All sidewalks that are raised and Wolf Branch Canal dredging • **RENEWED IN MARCH 2026:** All sidewalks in community, reported to the HCWD and County Commissioner's office • Cutbacks behind RV/Boat Storage Facility North fence • Repairs in front of property 5405 Conch Shell Pl. Water standing by curb

HURRICANE PRESSURE WASH

COMPLETED	• Pressure washing walls on 19th Avenue, US 41 and Monument

KAY LIAN CLEANING SERVICES

ONGOING	• Cleans restrooms, pool deck and gym twice weekly
PENDING	• Cleaning of bathroom floor tiles in Clubhouse and Gym

NVIROTECT

COMPLETED	• November 2026. Sprayed for rodents and insects around Clubhouse. Baited stations inside RV/Boat Storage Facility and around Clubhouse

PREMIER LAKES

ONGOING	• Treatment of all ponds for algae and Hydrilla

SHEPPARDS ELECTRICAL

COMPLETED	• Diagnostic for receptacles and lights on entrance islands. Replaced four led lights around the clubhouse

UNITED LAND SERVICES

COMPLETED	• Installed three fox tail palms at the entrance
ONGOING	• Mowed areas on Common Property weekly
PENDING	• Cutbacks on Cockle Shell Loop, Hope Bay Loop, Royal Bonnet Dr and Train Track • Enhancement in front of Clubhouse

VERKADA

PENDING	• Replace and reconstruct pole for pool exit access, for emergency purpose

VESTA POOLS SERVICES

ONGOING	• Clean and check chlorine levels in both pools, three times a week

HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 11

ESTIMATE

Construction Management Services inc.
5233 MOON SHELL DR
Apollo Beach, FL 33572

mikeambriati@live.com
+1 (315) 374-3296



Bill to
mgt Paul Ramsewak
Harbour Isles CDD
121 spindle shell way
Apollo Beach, FL 33572 USA

Ship to
mgt Paul Ramsewak
Harbour Isles CDD
121 spindle shell way
Apollo Beach, FL 33572 USA

Estimate details
Estimate no.: 1169
Estimate date: 10/13/2026
Expiration date: 11/03/2026

#	Date	Description	Rate	Amount
1.		Painting of concrete wall 2 colors 2 sides in front of community from front entrance south down crt41 to 12 street. Approx 500'		
2.		Repair any lose stucco Repair stucco on wall caps in a few different places. Repair corners of columns were lawn mower has hit. Prime wall walls, columns and cap with Sherwin-Williams exterior concrete primer and sealer. Paint Columns and caps (White) and all the walls (Yellow) with Sherwin-Williams exterior concrete paint	$11,500.00	$11,500.00

Total **$11,500.00**

Expiry date 11/03/2026

Accepted date **Accepted by**









HARBOUR ISLES
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 12

ESTIMATE

EST-000392

Estimate Date: Apr 01, 2026
Expiry Date: Apr 29, 2026

FROM:
Seal N Shine Paver Sealing services
EIN # 39-3334135
789 Nodding Shade Drive
Brooksville, FL, 34604
Email: Sealnshinellc@gmail.com
Phone: (352) 263-9677
(813) 403-2979

TO:
Paul Ramsewak
121 Spindle Shell Way
Apollo Beach, FL, 33572
Phone: (813) 593-3464

JOB LOCATION:
Paul Ramsewak
121 Spindle Shell Way
Apollo Beach, FL, 33572
Phone: (813) 593-3464

JOB:

#	Services	Price	Discount	Total
1	Gloss Finish Paver Sealing (3-5 Years)	$10,000.00	$0.00	$10,000.00

#	Services	Price	Discount	Total
	Price includes upper and lower part of the pool deck. The covered areas will be completed as well at no additional cost. Our process for revitalizing your pavers begins with a thorough chemical treatment followed by pressure washing to ensure they are impeccably clean. Once the cleaning is complete, we will stabilize the joints by sanding them with fresh sand. We employ a wet sanding technique to effectively fill and pack the joints, ensuring the sand is compacted to a level of 1/8 inch below the paver's bevel. Following the sanding process, a two-part urethane water-based sealer will be applied to secure the joints and enhance the pavers' coloration, providing a desirable Gloss look finish. A minimum of 3-4 coats of sealer will be applied, with additional coats as necessary to achieve the desired aesthetic. Recommended Wait Times: - Pedestrian Traffic: We advise refraining from walking on the pavers for at least 24 hours. - Vehicle Traffic: Please avoid driving on the pavers for a minimum of 48 hours. Wet Sanding vs. Dry Sanding: Wet sanding is preferred over dry sanding as it allows water and gravity to compact the sand deeper into the joints, ensuring optimal sand levels and stability. Dry sanding, on the other hand, tends to sit loosely in the joints and may create pockets over time due to insufficient compaction. While the aesthetic benefits of sealinghh, such as enhanced color and sheen, are significant, it is crucial to use the appropriate products and sand for these applications to ensure the longevity and performance of the pavers.			
2	Gloss Finish Paver Sealing (3-5 Years) Covered Patio	$0.00	$0.00	$0.00
	Our process for revitalizing your pavers begins with a thorough chemical treatment followed by pressure washing to ensure they are impeccably clean. Once the cleaning is complete, we will stabilize the joints by sanding them with fresh sand. We employ a wet sanding technique to effectively fill and pack the joints, ensuring the sand is compacted to a level of 1/8 inch below the paver's bevel. Following the sanding process, a two-part urethane water-based sealer will be applied to secure the joints and enhance the pavers' coloration, providing a desirable Gloss look finish. A minimum of 3-4 coats of sealer will be applied, with additional coats as necessary to achieve the desired aesthetic. Recommended Wait Times: - Pedestrian Traffic: We advise refraining from walking on the pavers for at least 24 hours. - Vehicle Traffic: Please avoid driving on the pavers for a minimum of 48 hours. Wet Sanding vs. Dry Sanding: Wet sanding is preferred over dry sanding as it allows water and gravity to compact the sand deeper into the joints, ensuring optimal sand levels and stability. Dry sanding, on the other hand, tends to sit loosely in the joints and may create pockets over time due to insufficient compaction. While the aesthetic benefits of sealing, such as enhanced color and sheen, are significant, it is crucial to use the appropriate products and sand for these applications to ensure the longevity and performance of the pavers.			

