



Rizzetta & Company

# **Willow Walk Community Development District**

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**Board of Supervisors' Meeting  
March 5, 2020**

**District Office:  
9530 Marketplace Road, Suite 206  
Fort Myers, Florida 33912  
(239) 936-0913**

**[www.willowwalkcdd.org](http://www.willowwalkcdd.org)**

# **WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT**

Trevesta Clubhouse, 6210 Trevesta Place, Palmetto, Florida 34221

<b>Board of Supervisors</b>	Jim Harvey Greg Meath Troy Simpson Paul Martin David Truxton	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Belinda Blandon	Rizzetta & Company, Inc.
<b>District Counsel</b>	Jere Earlywine	Hopping Green & Sams, P.A.
<b>District Engineer</b>	Matt Morris	Morris Engineering

**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 (239) 936-0913. 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.

**WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE • 9530 MARKETPLACE ROAD • SUITE 206 • FORT MYERS, FLORIDA 33912**  
[WWW.WILLOWWALKCDD.ORG](http://WWW.WILLOWWALKCDD.ORG)

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February 26, 2020

Board of Supervisors  
**Willow Walk Community  
Development District**

**AGENDA**

Dear Board Members:

The special meeting of the Board of Supervisors of Willow Walk Community Development District will be held on **Thursday, March 5, 2020 at 10:30 a.m.** at the Trevesta Clubhouse located at 6210 Trevesta Place, Palmetto, Florida 34221. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on November 7, 2019..... Tab 1
  - B. Consideration of the Operations and Maintenance Expenditures for the Months of October, November and December 2019 and January 2020..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Consideration of Agreement Between the Willow Walk CDD and the Willow Walk HOA Regarding Drainage Easement Installations ..... Tab 3
  - B. Consideration of Proposals for Amenity Center Access Control..... Tab 4
  - C. Consideration of Field Services Proposal..... Tab 5
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (239) 936-0913.

Very truly yours,

*Belinda Blandon*

Belinda Blandon  
District Manager

cc: Jere Earlywine, Hopping Green & Sams

# Tab 1





44 **FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Continued Board of Supervisors  
Meeting held on August 28, 2019**

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Mr. Roethke presented the minutes of the Continued Board of Supervisors meeting held on August 28, 2019 and asked if there were any questions, comments or revisions to the minutes. There were none.

On a Motion by Mr. Truxton, seconded by Mr. Martin, with all in favor, the Board Approved the Minutes of the Continued Board of Supervisors Meeting held on August 28, 2019, for the Willow Walk Community Development District.

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53 **FIFTH ORDER OF BUSINESS**

**Consideration of the Operations and  
Maintenance Expenditures for the  
Months of July, August, and  
September 2019**

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Mr. Roethke presented the operations and maintenance expenditures for the period of July 1-31, 2019 which totaled \$32,456.71, the period of August 1-31, 2019 which totaled \$29,903.52, and the period of September 1-30, 2019 which totaled \$23,923.69. He asked if there were any questions regarding any item of expenditure. There were none.

On a Motion by Mr. Harvey, seconded by Mr. Martin, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Months of July 2019 (\$32,456.71), August 2019 (\$29,903.52), and September 2019 (\$23,923.69), for the Willow Walk Community Development District.

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65 **SIXTH ORDER OF BUSINESS**

**Ratification of Series 2017 Custody  
Account Requisition 26 Part 2**

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Mr. Roethke provided an overview of the requisition and asked if there were any questions. There were none.

On a Motion by Mr. Harvey, seconded by Mr. Martin, with all in favor, the Board Ratified Series 2017 Custody Account Requisition 26 Part 2, for the Willow Walk Community Development District.

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72 **SEVENTH ORDER OF BUSINESS**

**Consideration of Passarella and  
Association Proposal for GIS Services**

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Mr. Roethke provided an overview of the proposal advising that the total cost is \$10,000.00; he advised there is not a budget line item for this service.

On a Motion by Mr. Paul, seconded by Mr. Harvey, with all in favor, the Board Approved the Passarella & Associates Proposal for GIS Services, in the Amount of \$10,000.00, for the Willow Walk Community Development District.

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**EIGHTH ORDER OF BUSINESS**

**Presentation of Amended Budget for Fiscal Year 2018/2019 and Consideration of Resolution 2020-01, Adopting an Amended Budget for Fiscal Year 2018/2019**

Mr. Roethke provided an overview of the amended budget for fiscal year 2018/2019 advising that expenditures exceeded revenue by \$4,826.00 primarily due to landscape maintenance of new areas added. He asked if there were any questions. There were none.

On a Motion by Mr. Harvey, seconded by Mr. Martin, with all in favor, the Board Adopted Resolution 2020-01, Amending the Budget for Fiscal Year 2018/2019, for the Willow Walk Community Development District.

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**NINTH ORDER OF BUSINESS**

**Review and Discussion of Memorandum Regarding Revised Rules of Procedure and Consideration of Resolution 2020-02, Setting a Public Hearing on the Rules of Procedure**

Mr. Earlywine reviewed a memorandum with the Board regarding the updated Rules of Procedure and asked if there were any questions. There were none.

On a Motion by Mr. Harvey, seconded by Mr. Martin, with all in favor, the Board Adopted Resolution 2020-02, Setting a Public Hearing on the Rules of Procedure for Thursday, February 6, 2020 at 9:45 a.m. to be held at the Trevesta Clubhouse, 6210 Trevesta Place, Palmetto, Florida 34221, for the Willow Walk Community Development District.

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**TENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Earlywine advised he had no report.
- B. District Engineer  
Ms. Tumolo advised she had no report.

112 C. District Manager  
113 Mr. Roethke advised the next meeting of the Board of Supervisors is  
114 scheduled for Thursday, February 6, 2020 at 9:45 a.m.

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116 Mr. Roethke advised that a new contract is in place for lake maintenance  
117 with Solitude Lake Management.

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119 **ELEVENTH ORDER OF BUSINESS** **Supervisor Requests and Audience**  
120 **Comments**

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122 Mr. Roethke opened the floor for Supervisor requests and comments. There were  
123 none.

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125 **TWELFTH ORDER OF BUSINESS** **Adjournment**

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127 Mr. Roethke stated there was no further business to come before the Board and  
128 asked for a motion to adjourn the meeting.

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On a Motion by Mr. Truxton, seconded by Mr. Martin, with all in favor, the Board adjourned the meeting at 10:06 a.m., for the Willow Walk Community Development District.
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Secretary / Assistant Secretary  
Ojhn

\_\_\_\_\_  
Chairman / Vice Chairman

# Tab 2

# WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FT. MYERS, FL 33912

## Operation and Maintenance Expenditures October 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2019 through October 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$40,381.53**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Willow Walk Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2019 Through October 31, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
KBR Pool Service	000437	SCC-8556	Weekly Commercial Pool Service 09/19	\$ 1,140.00
Main Gate Enterprises, Inc.	000438	14981	Pool Gate Repair 09/19	\$ 170.00
Manatee County Utilities Department	000442	277353-152145 09/19	4220 Lindever LN 09/19	\$ 428.39
Peace River Electric Cooperative, Inc	000443	Peace River Summary 09/19	Peace River Summary 09/19	\$ 1,925.00
Regions Bank Corporate Trust	000439	73091	Trustee Fees Series 2017 05/01/19-04/30/20	\$ 3,500.00
Spearem Enterprise LLC	000444	3991	Restroom Cleaning Svc 09/19	\$ 515.00
Spearem Enterprise LLC	000444	3992	Pressure Wash Bi-Weekly Svc 09/19	\$ 120.00
Sun State Landscape Management, Inc.	000440	26370	Monthly Maintenance Phase 1 C NE Wall 09/19	\$ 620.14
Sun State Landscape Management, Inc.	000440	26371	Landscape Maintenance 09/19	\$ 11,010.96
Sun State Landscape Management, Inc.	000440	26372	Monthly Maintenance PH2 Buffer A&D 09/19	\$ 3,271.60

