

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

www.meadowpointe4cdd.org

**Board of Supervisors
Meadow Pointe IV Community
Development District**

November 3, 2020

AGENDA

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District will be held on **Wednesday, November 11, 2020 at 5:00 p.m.** will be held at the Meadow Pointe Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on October 14, 2020 Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for September 2020 Tab 2
- 5. BUSINESS ITEMS**
 - A. Presentation of Arbitrage Report Tab 3
 - B. Consideration of Pressure Washing Proposal Tab 4
 - C. Consideration of Standard Pacific Parcel N Plat Tab 5
 - D. Consideration of Windsor Fencing Proposal Tab 6
(Additional proposals under separate cover)
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 1. Update on Sidewalk/Gutter Repairs Project
 2. Windsor Access Update
 - C. Field Services Manager
 1. Presentation of the Field Inspection Report Tab 7
 - D. Aquatic Maintenance
 - E. Amenity Management
 1. Review of Amenities Report Tab 8
 - F. District Manager
- 7. AUDIENCE COMMENTS ON OTHER ITEMS**
- 8. SUPERVISOR REQUESTS**
- 9. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 933-5571.

Sincerely,

Aimee Brandon

Aimee Brandon
District Manager

Tab 1

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 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.

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors' of the Meadow Pointe IV Community Development District was held on **Wednesday, October 14, 2020 at 12:02 p.m.** and was conducted by means of communications media technology telephone pursuant to Executive Orders issued by Governor DeSantis and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum:

Liane Sholl	Board Supervisor, Chairman
Megan McNeil	Board Supervisor, Vice-Chairman
Susan Fischer	Board Supervisor, Assistant Secretary
Scott Page	Board Supervisor, Assistant Secretary
Michael Scanlon	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Company, Inc.
Aimee Brandon	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley, Robin, & Vericker
Tonja Stewart	District Engineer, Stantec
Kelly Klukowski	Amenity Services Coordinator, RASI
Bryan Schaub	Field Services Manager, Rizzetta & Company, Inc.
Jeff Collier	Representative, Lennar
Kelly Evans	Representative, Lennar
Jason Liggett	Representative, LMP
Jason Diogo	Representative, Solitude

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Brandon called the meeting to order and performed roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

The Board heard audience comments regarding; landscaping mowers that access the pond through back yards causing turf damage, and inquired about the Duke Energy easement in Provence.

52 **THIRD ORDER OF BUSINESS** **Update on Standard Pacific Parcel N**
53 **Project**

54
55 The Board received an update from Mr. Vivek Babbar for the Standard Pacific
56 Parcel N Project.
57

On a Motion by Ms. Fischer, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved the Standard Pacific Parcel N project in substantial form, for the Meadow Pointe IV Community Development District.

58
59 **FOURTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**
60 **of Supervisors' Regular Meeting held**
61 **on September 9, 2020**
62

On a Motion by Mr. Scanlon, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the minutes, of the Board of Supervisors' meeting held on September 9, 2020, for the Meadow Pointe IV Community Development District.

63
64 **FIFTH ORDER OF BUSINESS** **Consideration of Operation and**
65 **Maintenance Expenditures for August**
66 **2020**
67

68 Mr. Cox presented the August 2020 Operation and Maintenance Expenditure
69 Report to the Board. The Board requested detailed reporting for gate maintenance as it
70 pertains to the maintenance plan.
71

On a Motion by Ms. Sholl, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved to ratify the payment of invoices in the Operations and Maintenance Expenditures report for August 2020 (\$125,579.63) for the Meadow Pointe IV Community Development District.

72
73 **SIXTH ORDER OF BUSINESS** **Discussion of Workshop**
74

75 The Board members selected Liane Sholl to remain as Chairman and Megan
76 McNeil to remain as Vice-Chairman as well as named the remaining Board members as
77 Assistant Secretaries along with Mr. Greg Cox.
78

On a Motion by Ms. Sholl, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved to adopt Resolution 2020-10; Re-Designating Officers, for the Meadow Pointe IV Community Development District.