Subtotal	$10,000.00
Grand Total ($)	$10,000.00

Accepted payment methods
Credit Card, Check, Cash, PayPal, Venmo, Zelle, Cash App, Consumer Financing, Other

Message
Seal N Shine LLC takes pride in everything that we do and believe in maintaining a high standard for ourselves and our customers. We are a local business that strives to do the best and be the best at everything that we do!. Thank you for considering us for all your exterior cleaning and paver sealing needs!.

Terms
Terms and Conditions
Company Name: Seal N Shine LLC
Business Address: 789 Nodding Shade Dr. Brooksville, FL 34604
Phone: 352-263-9677
Email: Sealnshinellc@gmail.com

1. Introduction
These Terms and Conditions govern all services provided by Seal N Shine llc to the client By engaging our services, you agree to these Terms in full.

2. Scope of Services
We specialize in paver cleaning, sealing, sanding, and restoration. The specific services provided will be detailed in your written estimate or service agreement.
Any additional work not included in the original estimate will require written approval and may incur additional charges.

3. Estimates and Pricing
Estimates provided are valid for 30 days from the date of issue.
All quotes are based on information provided by the client and a visual inspection, if applicable.
Any unforeseen conditions (e.g., heavy staining, structural damage, or inaccessible areas) may alter the final price.
Sales tax and applicable fees will be added to all invoices unless exempt by law.

4. Payment Terms
A non-refundable deposit of 10% is required to schedule service, with the balance due upon completion.
Payment methods accepted: [credit card, check, cash, etc.].
Late payments may incur a 10% per month interest fee.
Failure to pay within [number] days may result in collection actions and associated costs.

5. Cancellations and Rescheduling
Cancellations must be made at least 72 hours in advance of the scheduled service date.
Cancellations within 72 hours may be subject to a 10% cancellation fee.
We reserve the right to reschedule due to weather conditions or unforeseen circumstances. We will notify you promptly of any such changes.

6. Client Responsibilities
Ensure that work areas are fully accessible (e.g., remove vehicles, furniture, planters).
Close all windows and doors near the work area to prevent water or chemical entry.
Provide access to water and electrical outlets, if required.

Keep pets and children away from the work zone during and for at least 24 hours after sealing.

7. Sealing and Weather Conditions
Sealer curing time varies depending on temperature and humidity. Avoid walking or driving on the surface for at least 24–48 hours after application.
We are not responsible for damage caused by walking, driving, or weather before the sealer has fully cured.
We reserve the right to reschedule if weather conditions are unsuitable for sealing (rain, high humidity, or extreme temperatures).

8. Warranty and Limitations
We provide a 36-month or 2-year limited warranty on our workmanship.
Warranty covers sealer performance under normal conditions but excludes:
Damage due to neglect, misuse, or improper maintenance.
Natural wear and tear, efflorescence, or environmental staining.
Shifts in pavers or underlying substrate movement.
No warranty applies if cleaning, chemicals, or repairs are performed by another company after the sealing.

9. Liability
We are fully insured; however, our liability is limited to the cost of the service provided.
We are not responsible for pre-existing damage to surfaces, landscaping, or other property.
Any claim must be submitted in writing within 7 days of service completion.

10. Use of Photos and Marketing
Unless otherwise requested in writing, we reserve the right to use before-and-after photos of your project for marketing purposes. No personal information or identifiable details will be disclosed.

11. Governing Law
These Terms shall be governed by and construed in accordance with the laws of the State of Florida.
Any disputes arising under these Terms will be subject to the jurisdiction of the courts located in Hernando County Florida.

12. Acceptance
By hiring Seal N Shine LLC and accepting our quote or invoice, you acknowledge that you have read, understood, and agreed to these Terms and Conditions.



signed on 01-Apr-2026
by Seal N Shine Paver Sealing services

Business powered by Markate.com