# Willow Walk Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2019 Through October 31, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sun State Landscape Management, Inc.	000441	26595	Landscaping - Plant Replacement 09/19	\$ 1,404.00
Sun State Landscape Management, Inc.	000441	26888	Monthly Maintenance Phase 1 C NE Wall 10/19	\$ 620.14
Sun State Landscape Management, Inc.	000441	26889	Landscape Maintenance 10/19	\$ 11,010.96
Sun State Landscape Management, Inc.	000441	26890	Monthly Maintenance PH2 Buffer A&D 10/19	\$ 3,271.60
Sun State Landscape Management, Inc.	000441	26891	Monthly Maintenance Phase @ Buffer C 10/19	<u>\$ 1,373.74</u>
Report Total				<u>\$ 40,381.53</u>



# WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FT. MYERS, FL 33912

## Operation and Maintenance Expenditures November 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2019 through November 30, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$8,237.09**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Willow Walk Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2019 Through November 30, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bradenton Herald	000447	0004426748	Account #663577 - Legal Advertisement 10/25/19	\$ 91.26
Florida Department of Economic Opportunity	000452	74620	Special District Fee FY 19/20	\$ 175.00
Hopping Green & Sam P.A.	000445	110149	Legal Services 08/19	\$ 1,723.42
Hopping Green & Sam P.A.	000445	110550	Legal Services 09/19	\$ 455.00
KBR Pool Service	000453	SCC-8750	Weekly Commercial Pool Service 10/19	\$ 1,140.00
Manatee County Utilities Department	000448	277353-152145 10/19	4220 Lindever LN 10/19	\$ 491.75
Peace River Electric Cooperative, Inc	000454	Peace River Summary 10/19	Peace River Summary 10/19	\$ 1,998.00
Rizzetta Technology Services	000446	INV0000004745	Email/Web Hosting Services 10/19	\$ 100.00
Rizzetta Technology Services	000449	INV0000004829	Email/Web Hosting Services 11/19	\$ 100.00
Solitude Lake Management	000450	PI-A00309034	Lake and Pond Management 10/01/19-12/31/19	\$ 100.00

# Willow Walk Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2019 Through November 30, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Spearem Enterprise LLC	000451	4026	Restroom Cleaning Svc 10/19	\$ 515.00
Spearem Enterprise LLC	000451	4038	Pressure Wash Bi-Weekly Svc 10/19	\$ 120.00
Spearem Enterprise LLC	000451	4044	Repaired Toilet Paper holder and Base Board 11/19	\$ 80.00
Spearem Enterprise LLC	000451	4049	Restroom Cleaning Svc 10/19	\$ 515.00
Sun State Landscape Management, Inc.	000455	27059	Qrtly Irrigation Inspection Repairs 10/19	<u>\$ 632.66</u>
Report Total				<u>\$ 8,237.09</u>

# WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FT. MYERS, FL 33912

## Operation and Maintenance Expenditures December 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2019 through December 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$74,100.89**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Willow Walk Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2019 Through December 31, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquatic Systems, Inc.	000456	0000457941	Monthly Lake and Wetland Services 10/19	\$ 1,571.00
Aquatic Systems, Inc.	000460	0000457942	Monthly Mitigation 10/19	\$ 1,267.00
Aquatic Systems, Inc.	000460	0000460840	Monthly Lake and Wetland Services 11/19	\$ 1,571.00
Aquatic Systems, Inc.	000460	0000460841	Monthly Mitigation 11/19	\$ 1,267.00
Campus Suite	000463	17616	Onboarding of ADA Compliant Website	\$ 2,325.00
Cardno, Inc.	000461	282714	Quarterly Preserve Maintenance Through 10/25/19	\$ 1,325.00
Florida Stair Lift Guys	000459	000072	Pool Lift 12/19	\$ 1,650.00
Hopping Green & Sam P.A.	000462	111181	Legal Services 10/19	\$ 250.00
KBR Pool Service	000457	SCC-8917	Chemical Feeder Pump 10/19	\$ 515.00
KBR Pool Service	000464	SCC-8964	Weekly Commercial Pool Service 11/19	\$ 1,140.00

# Willow Walk Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2019 Through December 31, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
KBR Pool Service	000464	SCC-9104	New Saftey Line with Buoys 11/19	\$ 85.00
KBR Pool Service	000464	SCC-9141	Weekly Commercial Pool Service 12/19	\$ 1,140.00
Main Gate Enterprises, Inc.	000458	15108	Pool Gate Repair 10/19	\$ 194.98
Main Gate Enterprises, Inc.	000458	15216	Pool Gate Repair 10/19	\$ 280.00
Main Gate Enterprises, Inc.	000465	15376	Pool Gate Repair 11/19	\$ 505.00
Manatee County Utilities Department	000472	277353-152145 11/19	4220 Lindever LN 11/19	\$ 427.64
Morris Engineering and Consulting, LLC	000473	WWCDD-42	Engineering Service 11/19	\$ 375.00
Mr. AC Cooling & Heating Inc.	000467	4293	Thermostate Repair 11/19	\$ 121.00
Mr. AC Cooling & Heating Inc.	000467	4301	Thermostate Repair - Return Visit 11/19	\$ 399.40
Mr. Pressure Cleaning	000466	000	Pressure Clean Amenity Center 11/19	\$ 2,000.00

# Willow Walk Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2019 Through December 31, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Peace River Electric Cooperative, Inc	000474	Peace River Summary 11/19	Peace River Summary 11/19	\$ 1,966.00
Rizzetta & Company, Inc.	000468	INV0000043683	Assessment Roll FY 19/20	\$ 5,000.00
Rizzetta & Company, Inc.	000468	INV0000043803	District Management Fees 10/19	\$ 3,958.33
Rizzetta & Company, Inc.	000468	INV0000044424	District Management Fees 11/19	\$ 3,958.33
Rizzetta & Company, Inc.	000468	INV0000045124	District Management Fees 12/19	\$ 3,958.33
Rizzetta Technology Services	000469	INV0000004913	Email/Web Hosting Services 12/19	\$ 100.00
Solitude Lake Management	000475	PI-A00328433	Lake and Pond Management 12/01/19-12/31/19	\$ 1,267.00
Solitude Lake Management	000475	PI-A00328434	Lake and Pond Management 12/01/19-12/31/19	\$ 1,571.00
Spearem Enterprise LLC	000470	4064	Repaired Changing Table and Partian Wall 11/19	\$ 160.00
Spearem Enterprise LLC	000470	4075	Restroom Cleaning Svc 11/19	\$ 515.00

# Willow Walk Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2019 Through December 31, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Spearem Enterprise LLC	000470	4084	Installed 6 Soap Dispensers 12/19	\$ 685.00
Sun State Landscape Management, Inc.	000471	27449	Monthly Maintenance Phase 1 C NE Wall 11/19	\$ 620.14
Sun State Landscape Management, Inc.	000471	27450	Landscape Maintenance 11/19	\$ 11,010.96
Sun State Landscape Management, Inc.	000471	27451	Monthly Maintenance PH2 Buffer A&D 11/19	\$ 3,271.60
Sun State Landscape Management, Inc.	000471	27452	Monthly Maintenance PH2 Buffer C 11/19	\$ 1,373.74
Sun State Landscape Management, Inc.	000471	27852	Monthly Maintenance Phase 1 C NE Wall 12/19	\$ 620.14
Sun State Landscape Management, Inc.	000471	27853	Landscape Maintenance 12/19	\$ 11,010.96
Sun State Landscape Management, Inc.	000471	27854	Monthly Maintenance PH2 Buffer A&D 12/19	\$ 3,271.60
Sun State Landscape Management, Inc.	000471	27855	Monthly Maintenance PH2 Buffer C 12/19	<u>\$ 1,373.74</u>