79
80 **SEVENTH ORDER OF BUSINESS** **Update on Standard Pacific's Parcel N**
81 **Project**
82

83 The Board continued discussion from the CDD/HOA Workshop meeting that was
84 held on Wednesday, October 7, 2020. The Board discussed in more detail the following
85 topics; Windsor/SR56 discussion was tabled until actual cost can be obtained for the
86 entire project, Clean/Pressure Wash Gutters (Mr. Scott Page suggested getting pricing
87 for pressure washing gutters), Fence/Barrier for Provence (Ms. Sholl requested a Duke

88 Energy update), MPIV-A & CDD Easement Agreement (Mr. Page suggested getting
89 specific pricing and breakdown cost for each neighborhood to ensure proper and correct
90 coding/costs are being applied for accounting purposes), Easement encroachment off
91 Fox Ridge, and action items were recapped.

92
93 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2021-01;**
94 **Street Tree Policy**
95

96 The Board discussed the Resolution 2021-01 for Street Tree Policies presented by
97 Mr. Page.
98

On a Motion by Ms. McNeil, seconded by Mr. Scanlon, with all in favor, the Board of Supervisors approved to adopt Resolution 2021-01; Street Tree Policy to include specific language be added to exhibit B pertaining to resident responsibility of tree maintenance, for the Meadow Pointe IV Community Development District.

99
100 **NINTH ORDER OF BUSINESS** **Discussion of Re-Opening Amenities**
101

102 Mr. Cox discussed Re-Opening Amenities and suggest to leave current
103 procedures in place and the Board agreed.
104

105 **TENTH ORDER OF BUSINESS** **Consideration of Amenity Services**
106 **Proposal**
107

On a Motion by Ms. McNeil, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved Amenity Services proposal, as presented, for the Meadow Pointe IV Community Development District.

108
109 **ELEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2021-02;**
110 **Re-Designating Assistant Secretaries**
111

On a Motion by Ms. Sholl, seconded by Mr. Scanlon, with all in favor, the Board of Supervisors approved to adopt Resolution 2021-02; Re-Designating Assistant Secretaries, for the Meadow Pointe IV Community Development District.

112
113 **TWELFTH ORDER OF BUSINESS** **Staff Reports**
114

115 A. District Counsel
116
117 The Board received a District Counsel update from Mr. Vivek Babbar.
118

119 B. District Engineer
120
121 The Board received District Engineer update from Ms. Tonja Stewart. Ms.
122 Stewart discussed the 2021 maintenance plan and updates on sidewalk and
123 gutter repair projects.
124
125
126
127

128 C. Field Inspection Report

129
130 The Board received an update from Mr. Bryan Schaub, Rizzetta Field
131 Services, regarding his Field Inspection report.
132

133 D. Aquatic Maintenance

134
135 The Board reviewed the aquatic maintenance report from Solitude.

136
137 Mr. Cox discussed the Wetland Mitigation Monitoring Report with the
138 Board.
139

140 E. Amenity Management

141
142 The Board reviewed the Amenity Management report.
143

144 F. District Manager

145
146 The Board received a District Manager update from Mr. Cox. He reminded
147 the Board that the next meeting was scheduled for November 11, 2020 at
148 5:00 p.m. He noted that the CDD meeting in November will most likely be
149 in person and that it is not expected for the Governor to extend the executive
150 order.
151

152 **THIRTEENTH ORDER OF BUSINESS**

Audience Comments

153
154 There were no audience comments.
155

156 **FOURTEENTH ORDER OF BUSINESS**

Supervisor Requests

157
158 Mr. Scanlon asked for clarification of the election process pertaining to his seat on
159 the Board.
160

161 Mr. Page referenced an earlier comment from an audience member regarding
162 removal of street trees.
163

164 **FIFTEENTH ORDER OF BUSINESS**

Adjournment

165

On a Motion by Ms. McNeil, seconded by Ms. Fischer, with all in favor, the Board of Supervisors adjourned the meeting at 4:17 p.m. for the Meadow Pointe IV Community Development District.