# Willow Walk Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2019 Through December 31, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Report Total				<u>\$ 74,100.89</u>

# WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FT. MYERS, FL 33912

## Operation and Maintenance Expenditures January 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2020 through January 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$56,748.92**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Willow Walk Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2020 Through January 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bellmore Electric, Inc.	000489	7767	Electrical Repairs 12/19	\$ 890.00
Bradenton Herald	000494	0004515625	Account #663577 - Legal 01/08/20 Advertisement 01/08/20	\$ 83.07
Bradenton Herald	000494	0004515634	Account #663577 - Legal 01/09/20 Advertisement 01/09/20	\$ 145.08
Campus Suite	000477	17906	Onboarding of ADA Compliant Website 10/19	\$ 1,537.50
Fields Consulting Group, LLC	000499	2140	New Signage 01/20	\$ 630.00
Hopping Green & Sam P.A.	000476	111833	Legal Services 11/19	\$ 887.50
Island Property Maintenance and JAC	000478	121519	Amenity Center Repair to Bathroom 12/19	\$ 1,341.00
	000481	12082019	Clean out of Drains 12/19	\$ 195.00
KBR Pool Service	000482	SCC-9316	Weekly Commercial Pool Service 01/20	\$ 1,140.00
Main Gate Enterprises, Inc.	000486	15470	Pool Gate Repair 01/20	\$ 277.35
Manatee County Sheriff's Office	000479	38778	Security Service 12/19	\$ 180.00
Manatee County Sheriff's Office	000487	38867	Security Service 12/19	\$ 2,160.00

# Willow Walk Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2020 Through January 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Manatee County Sheriff's Office	000495	38893	Security Service 01/20	\$ 2,340.00
Manatee County Utilities Department	000483	277353-152145 12/19	4220 Lindever LN 12/19	\$ 612.35
Neice Restoration, LLC	000484	10205109	Amenity Bathrooms Painted 12/19	\$ 2,600.00
Passarella & Associates, Inc	000500	19WWC3155	Project #19WWC3155 01/20	\$ 5,610.00
Peace River Electric Cooperative, Inc	000488	Peace River Summary 12/19	Peace River Summary 12/19	\$ 1,835.00
Rizzetta & Company, Inc.	000480	INV0000045788	District Management Fees 01/20	\$ 3,958.33
Rizzetta & Company, Inc.	000496	INV0000046366	Annual Dissemination Fee FY 19/20	\$ 4,500.00
Rizzetta Technology Services	000497	INV0000005344	Email/Web Hosting Services 01/20	\$ 100.00
Solitude Lake Management	000490	PI-A00342751	Lake and Pond Mgmt Aerator Maint. 01/01/20-03/31/20	\$ 100.00
Solitude Lake Management	000490	PI-A00342752	Lake and Pond Management 01/01/20- 01/3/20	\$ 1,267.00
Solitude Lake Management	000490	PI-A00342753	Lake and Pond Management 01/01/20- 01/3/20	\$ 1,571.00
Spearem Enterprise LLC	000491	4093	Replaced Signs to Restroom Doors 01/20	\$ 110.00

# Willow Walk Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2020 Through January 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Spearem Enterprise LLC	000491	4099	Restroom Cleaning Svc 12/19	\$ 515.00
Spearem Enterprise LLC	000491	4100	Pressure Wash Bi-Weekly Svc 12/19	\$ 120.00
Spectrum Aquatics	000493	0225860	Handicapped Pool Lift Repair 01/20	\$ 2,206.00
Sun State Landscape Management, Inc.	000485	28173	Landscaping - River Rock 12/19	\$ 2,725.00
Sun State Landscape Management, Inc.	000485	28174	Landscaping - Plant Replacement 12/19	\$ 530.00
Sun State Landscape Management, Inc.	000492	28280	Monthly Maintenance Phase 1 C NE Wall 01/20	\$ 620.14
Sun State Landscape Management, Inc.	000492	28281	Landscape Maintenance 01/20	\$ 11,010.96
Sun State Landscape Management, Inc.	000492	28282	Monthly Maintenance PH2 Buffer A&D 01/20	\$ 3,271.60
Sun State Landscape Management, Inc.	000492	28283	Monthly Maintenance PH2 Buffer C 01/20	\$ 1,373.74
Sun State Landscape Management, Inc.	000498	28361	Qrtly Irrigation Inspection Repairs	<u>\$ 306.30</u>
Report Total				<u>\$ 56,748.92</u>

# Tab 3

## AGREEMENT REGARDING DRAINAGE EASEMENT INSTALLATIONS

**THIS AGREEMENT REGARDING DRAINAGE EASEMENT INSTALLATIONS** is made and entered into this 5th day of March, 2020, by and between:

**Willow Walk Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in County, Florida, and whose mailing address is c/o Rizzetta & Company, 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 ("**District**"); and

**Willow Walk Community Association, Inc.**, a Florida not-for-profit corporation, whose address is 9428 Camden Field Parkway, Riverview, Florida 33578 ("**Association**").

### RECITALS

**WHEREAS**, the District was established by ordinance adopted by the Board of County Commissioners in and for Manatee County, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the District presently owns various systems, facilities and infrastructure including, but not limited to, stormwater management infrastructure for which the District holds certain drainage easements ("**Drainage Easements**"); and

**WHEREAS**, the Association provides architectural review for residents seeking to install fences and other improvements (together, "**Improvements**") on their property; and

**WHEREAS**, occasionally, a resident provides an application ("**Application**") seeking to install Improvements within the District's Drainage Easements; and

**WHEREAS**, while the installation of Improvements within Drainage Easements is discouraged, the District is amenable to the installation of such Improvements within the Drainage Easements, provided however that the Improvements do not materially interfere with the District's stormwater system or its operations and maintenance activities, and further provided that the District retains the right to remove any such Improvements if the District deems it necessary in its sole discretion to do so; and

**WHEREAS**, to facilitate timely review of Applications to install Improvements, and given past precedent within the community, the Association desires to have authority to review and approve Applications that would allow for the installation of Improvements within Drainage Easements; and

**WHEREAS**, the District is comfortable with the Association having such authority, subject to the terms and provisions of 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. 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. AUTHORIZATION.** The District authorizes the Association to review Applications and approve the installation of Improvements within Drainage Easements, subject to the District's right to rescind such authority at any time, and subject to the right of the District to remove any Improvements at any time in its sole discretion, and subject to the following conditions:

- The Association shall authorize and record against all property within the District a Declaration Amendment including the provisions set forth in **Exhibit A** attached hereto, and represents that it has the power and authority to do so and to effect and enforce the same. The Association represents that such Declaration Amendment will apply retroactively to existing homeowners as well as any future homeowners within the District.
- The Association shall provide to the District a copy of each Application that may potentially affect a Drainage Easement, and shall provide the District with ten (10) days to review the Application prior to any Association approval being granted. Any failure of the District to review an Application shall not be construed as an approval by the District, or otherwise affect the rights set forth herein.
- Prior to granting any Application that would authorize the installation of Improvements within a Drainage Easement, the Association shall determine that such installation shall not have a material effect on the District's stormwater management system.
- Notwithstanding anything to the contrary herein, the District reserves the right to rescind any authorization for the installation of Improvements within a Drainage Easement at any time and in its sole discretion, and accordingly remove the Improvements at the expense of the homeowner.

**SECTION 3. INDEMNIFICATION.** Association agrees to indemnify, defend and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, regulatory penalty, suits or demands by any person, corporation or other entity for injuries, death, property damage or harm of any nature, arising out of, or in connection with, the acts or omissions of the Association, or its officers, employees, and representatives, including litigation or any appellate proceedings with respect thereto. 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, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

**SECTION 4. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature 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 the Doctrine of Sovereign Immunity or by operation of law.

**SECTION 5. DEFAULT.** 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. In the event that either the District or the Association is required to enforce this Agreement by court proceedings or otherwise, then the prevailing



party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 6. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that each party 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 party seeking to enforce the conditions and agreements in refraining from so doing; and further, that the failure of a party 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 7. 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 8. TERMINATION.** Either party may terminate this Agreement for any or no cause upon ten (10) days prior written notice to the other party.

**SECTION 9. ASSIGNMENT.** No party may assign this Agreement without the prior written approval of the other. Any purported assignment without such written consent shall be void.

**SECTION 10. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Association shall be acting as an independent contractor. Neither the Association nor employees of the Association, 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 Association agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Association, if there are any, in the performance of this Agreement. The Association shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Association shall have no authority to represent the District as an agent, employee, or in any other capacity.

**SECTION 11. 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 12. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the District and Association relating to the subject matter of this Agreement.

**SECTION 13. 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 District and the Association.

**SECTION 14. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Association, both the District and the Association have complied with all the requirements of law, and both the District and the Association have full power and authority to comply with the terms and provisions of this instrument.

**SECTION 15. NOTICES.** All notices, requests, consents and other communications under this Agreement (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, certified/registered mail, or overnight delivery service, to the parties, at the addresses first set forth above. 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 Association may deliver Notice on behalf of the District and the Association, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other 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 herein.

**SECTION 16. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Association 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 District and the Association 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 District and the Association and their respective representatives, successors and assigns.

**SECTION 17. APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any dispute shall be in a court of appropriate jurisdiction in Manatee County, Florida.

**SECTION 18. PUBLIC RECORDS.** The Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law. As such, the parties shall comply with any applicable laws regarding public records, including but not limited to the provisions of Section 119.0701, Florida Statutes, the terms of which are incorporated herein.

**SECTION 19. 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 20. ARM’S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Association as an arm's length transaction. The District and the Association 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 21. 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.

**IN WITNESS WHEREOF**, the parties execute this Agreement to be effective the day and year first written above.

**WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

Its: \_\_\_\_\_

**WILLOW WALK COMMUNITY ASSOCIATION, INC.**

By: \_\_\_\_\_

Its: \_\_\_\_\_

**EXHIBIT A:** Proposed Declaration Amendment

**EXHIBIT A  
PROPOSED DECLARATION AMENDMENT**

This instrument was prepared by and upon recording should be returned to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(This space reserved for Clerk)

---

**\_\_\_\_\_ AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WILLOW WALK**

THIS \_\_\_\_\_ AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WILLOW WALK ("**\_\_\_\_\_ Supplement**") is made on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by OK WILLOW WALK LLC, a Florida limited liability company ("**Developer**"), joined by WILLOW WALK COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation ("**Association**").

**RECITALS**

A. The Declaration of Covenants, Conditions and Restrictions for Willow Walk recorded in the Official Records Book 2584, Page 5046 ("**Original Declaration**"), the First Amendment to Declaration of Covenants, Conditions and Restrictions for Willow Walk recorded in the Official Records Book 2597, Page 4775 ("**First Amendment**"), the Second Amendment to Declaration of Covenants, Conditions and Restrictions for Willow Walk was recorded in the Official Records Book 2637, page 5225 ("**Second Amendment**"), the Third Amendment to Declaration of Covenants, Conditions and Restrictions for Willow Walk was recorded in the Official Records Book 2673, Page 2102 ("**Third Amendment**"), the Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Willow Walk was recorded in the Official Records Book 2742, Page 2120 ("**Fourth Amendment**"), the Supplemental Declaration of Covenants, Conditions and Restrictions for Willow Walk (Willow Walk - Phase IIA-IIB-IID) was recorded in the Official Records Book 2742, Page 2126 ("**First Supplement**"), the Amended and Restated Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Willow Walk was recorded in the Official Records Book 2760 Page 1568 ("**Fifth Amendment**"), and the Second Supplemental Declaration and Amendment to the Declaration of Covenants, Conditions and Restrictions for Willow Walk was recorded in the Official Records Book 2781, Page 2230 ("**Second Supplement**") all of the Public Records of Manatee County, Florida (collectively, "**Declaration**").

B. The Developer wishes, in accordance with Article IX of the Declaration, to file of record this \_\_\_\_\_ Amendment for the purpose of addition a provision regarding the installation of improvements within drainage easements to the Declaration.

NOW THEREFORE, the Developer hereby amends the Declaration as set forth herein.

1. Recitals and Defined Terms. The foregoing recitals are true and correct and are incorporated into and form a part of this \_\_\_\_\_ Amendment. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

2. Conflicts. In the event there is a conflict between this \_\_\_\_\_ Amendment and the Declaration, this \_\_\_\_\_ Amendment shall control. Whenever possible, this \_\_\_\_\_ Amendment and the Declaration shall be construed as a single document. Except as modified hereby, the Declaration shall remain in full force and effect.

3. Amendment. The Article II, Property Rights and Common Area, of the Declaration is hereby amended by adding the following provision:

**SECTION \_\_\_\_.** **Installation of Improvements within Drainage Easement.** The CDD owns, operates and maintains the stormwater management system within the community, and holds rights to the drainage easements ("**Drainage Easement**"). It is recommended that fences and other improvements (together, "**Improvements**") not be installed in Drainage Easements. Pursuant to an agreement between the CDD and Association, which may be terminated at any time, the Association may grant permission for an Improvement to be installed in a Drainage Easement, subject to first determining that the installation of the Improvement will not materially affect the District's stormwater management system, and subject to the terms of this section.

The Owner has the following responsibilities:

- a. The Owner shall be fully responsible for the installation and maintenance of the Improvements.
- b. The Owner shall use only licensed and insured contractors to install the Improvements. Further, the Owner shall be responsible for ensuring that the installation and maintenance of the Improvements are conducted in compliance with all applicable laws (including but not limited to building codes, set back requirements, etc.).
- c. Neither the CDD nor the Association has authority to provide all necessary approvals for the installation of the Improvements. Instead, the Owner shall be responsible for obtaining any and all applicable permits and approvals relating to the work.
- d. The Owner shall ensure that the installation and maintenance of the Improvements does not damage any property of CDD or any third party's property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the CDD for such repairs, at the CDD's option.
- e. Owner's exercise of rights hereunder shall not interfere with CDD's rights under the Easement. For example, if the Improvements include a fence, such fence shall be installed within the Easement a few inches higher than ground level, so as not to impede the flow of water, or shall otherwise be constructed so as not to impede the flow of water. Further, the Improvements shall be installed in such a manner as to not interfere with or damage any culvert pipe or utilities that may be located within the Easement. It shall be Owner's responsibility to locate and identify any such stormwater improvements and/or utilities. Further, the Owner shall pay a licensed and

insured professional contractor to mark any existing improvements and/or utilities prior to installation of the Improvements.

f. Upon completion of the installation, the Improvements will be owned by the Owner. Owner shall be responsible for the maintenance and repair of any such Improvements, and agrees to maintain the Improvements in good condition.

g. Additionally, the Owner shall keep the Drainage Easement 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 Owner's exercise of rights under this Agreement, and the Owner shall immediately discharge any such claim or lien.

h. The Owner shall notify the CDD prior to commencing work and upon completing work, so that the CDD may inspect the License Area. Any such inspection shall not be deemed an approval by the CDD of any work, and the CDD shall retain all rights to enforce the terms of this Agreement.