166
167
168 _____
169 Assistant Secretary

166
167
168 _____
169 Chairman/Vice Chairman

170

Tab 2



**MEADOW
POINTE**

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 - 813-994-1001 -
Meadowpointe4cdd.org

**Operations and Maintenance Expenditures
September 2020
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2020 through June 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$154,159.79**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant
Secretary

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

Liane Sholl
Chairman

Megan McNeil
Vice Chairman

Scott Page
Supervisor

Michael Scanlon
Supervisor

Susan A. Fischer
Supervisor

Aimee Brandon
District Manager

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alliance Fire & Safety, Inc.	004274	68321	Inspection 07/20	\$ 58.00
Clean Sweep Supply Co., Inc.	004318	00209401	Supplies 06/20	\$ 37.28
Clean Sweep Supply Co., Inc.	004318	00210619	Supplies 09/20	\$ 69.00
CRT Services Inc.	004275	2030119	IT Services 08/20	\$ 289.98
DCSI, Inc.	004285	27537	Gate CCTV Warranty- Shellwood, Parkmonte, Whinsenton 09/20	\$ 98.97
DCSI, Inc.	004285	27562	Gate Warranty Windsor, Meridian, Provence, MPN Enclave 09/20	\$ 545.00
Ecological Consultants, Inc.	004319	11852	22nd Semi Annual Monitoring Report & Maint. Parcel AA 09/20	\$ 2,550.00
Egis Insurance Advisors LLC	004309	11372	General Liability/Property/POL Insurance 10/01/20-10/01/21	\$ 24,358.00
Fitness Logic, Inc.	004310	96626	Biannual General Maintenance & Cleaning of Equipment 07/20	\$ 155.00
Florida Department of Revenue	004298	61-8015577602-6 08/20	Sales & Use Tax 08/20	\$ 43.18
Frontier Communications of Florida	004286	813-973-3003-101308-5 08/20	Clubhouse FIOS Service 08/20	\$ 466.04
Jennifer L. Sholl	004296	LS070820	Board of Supervisors Meeting 07/08/20	\$ 200.00
Jennifer L. Sholl	004306	LS090920	Board of Supervisors Meeting 09/09/20	\$ 200.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jerry Richardson	004316	1412	Monthly Hog Removal Service 09/20	\$ 1,200.00
Landscape Maintenance Professionals, Inc.	004287	154923	Fertilize Bahia & St. Augustine 08/20	\$ 1,060.00
Landscape Maintenance Professionals, Inc.	004287	154924	Pest Control 08/20	\$ 330.00
Landscape Maintenance Professionals, Inc.	004320	154721	Monthly Grounds Maintenance & Addendum 1 09/20	\$ 12,997.34
Meadow Point North	004311	091920 Reimburse	MPN Reimbursement for Costs Paid by HOA	\$ 15,375.00
Meadow Pointe IV CDD	CD261	Debit Card	Debit Card Replenishment	\$ 294.45
Megan McNeil	004294	MM070820	Board of Supervisors Meeting 07/08/20	\$ 200.00
Megan McNeil	004299	MM090920	Board of Supervisors Meeting 09/09/20	\$ 200.00
Michael J Scanlon	004305	MS090920	Board of Supervisors Meeting 09/09/20	\$ 200.00
Navitas Credit Corporation	004300	40257864 09/20	Security Systems 09/20	\$ 977.54
Outsmart Pest Management Inc.	004312	27963	Pest Control Service 09/20	\$ 51.00
Pasco County Utilities	004276	Pasco Water Summary 07/20	Pasco Water Summary 07/20	\$ 2,330.02
Pasco County Utilities	004321	Pasco Water Summary 08/20	Pasco Water Summary 08/20	\$ 1,976.18

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco Sheriff's Office	004288	090120	Law Enforcement Services Installment #12 09/20	\$ 8,713.33
Rizzetta & Company, Inc.	004277	INV0000052597	District Management Fees 09/20	\$ 5,987.50
Rizzetta & Company, Inc.	004302	INV0000052651	Excess Meeting Time 09/20	\$ 262.50
Rizzetta Amenity Services, Inc.	004289	INV00000000007869	Amenity Management Services 08/20	\$ 7,869.78
Rizzetta Amenity Services, Inc.	004289	INV00000000007901	Amenity Management Services 09/20	\$ 9,228.73
Rizzetta Amenity Services, Inc.	004313	INV00000000007933	Out Of Pocket Expenses 08/20	\$ 159.16
Rizzetta Amenity Services, Inc.	004322	INV00000000007961	Amenity Management Services 09/20	\$ 7,706.02
Rizzetta Technology Services, LLC	004278	INV0000006233	Website Hosting Services 09/20	\$ 100.00
Romaner Graphics	004280	20130	Replace Dumpster Latch 08/20	\$ 110.00
Romaner Graphics	004280	20131	Check Storm Drains 08/20	\$ 250.00
Romaner Graphics	004304	20157	Repair Fitness Center Tiles 09/20	\$ 110.00
Romaner Graphics	004304	20158	Repair Light Bracket 09/20	\$ 100.00
Romaner Graphics	004315	20161	ADA Dome for Mailbox 09/20	\$ 350.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Romaner Graphics	004324	20167	Level Pavers at Clubhouse 09/20	\$ 600.00
Rust-Off Inc.	004325	27460	Monthly Rust Prevention - Maintenance 09/20	\$ 195.00
Scott W Page	004295	SP070820	Board of Supervisors Meeting 07/08/20	\$ 200.00
Scott W Page	004301	SP090920	Board of Supervisors Meeting 09/09/20	\$ 200.00
Site Masters of Florida, LLC	004281	082820-1	Removed & Replaced Curb 08/20	\$ 4,000.00
Solitude Lake Management LLC	004326	PI-A00469425	Monthly Aquatic Maintenance 09/20	\$ 4,340.00
Southern Automated Access Services LLC	004279	8349	Gate Repairs Meridian 08/20	\$ 95.00
Southern Automated Access Services LLC	004279	8350	Gate Repairs Provence 08/20	\$ 95.00
Southern Automated Access Services LLC	004279	8351	Gate Repairs Meridian 08/20	\$ 95.00
Southern Automated Access Services LLC	004279	8364	Gate Repairs Provence 08/20	\$ 95.00
Southern Automated Access Services LLC	004290	8373	Gate Repairs Meridian 08/20	\$ 99.00
Southern Automated Access Services LLC	004290	8374	Gate Repairs Meridian 08/20	\$ 95.00
Southern Automated Access Services LLC	004303	8386	Gate Repairs Meridian 09/20	\$ 190.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Southern Automated Access Services LLC	004303	8387	Gate Repairs Parkmonte 09/20	\$ 95.00
Southern Automated Access Services LLC	004303	8388	Gate Repairs Enclave 09/20	\$ 286.50
Southern Automated Access Services LLC	004303	8410	Gate Repairs Circuit Board Meridian 09/20	\$ 786.28
Southern Automated Access Services LLC	004314	8417	Gate Repairs Enclave 09/20	\$ 47.50
Southern Automated Access Services LLC	004314	8418	Gate Repairs Whinsenton 09/20	\$ 47.50
Southern Automated Access Services LLC	004314	8424	Gate Repairs Keypad 09/20	\$ 95.00
Southern Automated Access Services LLC	004314	8425	Gate Repairs MP North 09/20	\$ 95.00
Southern Automated Access Services LLC	004323	8492	Enable All Cards 09/20	\$ 95.00
Southern Automated Access Services LLC	004323	8493	Gate Repairs Parkmonte 09/20	\$ 520.00
Southern Automated Access Services LLC	004323	8498	Gate Repairs Meridian 09/20	\$ 95.00
Southern Automated Access Services LLC	004323	8499	Gate Repairs Enclave 09/20	\$ 229.60
Southern Automated Access Services LLC	004323	Southern Phone Summary 09/20	Southern Phone Summary 09/20	\$ 369.60
Straley Robin Vericker	004282	18774	General Legal Services 08/20	\$ 1,755.65