**Any permission granted by the Association or CDD is given to Owner as an accommodation and is revocable by the Association or the CDD at any time.** Owner acknowledges the legal interest of the CDD in the Drainage Easement and agrees never to deny such interest or to interfere in any way with CDD's use. Owner will exercise any privilege granted to Owner at Owner's own risk, and agrees that Owner will never claim any damages against the Association or CDD for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the Association or CDD. Owner further acknowledges that, without notice, the Association or CDD may remove all, or any portion or portions, of the Improvements installed upon the Drainage Easement at Owner's expense, and that the Association or CDD is not obligated to return or re-install the Improvements to their original location and is not responsible for any damage to the Improvements, or their supporting structure as a result of the removal.

Owner agrees to indemnify, defend and hold harmless the Association, Manatee County, and the CDD as well as any officers, supervisors, staff, agents and representatives, and successors and assigns, of the foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, any exercise of the privileges described hereunder.

A failure of the Owner to meet the requirements of this section shall entitle the Association or CDD to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance. The prevailing party in any litigation to enforce the terms of this section shall be entitled to reasonable attorney's fees and costs. As a point of clarification, Owner and Association agree and acknowledge that the CDD may directly enforce the provisions of this section.

The provisions of this section may not be amended without the consent of the CDD.

4. **Ratification.** The Declaration, as amended, is hereby incorporated by reference as though fully set forth herein and, except as specially amended hereinabove, is hereby ratified and confirmed in its entirety.

5. Covenant. This \_\_\_\_\_ Amendment shall be a covenant running with the land and shall be effective immediately upon its recording in Manatee County, Florida.

[SIGNATURES TO APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned, being the Developer hereunder, has hereunto set its hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2020.

**WITNESS**

**OK WILLOW WALK LLC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: James P. Harvey

Title: Vice President

By: \_\_\_\_\_

Name: \_\_\_\_\_

**STATE OF FLORIDA**

**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2020, by **James P. Harvey, Vice President of OK Willow Walk LLC**, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)



**JOINDER**

WILLOW WALK COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation ("Association") does hereby join in this \_\_\_\_\_ AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WILLOW WALK ("\_\_\_\_\_ Amendment"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. The Association agrees this Joinder is for the purpose of evidencing the Association's acceptance of the rights and obligations provided in the \_\_\_\_\_ Amendment and does not affect the validity of this \_\_\_\_\_ Amendment as the Association has no right to approve this \_\_\_\_\_ Amendment.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this \_\_\_ day of \_\_\_\_\_, 2020.

**WITNESS**

**WILLOW WALK COMMUNITY ASSOCIATION, INC.**

By: \_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: James P. Harvey  
Title: President

By: \_\_\_\_\_  
Name: \_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by **James P. Harvey, President of OK Willow Walk Community Association, Inc.**, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

# Tab 4



(850) 701-0042  
desposito@redwire.com  
www.redwire.com

Daniel Esposito  
**Security Consultant**

## **Willow Walk CDD Amenity Center - Digital Surveillance. Intrusion Detection & Access Control**

Willow Walk Community Development District Amenity Center  
Project: 15015-1-0

Prepared for  
**Belinda Blandon**  
Willow Walk Community Development  
District Amenity Center

Willow Walk Community Development  
District Amenity Center  
4220 Lindever Lane  
Palmetto, FL 34221

(239) 989-0303  
bblandon@rizzetta.com

Proposal Issued  
1.20.2020

Proposal Valid To  
4.19.2020

# Redwire Services

Redwire uses only the products that offer the best in performance and value for our clients. Please see below for a list of our competencies.

## Intrusion

Intrusion products can support network, cellular and/or dialer communication configurations.

Products range to support both hardwired & wireless applications of any size.

Provides capability to log on securely & review system status and information at any time.

Fully integrated with access, video & fire solutions.

All systems are monitored by a UL listed, CSAA Certified Central Station.

All systems are equipped with full video verification capabilities.

Remote arm/disarm capabilities.

Remote systems change alerts via SMS text message.

UL listed to monitor commercial & residential fire devices.

## Video

Comprehensive suite of video solutions

Video Verification

Hosted Video / Cloud Storage

DVR & NVR

Traditional Cameras

IP Cameras

Megapixel Cameras

Remote viewing capabilities

Fully integrates with access & intrusion components.

## Fire

Fire System Maintenance & Monitoring

Annual Test & Certification

Monitored by UL listed Central Station

Voice Evacuation System

Elevator Recall

Fire Alarm System Monitoring

Water Flow / Sprinkler Monitoring

Duct Detector Monitoring

## Access Control

No PC Server to buy, install or maintain.

All technology is embedded & easily upgradeable.

No software or client server licenses required.

No subscription based web hosting costs to pay.

Remotely manage from within network or any internet connection.

Able to be fully integrated with intrusion, video & fire solutions.

Changes to programming are instantaneous: no download time.

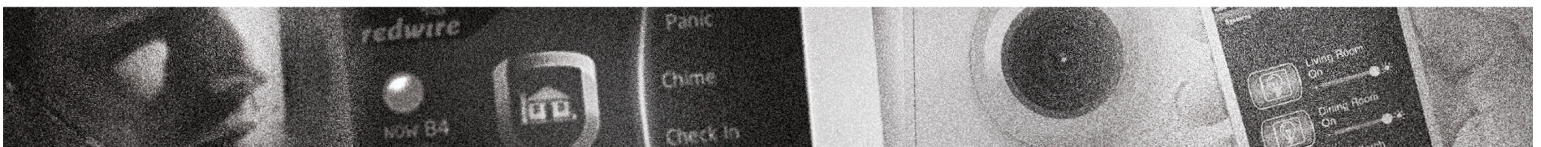
Interactive floor plan graphic capability.

Allows for management of multiple sites using one system with a common user interface.

Email and SMS notifications of alarm activity.

\*Promise excludes misuse or abuse of the system, fire, flood, or an Act of God beyond the control of Redwire

Lic# EF20001219



## Project Description and Investment

**Customer Name:** Willow Walk Community Development District Amenity Center

**Site:**  
Willow Walk Community  
Development District Amenity  
Center  
4220 Lindever Lane  
Palmetto, FL 34221

**Billing:**  
Willow Walk Community  
Development District Amenity  
Center  
4220 Lindever Lane  
Palmetto, FL 34221

**Contact:**  
Belinda Blandon  
(239) 989-0303  
[bblandon@rizzetta.com](mailto:bblandon@rizzetta.com)

## Project Description

## Project Investment

### Intrusion Detection \$871.20

QTY	Description
1	DMP XR150 Security Control Center, Network
1	Redwire Touchscreen Keypad White w/ Prox & 4 Zones
1	Interior Siren

#### Labor Schedule for: Intrusion Detection

QTY	Description
4.00	Grid Hours
1.00	Installation Labor - Programming

#### Professional Services: Monthly

Description	Ext. Price
Intrusion System Monitoring	\$35.00
<b>Services Include:</b>	
24/7 Five-Diamond Central Station Monitoring	
False Alarm Guarantee	
6 Month Money Back Guarantee	
\$2,500 Performance Promise	
Unlimited Updates and Changes	

### Access Control \$2,738.87

QTY	Description
2	DMP Wiegand Interface Module
2	Gate Lock 12/24 VDC Fail Safe
2	Reader Omni Prox Small Mullion
2	Request To Exit Button No Touch Mullion Adj Timer

#### Labor Schedule for: Access Control

QTY	Description
10.00	Installation
1.00	Installation Labor - Programming

#### Supplies & Materials for: Access Control

QTY	Description
1.00	Wire

## Project Description and Investment

### Professional Services: Monthly

Description	Ext. Price
Local Access System Maintenance and Support	\$50.00
<b>Services Include:</b>	
Equipment Maintenance (Parts and Labor)	
2 Hour Emergency* Service	
6 Month Money Back Guarantee	
Unlimited Updates and Changes	
Unlimited Training and Technical Support	