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Straley Robin Vericker	004327	18842	General Legal Services 09/20	\$ 2,594.15
Suncoast Pool Service	004328	6573	Pool Supplies Maintenance 09/20	\$ 1,145.00
Susan A. Fischer	004293	SF070820	Board of Supervisors Meeting 07/08/20	\$ 200.00
Susan A. Fischer	004297	SF090920	Board of Supervisors Meeting 09/09/20	\$ 200.00
TECO	004283	221006228235 08/20	Oldwoods Ave Street Light Service 08/20	\$ 822.50
TECO	004329	221006228235-08/20	Oldwoods Ave Street Light Service 09/20	\$ 1,117.87
Times Publishing Company	004291	0000104784 08/26/20	Account #107010 Legal Advertising 08/20	\$ 138.40
US Bank	004292	090120 S2012	Trustee Fees Series A-1, A-2, B-1 2012 06/01/20 - 05/31/21	\$ 11,199.75
Waste Connections Of Florida	004284	789693	Waste Disposal Recreation Center 09/20	\$ 70.00
Waste Connections Of Florida	004307	4838011	Waste Disposal Residential Services 08/20	\$ 6,397.44
Waste Connections Of Florida	004308	758272	Waste Disposal Meadow Pointe North 07/20	\$ 489.00
Waste Connections Of Florida	004308	773657	Waste Disposal Meadow Pointe North 08/20	\$ 439.00
Waste Connections Of Florida	004308	789885	Waste Disposal Meadow Pointe North 09/20	\$ 447.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

September 1, 2020 Through September 30, 2020

<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.	004317	Summary 08/20	Summary Bill 08/20	<u>\$ 6,874.05</u>
Report Total				<u>\$ 154,159.79</u>

Tab 4



Gladiator Pressure Cleaning, Inc.

P.O. Box 26574
 Tampa, FL 33623
 Ph: (800) 270-9411 - Fax: (813) 607-6625
 www.gladiatorpressurecleaning.com
 Email: service@gladiatorpc.com



Quote

3578
Date
10/16/2020



Billing Name / Address	
MPIV Clubhouse & Amenities 3902 Meadow Pointe Blvd Wesley Chapel, FL 33543 Attn: Raul Anaya	
Customer Phone	813-973-3003

Item	Description	Qty	Rate	Total
Community	Quote to provide pressure cleaning services to the below named communities. Scope varies slightly per community, but is cleaned using soap and or chlorine as necessary to remove dirt mold and algae. Customer to provide a water source for Gladiator to use for cleaning.			
Clubhouse	Clean sidewalks, curbing, pool deck (including furniture, pergola and columns), pool house, tennis courts and basketball court in the clubhouse area.		2,650.00	2,650.00
Wall / Fence	Meadow Pointe Blvd: Clean both sides of split rail PVC fence along Meadow Pointe Blvd (approximately 2400 ft long) near Smith Rd. Clean fence at pump station and wall.		2,150.00	2,150.00
Community	Provence: Wash sidewalks at and around entrance. Also clean curbing at entrance and any signs or monuments		1,235.00	1,235.00
Community	Meadow Pointe North: Wash both sides of fence, sidewalks, columns, entryway structure and curbing at entrance.		895.00	895.00
Community	Whinsenton Place: Wash sidewalks at and around entrance, including sidewalks from inside gate to stop sign. Also clean curbing at entrance and any signs, columns or monuments. Wash fence at pump station.		525.00	525.00
Community	Parkmonte: Wash sidewalks at and around entrance, including sidewalks from inside gate to stop sign. Also clean curbing at entrance and any signs, columns or monuments		425.00	425.00

For questions, please contact us at (800) 270-9411	Like us on Facebook @Gladiatorpc	 @Gladiatorpc1	Total	
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Terms and Conditions:
COMMERCIAL billing terms are NET 15 days unless stated otherwise.
RESIDENTIAL billing terms are: a) Paid at time of services are rendered or b) Paid in advance if resident is not at the property.
 Quotes are good for 90 days. Customers must provide a suitable water source and make property available to clean.
 Gladiator is a fully insured company and a Certificate of Insurance is available upon request.
 Payments made by credit card over \$500 incur a 4.5% processing fee.