### Digital Surveillance \$6,244.20

QTY	Description
1	V250 4 Channel 2TB NVR w/ 4 license 4 port POE
2	Indoor/Outdoor Thermal Bullet Camera Adv Analytics
2	VISIX IP Camera 4 MP Outdoor Mini Bullet 4mm Fixed

### Labor Schedule for: Digital Surveillance

QTY	Description
15.00	Installation
1.00	Installation Labor - Programming

### Supplies & Materials for: Digital Surveillance

QTY	Description
1.00	Wire

### Professional Services: Monthly

Description	Ext. Price
CCTV Health Monitoring	\$15.00
CCTV Maintenance	\$40.00

## Financial Summary

<b>Total Proposal Amount:</b>	<b>\$9,854.00</b>
<b>Monthly Professional Services:</b>	<b>\$140.00</b>
<b>Deposit Due in Advance:</b>	<b>\$4,927.00</b>
<b>Balance Due Upon Completion:</b>	<b>\$4,927.00</b>

\_\_\_\_\_  
Client Authorization \_\_\_\_\_  
Date

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

\_\_\_\_\_  
Received By \_\_\_\_\_  
Date

# The Redwire Promise

Redwire's Promise is unique to the industry. We offer these unconditional promises to our clients because we believe in our products, our people, and the services that we offer.

## \$2500 Performance Promise

Redwire PROMISES to pay the first \$2500 of any loss if a forced entry is not detected and the proper authority is not notified. Refer to the Warranty Program for a full description.

## Unconditional Money Back Promise

Redwire PROMISES to give a full refund of your installation fee and remove our equipment from your premises if you are dissatisfied with Redwire within six (6) months of the initial installation.

## False Alarm Promise

Redwire PROMISES to pay for any false alarm fine (or represent you in canceling) that was dispatched by Redwire & not caused by your personnel or the communication provider.

## Service Promise

Redwire PROMISES 24/7 service

Redwire PROMISES a 2 hour emergency service response – YOU decide

Redwire PROMISES \$50 if emergency service response time exceeds 2 hours

Redwire PROMISES that your premises will not go unprotected – security guard or alternate protection will be provided if we are unable to repair your system.



877.371.9473

[redwireus.com](http://redwireus.com)

\*Promise excludes misuse or abuse of the system, fire, flood, or an Act of God beyond the control of Redwire





## Pool & Cabana Security Upgrades

### Willow Walk Pool and Cabana

4220 Lindever Lane  
Palmetto, FL  
(239) 936-0913

**Prepared by:**  
Securiteam  
Rob Cirillo  
Rob@mysecuriteam.com  
813.909.7775



## Summary of Qualifications

### Securiteam Inc.

- Securiteam is locally owned and operated in Tampa, FL
- Installations include Moffitt Cancer Center, The US Coast Guard, Wal-Mart, Black & Decker, National Gypsum, Kinder-Morgan and many more.
- Licensed, Bonded, Insured and State Certified Security and Fire Alarm Contractors
- \$2 Million Liability Insurance policy
- Excellent rating by the BBB
- 24/7/365 live tech support

### Key Personnel

#### Rob Cirillo – Founder & CEO

- 25 Years of electronic security industry experience including regional management positions.
- Licensed to design and install Security and Fire Alarm Systems in FL, MA, & ME
- Automatic Fire Alarm Association Trained and Certified

### Technical Team

- Installers and Service Technicians average over 6 years of experience

### Community Security Specialists

- We protect dozens of communities in and around the Tampa bay area. Through experience, we have developed field tested integrated security solutions that are ideal for amenity centers, clubhouses community entrances and common areas.

#### Available Services include:

- [Virtual Security Guard](#)
- Guest Wi-Fi Access
- Background Music
- Access Control System
- Burglary and Fire Alarms
- Super HD & 4K Surveillance Systems

## Better, Smarter Surveillance from Securiteam and Avigilon



Avigilon is the leading intelligent video surveillance solution on the market by providing true preventative protection through smarter analytics technology, built on high definition platform.

With a backbone built on sharper HD video, Avigilon offers a smarter analytics solution that is unparalleled in the industry. Through the use of high definition video analytics, pattern-based analytics algorithms and teach by example capabilities, Avigilon is leading the industry in providing preventative protection through superior self-learning video analytics technology.

Following a rigorous application process in which Avigilon met the stringent qualifications outlined in the SAFETY Act, Avigilon's video surveillance systems have received full Designation



### Better-Than-Guard Level Security a Fraction of the cost

When Human presence is detected in an authorized area, the signal is sent to our state-of-the-art remote video monitoring center. Once the activity is verified by the remote officer, your custom predefined action plan is implemented which may include a live voice to the premises. The best part is that our cameras do not sleep, take breaks call out sick or



### Virtually eliminates the frequent false alarms from conventional video motion detection



Through the use of scene adaptive intelligence and over 250,000 analytical profiles, Avigilon analytics reduce remote and local guard costs by eliminating most nuisance alarms that occur with conventional video motion detection. Simply put, **The Avigilon technology can identify the difference between a person, a bird and wind blown leaves where Simple video motion can not.**



## The Securiteam Difference

### Super HD Image quality



Securiteam Super HD 4.1 Megapixel technology offers more than twice the detail of HD 1080p and 10X Analog

### Improved Night-time images



Next-Generation **Matrix Infra-Red** technology uniformly illuminates the scene at night.




**Wide Dynamic Range** technology balances bright and dim areas of the scene

### Better Images in variable lighting scenes







-  4MP Dome Camera
-  6 MP Bullet Camera
-  2 MP Dome Camera

## WILLOW WALK POOL AND CABANA POOL & CABANA SECURITY UPGRADES

### VIRTUAL SECURITY GUARD SYSTEM

1	Rackmount Video Server 6TB
1	Ready Rail Sliding Rack Rails
8	Avigilon Control Center Software with Video Analytics (1-Camera License)
1	Atlas 120 Watt Mixer Amplifier
3	Remote Microphone
1	1000VA Rackmount UPS
1	Belkin Home Theater Surge Protector 3940 Joules
3	LTS Audio Interface DVR
1	20" LCD Monitor
1	4-Post Open Frame Rack Cabinet - Heavy Duty
1	M-6 Cage Nuts
2	Avigilon 2MP Outdoor Analytic Dome
1	Avigilon 4 Megapixel Wide Dynamic Range Analytic Dome Camera
5	Avigilon 5 Megapixel WDR Bullet Camera with Video Analytics
4	Back Box for H4 Bullet Camera
3	Episode® All-Weather Commercial Series Surface Mount 70-Volt Speaker - White
0.5	Direct Burial / Harsh Environment Category 6 Cable
1.5	Category 6 Cable
0.5	Direct Burial Siamese Camera Cable 1000
0.5	Outdoor and Direct Burial Rated Security/Fire Cable
10	1" PVC Conduit - 10FT
1	Trenching & Backfill

### PROJECT SUMMARY

**TOTAL (Plus applicable tax)**

**\$29,678.50**

- **50% down and balance upon substantial completion or**
- **Lease Options (\$0 down, \$250 document fee, \$1 buyout at the end of term):**  
 36 months @ \$968, 48 months @ \$757 or 60 months @ \$632 (estimated)
- **Monthly VSG Service Fee \$800.00**
- **Customer to supply: AC power & Internet Service to Securiteam specifications**

## Product Details



### Rackmount Video Server 6TB

- Up to 42TB of Raw Storage
  - Intel® Xeon® E3-2100 Series Processor
  - Operating System: Windows 10 Pro
  - Upgradeable to Windows Server 2016
  - iDRAC features include:
    - Remote Management
    - Disaster Recovery
    - Critical Resource Monitoring
- Warranty 5-Year, On-site,



### Avigilon Control Center Software with Video Analytics (1-Camera License)

The Avigilon Control Center Software uses next generation video analytics to proactively protect your facility. These features include people detection another rules based analytics that can identify a threat and send an alert realtime. Includes 1 license.