Please return signed document via fax or email to accept "Terms and Conditions" above and to be place on our schedule. Thank you!

Signature _____

Date _____



Gladiator Pressure Cleaning, Inc.

P.O. Box 26574
 Tampa, FL 33623
 Ph: (800) 270-9411 - Fax: (813) 607-6625
 www.gladiatorpressurecleaning.com
 Email: service@gladiatorpc.com

Quote

3578
Date
10/16/2020



Billing Name / Address	
MPIV Clubhouse & Amenities 3902 Meadow Pointe Blvd Wesley Chapel, FL 33543 Attn: Raul Anaya	
Customer Phone	813-973-3003

Item	Description	Qty	Rate	Total
Community	Shellwood Place: Wash sidewalks at and around entrance, including sidewalks from inside gate to stop sign. Also clean curbing at entrance and any signs, columns or monuments		425.00	425.00
Community	Enclave: Wash sidewalks at and around entrance, Also clean curbing at entrance and any signs or monuments		425.00	425.00
Community	Meridian: Wash sidewalks at and around entrance, Also clean curbing at entrance and any signs or monuments		425.00	425.00
Community	Windsor; Wash sidewalks at and around entrance, Also clean curbing at entrance and any signs or monuments		425.00	425.00
Wall / Fence	Pressure clean walls and PVC fence along Meadow Pointe Blvd.		650.00	650.00
Sidewalk and c...	At the entrance to Meridian and Windsor Communities; treat rust stained sidewalks and street gutters with a mild acid solution to remove rust stains. *Please note: The rust removal process is long and tedious. There may be some areas at the sidewalk edge where the grass is burnt, however it will recover.		675.00	675.00

For questions, please contact us at (800) 270-9411	Like us on Facebook @Gladiatorpc	@Gladiatorpc1	Total	\$10,905.00
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RESIDENTIAL billing terms are: a) Paid at time of services are rendered or b) Paid in advance if resident is not at the property.
 Quotes are good for 90 days. Customers must provide a suitable water source and make property available to clean.
 Gladiator is a fully insured company and a Certificate of Insurance is available upon request.
 Payments made by credit card over \$500 incur a 4.5% processing fee.

Please return signed document via fax or email to accept "Terms and Conditions" above and to be place on our schedule. Thank you!

Signature _____ Date _____

Tab 6



Design and Installation of Commercial
And Industrial Fence, Gates, Railing,
Access Controls, and DOT Rail

www.BravoFence.com • 11302 N. Nebraska Ave., Tampa, FL 33612 • Phone: (813) 885-2777 • Fax: (813) 885-2444

Date: 10/28/20
Project: Windsor Community - Bike Path Fencing
Drawings:
Location: Meadow Pointe IV, Zephyrhills, FL

Client: Rizzetta & Company
Contact: Aimee Brandon
Phone: 813-994-1001 ext. 2285

We are pleased to offer the following supply & install proposal for:

Windsor Community - Bike Path Fencing

	Units	Unit Price	Extended
Chain Link Fencing			
6' High Chain Link Fence - Black Vinyl Coated - 2" Mesh, 11 Gauge, Schedule 40 - With 1 5/8" Top Rail - Set in Concrete Footer, in Dirt	LF	90 \$ 20.85	\$ 1,876.50
6' High x 12' Wide Double Swing Gate, with Standard Chain Link Hardware	EA	1 \$ 1,180.00	\$ 1,180.00

BID TOTAL \$ 3,056.50

Additional Conditions:

- Due to volatility of material costs, bids are valid for 30 days.
- LEED Certification, Certified Payroll, and Buy American are excluded unless otherwise specified.
- All jobs are subject to site and plan review prior to contract; proposed pricing is based on all items listed.
- Pricing is based on information provided, and are subject to final field measurements.
- Bids exclude bonding costs, engineer calculations and permits unless otherwise indicated herein.
- Underground utilities / water lines are responsibility of Owner. Bravo to order Sunshine locates.
- All lines shall be cleared, graded and staked prior to work start.
- All work is to be performed under (1) mobilization; add'l mobilizations will be billed at \$300.00 per occurrence.
- All designs and installations are approved by Owner.
- Access to fence lines for concrete trucks may be required.