### Atlas 120 Watt Mixer Amplifier

The AA120 is a 120 Watt six input channel mixer amplifier engineered with unique features to assist the contractor or installer in today's commercial business audio environment. It is designed for distributed paging and background music (BGM) systems, small to medium speech privacy systems, and in applications where music on hold (MOH) plus paging is required. With five microphone/line inputs and one stereo line input, the AA240 will accommodate a variety of input sources including paging microphones, CD players, and digital music receivers.



### 1000VA Rackmount UPS

Opti-UPS ES1000C-RM Enhanced Series UPS

The Opti-UPS ES1000C-RM Enhanced Series UPS offers the highest power capacity and the best equipment protection around. Not only do the Opti-UPS ES1000C-RM Enhanced Series UPS protects against blackouts, sags and surges, but with the added feature of AVR (Automatic Voltage Regulator), the Opti-UPS ES1000C-RM Enhanced Series UPS ensures that only clean and safe currents reach your equipment [http://store.opti-ups.com/Product/Brochure/UPS\\_Brochures\\_ES1000C&1500C-RM.zip](http://store.opti-ups.com/Product/Brochure/UPS_Brochures_ES1000C&1500C-RM.zip)



### Belkin Home Theater Surge Protector 3940 Joules

The Belkin 12-Outlet Surge Protector safeguards your electronic devices from power surges and spikes. This 3940-Joule surge protector features 12 surge-protected outlets with sliding safety covers that provide reliable protection for your workstations, printers, broadband modems, home theater systems, and everyday household electronics.



#### LTS Audio Interface DVR

H.265 Pro+/H.265 Pro/H.265 video compression, HDTV/AVHD/CVI/CVBS/IP video input, Audio via coaxial cable, Up to 6ch IP camera inputs (up to 4 MP), Max 800 m for 1080p and 1200 m for 720p HDTV signal transmission, Up to 10 TB capacity per HDD



#### 20" LCD Monitor

LCD flat screen \* minimum 1000:1 contrast ration \* optional wall or ceiling mount adaptor available



#### 4-Post Open Frame Rack Cabinet - Heavy Duty

45U Heavy-Duty 4-post open frame rack  
Black steel with square, numbered mounting holes  
Tool less button holes to accept PDUs or cable managers  
Weight capacity of 1000 lbs. stationary  
Supports equipment depths up to 35 inches  
Heavy-duty cold-rolled steel construction  
5-year limited warranty



#### M-6 Cage Nuts

ripp Lite's SmartRack SRCAGENUTS is compatible with all square hole rack enclosure cabinets. Square hole hardware kit has 50 each M6 cage nuts and bolts to fasten equipment to square hole rackmount



#### Avigilon 2MP Outdoor Analytic Dome

The Avigilon H5A camera line features our next-generation of video analytics technology which can detect more objects with greater accuracy even in crowded scenes, whether as stationary or moving objects, helping provide detailed information of what is happening on your site so you can take action. Manufactured in America, we stand behind the quality of our H5A cameras with a 5-year warranty



#### Avigilon 4 Megapixel Wide Dynamic Range Analytic Dome Camera

The Avigilon H5A camera line features our next-generation of video analytics technology which can detect more objects with greater accuracy even in crowded scenes, whether as stationary or moving objects, helping provide detailed information of what is happening on your site so you can take action. Manufactured in America, we stand behind the quality of our H5A cameras with a 5-year warranty.



### **Avigilon 5 Megapixel WDR Bullet Camera with Video Analytics**

Embedded with self-learning video analytics, the H4 bullet cameras are designed to integrate seamlessly with Avigilon Control Center (ACC) and third party VMS software and provide object detection and classification capabilities.



### **Episode® All-Weather Commercial Series Surface Mount 70-Volt Speaker - White (Each)**

Whether it's performance or ease-of-install, the Episode Commercial Surface Mount Speakers have it all. Their revolutionary, easy-locking bracket makes for quick and hassle-free mounting, while a small form factor allows for discreet placement. And once they're powered up, you'll get premium audio across the entire space, with adjustable tap settings for fine tuning. Designed to output high-quality audio in any condition, these speakers are the smart solution for your outdoor commercial install.



### **Direct Burial / Harsh Environment Category 6 Cable**

1000' Cat 6 for underground applications.



### **Outdoor and Direct Burial Rated Security/Fire Cable**

Outdoor and direct burial rated cable listed for fire and security applications



# Tab 5



Rizzetta & Company

# **Willow Walk Community Development District**

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## **Proposal for Professional Field Services**

**Presented by: Rizzetta & Company, Inc.**

**Tampa Office  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614  
813.933.5571**

**[rizzetta.com](http://rizzetta.com)**

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Rizzetta & Company

## Summary of Firm's Qualifications and Experience

### FIELD SERVICES:

Rizzetta & Company, Inc., ("Consultant") offers an extensive menu of field services for both Community Development Districts and Community Associations. Our field services management team comprises of a Landscape Architect, an Arborist and all of our operations managers are Green Industries Best Management Practices (GIBMP) certified in the state of Florida. Please see our complete listing of services below:

**Arboriculturist Services:** Certified Arborist on staff available for consultation services regarding; pruning, diagnosis treatment, tree value appraisal, fertilization, tree risk assessment and removal.

**Community Asset Management Plan:** Perform a complete inventory of the Client's assets and provide an inventory report.

**Landscape Design:** Landscape designer on staff available for landscape design, landscape enhancements and landscape design consultation in the communities and amenity facilities.

**Landscape and Irrigation Specification Development:** Develop a request for proposal (RFP) document. Develop a customized set of standards and specifications based on the Client's needs and budget. Conduct the bidding process, review and prepare a bid tabulation document for the Client. Assist the Client with reviewing the bid tabulation and other pertinent information.

**Landscape Maintenance Inspections:** Perform grounds inspections, provide the Client with inspection report, notify maintenance contractor about deficiencies in service and obtain proposals for various landscape projects.

**Landscape Turnover Inspections:** Attend landscape turnover meeting and participate in the inspection on behalf of the Client. Follow up report provided.

**Master Task Project Plan for Mature Communities:** Develop a project plan specific to landscape replacement and enhancement for the common grounds and the amenity facility. Emphasis is on maturing landscape in the community and budgeting accordingly.

**Stormwater Pond Specification Development:** Develop a request for proposal (RFP) document. Conduct the bidding process. Assist the Client with reviewing the bids and other pertinent information.



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## Rizzetta & Company's Team

Willow Walk Community Development District ("District") will be serviced out of our Riverview office.

Patrick Bell, our Filed Service Manager is fully accessible to any board member for open and direct communications regarding any questions you may have.

The address and phone number of our Riverview office is:

**9428 Camden Field Parkway  
Riverview, Florida 33578  
(813) 533-2950**



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## Scope of Services

Rizzetta & Company, Inc., at the request of the District is providing a proposal for professional field services in the form of landscape maintenance inspection services. These services will be provided on a recurring basis, a detailed description of these services is provided below:

### **LANDSCAPE MAINTENANCE INSPECTION SERVICES:**

- Perform one (1) monthly landscape maintenance inspection to ensure oversight of onsite landscape maintenance contractors and compliance with the District's landscape maintenance and irrigation contracts – should the District desire additional inspections, the Parties agree to negotiate a fee for such additional services in good faith and such additional fee(s) shall be produced in writing and executed by both Parties.
- Provide the District with one (1) monthly landscape maintenance inspection report, which shall be provided in the District's agenda package and include, among other things, recommended action items.
- Upon request of the District, attend monthly District meetings in person or via phone to review landscape maintenance inspection report.
- Notify landscape maintenance contractors about deficiencies in service or need for additional care.
- Monitor the progress of landscape maintenance contractors in accordance with scope of work provided in maintenance contracts with the District, which may be amended from time to time.
- Provide input for preparation of the District's annual budget.
- Upon request, prepare and develop a scope of services for landscape maintenance proposals and oversee bidding process. This service is only to be provided once per fiscal year at no additional charge to the District. Additional requests for this service will require a proposal be presented to the Board and approval by the District prior to conducting such additional services.
- Obtain landscape maintenance proposals as requested by the District and provide them to the District Manager.



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### **ADDITIONAL SERVICES:**

In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the Consultant. Any services not specifically provided for in the scope of services above, or necessary to carry out the Services as described herein, as well as any changes in the scope requested by the District, will be considered additional services. Such additional services may include, but are not limited to, attendance at additional meetings, District presentations, and vendor responses. If any additional services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The Consultant shall undertake the additional services after the District has issued its written approval of the description and fees for such services to the Consultant.

### **LITIGATION SUPPORT SERVICES:**

Upon the District's request, the Consultant shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the Consultant will provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The Consultant shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the Consultant.



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## Schedule of Fees

**Standard On-Going Services** will be billed monthly pursuant to the following schedule:

	<b>MONTHLY</b>	<b>ANNUALLY</b>
Landscape Maintenance Inspection Services	\$ 700.00	\$8,400.00

### **ADDITIONAL AND LITIGATION SUPPORT SERVICES:**

Additional and Litigation Support services are billed hourly pursuant to the current hourly rates shown below:

<b>Job Title:</b>	<b>Hourly Rate:</b>
Principal	\$300.00
Chief Financial Officer	\$250.00
Director	\$225.00
Financial Services Manager	\$200.00
Community Services Manager	\$200.00
Regional District Manager	\$200.00
Regional Licensed Community Association Manager	\$200.00
Accounting Manager	\$200.00
District Manager	\$175.00
Licensed Community Association Manager	\$175.00
Amenity Services Manager	\$175.00
Manager, Field Services	\$175.00
Clubhouse Manager	\$175.00
Senior Field Services Manager	\$150.00
Senior Accountant	\$150.00
Field Services Manager	\$125.00
Community Association Coordinator	\$100.00
Financial Associate	\$100.00
Staff Accountant	\$100.00
Administrative Assistant	\$ 85.00
Accounting Clerk	\$ 85.00



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# WILLOW WALK

## FIELD INSPECTION REPORT



January 31, 2020  
Rizzetta & Company  
Tyree Brown - Field Services Manager



Rizzetta & Company  
Professionals in Community Management

# Willow Walk & Summary

## General Updates, Recent & Upcoming Maintenance Events

- During the month of January weed control is very important to stay on top of, as is Fire Ant control
- Fertilizer application with PreM to be done in the community turf in the Month of February
- Irrigation wet checks to be done monthly
- Give a timetable for mulch installation in the community

The following are action items for the maintenance contractor 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.

1. The Ligustrums across the front of the community on 37<sup>th</sup> St E. need to have the sucker growth removed and pruned.
2. Lift the Oak Trees to the top of the wall that are across the front of the community on 37<sup>th</sup> St E. (photo 2)
3. Put a hard edge on all the plant beds throughout the community and remove any weeds that are in the beds.
4. **Investigate an irrigation issue across the frontage of 37<sup>th</sup> St E. with the drip line.**
5. **Give a proposal to remove the dead Viburnum and replace them with 3gal material on 37<sup>th</sup> St E.**
6. Dead head all the Flax Lily at the Willow Walk Dr entrance.
7. In the center island of Willow Walk Dr clean the Bird of Paradise, treat the Indian Hawthorne for fungus and the Ligustrum with removing the sucker growth. (photo 7)
8. The landscape lighting was on during the day and the timer should be checked at 37<sup>th</sup> St E.
9. **Give a proposal to remove the dead plant material and replace what was there around the lift station on Lindever Ln.**





# Willow Walk CDD

11. Prune all the seed pods off the Crape Myrtles throughout the community.

12. There are some missing irrigation valve box tops in the turf along Mendoza Rd.

13. All the irrigation valve boxes throughout the community should be edged and visible.

14. Remind the crew while spraying weed control that the wind can take the mist and kill the turf. (photo 14)

15. Let the Viburnum hedge grow up to the top of the fence along 49<sup>th</sup> Ave E and raise the Oak Trees above the fence line.

16. Treat the Ligustrums for fungus along 49<sup>th</sup> Ave E.



17. Make sure when pruning the Live Oaks and Palms in the community that the crew is using proper BMP's.. (photo 17)

18. There is some staking material on the trees that line 49<sup>th</sup> St E that either needs to be fixed or removed.

18. The stormwater pond bank behind the houses on Reisswood Loop and Birdsong Dr needs to be maintained.

19. The community needs to know why there was Pine straw put in the beds behind the fence and not mulch along Reisswood Loop. (photo 19)

20. There are multiple dead Live Oak trees along Experimental Farm Rd that need to be replaced. Might be due to irrigation issues.



21. Majority of the community is in need of mulching.

22. Monitor Cocoplum at the entrance of Willow Walk North in the center island with cold damage. cold damage.

23. The Flax Lily at the same entrance as item 22 should be treated for fungus.





# Willow Walk Pool

24. The Loropetalum in the parking lot of the amenity center is lacking in fertilization.

25. The Viburnum in the amenity center parking lot and around the pool area needs to be treated for fungus.

26. Raise the Oak trees around the parking lot and pool site of the amenity center. (photo 26)

27. The turf around the amenity center is off color and needs fertilization. (photo 27)

28. Give a proposal to repair the ruts at the amenity center and the entrance along Mendoza Rd.

29. Along the backside of amenity center prune the Wax Myrtles back from Ornamental Grasses.



30. The Sable Palms around the pool area are looking yellow, give a timetable of when the Palms and the plant material will be fertilized.

31. Treat Dollar Weed in the turf behind the amenity center and the mowers are leaving tire marks.

32. The Fire Bush is over watered and the fungus is taking over at amenity center pool.

33. The Ginger around the pool needs pruning and should be fertilized and clean the dead out.

34. Prune all plant material off the fence around the pool at amenity center.

35. Treat the weeds in the cracks of the sidewalk and around the pool equipment at the amenity center.



36. The hogs have started to make a mess under the powerlines next to the amenity center.

37. Remove all the rocks around the drains in the playground and produce a better solution, rocks have potential liability. (photo 37)

38. Dead head the Flax Lily around the pool and play area of the amenity center.





# Willow Walk Pool

39. The irrigation might be running too long because the water is pooling in the ADA ramp and could cause Algae to grow and become slippery at the amenity center. (photo 39)

40. There is an electric outlet next to the play set that the cover is broken off and is open for issue. (photo 40)

41. Prune the Flax Lily off the sidewalk at the amenity center.

42. The park bench on the back side of the play area should be incorporated into the bed and the turf removed and mulch put in the area.

43. Give a proposal to bring the playground mulch up to ADA standards and rake the mulch back under the swing set.



44. In the center island turf, at the amenity center parking lot, around the Bismarck Palm there is a chemical burn, and this should be replaced by the contractor under warranty.

45. The Roses in the center island of the amenity center parking lot need to have a rejuvenation cut back to promote better growth.

46. The Flax Lily in the center island of amenity center parking lot should be dead headed and treated for fungus.

47. The Bismarck Palm in the center island has a hole and needs to be monitored. (photo 47)

48. Prune any plant material off the fence around the pool area of the amenity center.

49. Check the run time of the irrigation in the center island of the amenity center parking lot and report it in the wet check.