Please do not hesitate to contact me with any questions or comments. Should you accept this proposal, please sign below and fax back to the number listed above. Our receipt of your signature will serve as authorization and notice to proceed. The attached standard terms & conditions will apply. We appreciate the opportunity to be of service to you.

Sincerely,
Grisel Cabezas
Project Estimator

Customer Name:
Signature:
Date:

STANDARD TERMS AND CONDITIONS

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A 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.

Application of Terms and Conditions: The terms and conditions set forth in these Standard Terms and Conditions (these "Terms and Conditions") shall govern and apply to all purchases of materials and services provided by Bravo Fence to its customers. By signing the Acceptance of Proposal on the front of this Contract Customer expressly agrees to these Terms and Conditions.

Credit and Engineering Approval: Bravo Fence reserves the right to make performance under this Contract contingent upon receipt of approval from its credit department and its engineering representative. If for any reason the Contract is disapproved by its credit department or engineering representative, then Bravo Fence shall refund to Customer any amount paid under this Contract, and the Contract will thereafter be null and void and of no further effect.

Fence Line Designation and Hold Harmless: Customer hereby assumes full responsibility for locating and staking the line upon which the fence materials are to be installed and Customer agrees to defend and hold harmless and indemnify Bravo Fence from and against all claims, liabilities, and expenses for injury, death, or damage to persons or property, trespass, and all other damage or loss arising out of the installation or location of the fence materials. Further, Bravo Fence shall not be responsible for damage to sod or landscaping that is not reasonably avoidable in the access or fence installation processes. All excess materials will remain the property of and be returned to Bravo Fence.

Underground Conditions: Customer is solely responsible for all underground obstructions, including without limitation sprinkler lines and utility lines. Bravo Fence reserves the right to pass onto the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this Contract.

Warranties: All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard industry practices. Warranties as to material shall be limited to the manufacturer's warranties. Bravo Fence hereby disclaims all other warranties, express or implied.

Force Majeure: Bravo Fence shall not be responsible or liable for any delay, damage, or default under this Contract occasioned by war, strikes, shortages of labor, material, or transportation, acts of civil or military authorities, weather or other Acts of God, or other causes beyond the reasonable control of Bravo Fence, the Customer hereby waiving any such claim.

Cancellation or Delay of Job by Customer: If the work contemplated under this Contract ("the work") is cancelled by Customer with at least 48 hours notice, Bravo Fence shall return within 10 days any deposit monies less the cost of any custom materials. If the work is cancelled by Customer with less than 48 hours notice, Bravo Fence shall return within 10 days any deposit monies less the cost of any custom materials less a \$100 cancellation charge. If the work is delayed or cancelled by Customer once the crew has delivered the fencing material, Bravo Fence will charge Customer \$20.00 per man hour for the time actually worked by its employees or subcontractors.

Payment, Remedies, and Collection Costs: Bravo Fence reserves the right to require advance payment for all materials to be provided under the Contract at the time the Contract is signed or otherwise before initiating work. All remaining sums owed by Customer must be paid within 7 days after job completion. Failure to make timely payment pursuant to this paragraph shall entitle Bravo Fence to (1) charge interest on the unpaid amount at the lower of (a) 1.5% per month or (b) the maximum rate of interest allowed by law, (2) file a Claim of Lien against the property on which the work was conducted, and (3) repossess all materials used on the jobsite without recourse. All material shall remain the property of Bravo Fence until all amounts due from Customer are fully paid. If Bravo Fence is required to initiate legal action of any kind upon a default by Customer, Customer agrees to pay all attorney's fees and costs incurred by Bravo Fence.

Entire Agreement: This Contract constitutes the entire agreement between Customer and Bravo Fence relating to the services contemplated herein and the Contract may only be amended by a written agreement signed by Customer and Bravo Fence.

END OF DOCUMENT