



Rizzetta & Company

Alta Lakes Community Development District

Board of Supervisors' Meeting October 1, 2025

**District Office:
2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084**

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Alta Lakes Amenity Center

3108 Alta Lakes Blvd., Jacksonville, FL 32226

www.altalakescdd.org

District Board of Supervisors	Sylvester Wilkins	Chairperson
	Nelson Ortega	Vice Chairman
	Vacant	Assistant Secretary
	Kevin Sibley	Assistant Secretary
	Vacant	Board Member
District Manager	Ben Pfuhl	Rizzetta & Company, Inc.
District Counsel	Kyle Magee	Kutak Rock LLP
District Engineer	Vacant	

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

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

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.

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.altalakescdd.org

Board of Supervisors
Alta Lakes Community
Development District

September 24, 2025

REVISED FINAL AGENDA

Dear Board Supervisors:

The **special** meeting of the Board of Supervisors of the Alta Lakes Community Development District will be held on **October 1, 2025, at 6:00 p.m.** at the Alta Lakes Amenity Center located at 3108 Alta Lakes Blvd., Jacksonville, FL 32226.

BOARD OF SUPERVISORS MEETING:

1. CALL TO ORDER/ROLL CALL

2. AUDIENCE COMMENTS ON AGENDA ITEMS

3. BUSINESS ADMINISTRATION

- A. Ratification of Operations & Maintenance Expenditures for July & August 2025 Tab 1
- B. Consideration of Appointment to Seat Vacancies
- C. Consideration of Resolution 2026-01; Redesignating Officers Tab 2

4. STAFF REPORTS

- A. District Counsel
- B. Landscape Manager
 - 1.) BrightView Landscape Report Tab 3
 - 2.) Consideration of Irrigation Repair Proposals Tab 4
 - 3.) Consideration of Wood Line Encroachment Proposal..... Tab 5
 - 4.) Consideration of Enhancement Proposals..... Tab 6
- C. Amenity Manager Tab 7
- D. District Manager

5. BUSINESS ITEMS

- A. Consideration of Landscape Maintenance Renewal Agreement.. Tab 8
- B. Consideration of Amended Agreement with Doody Daddy..... Tab 9
- C. Consideration of Responses to RFQ for District Engineer
- D. Consideration of Aquatic Maintenance Proposals Tab 10
- E. Consideration of Resolution 2026-02; Setting Date, Time and Location of Regular Meetings for FY 2025/2026..... Tab 11
- F. Consideration of Amenity Management Renewal Agreement Tab 12
- G. Ratification of Acceptance of District Insurance Policy Renewal for FY 2025/2026..... Tab 13
- H. Consideration of Security Proposal – Under Separate Cover

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

7. ADJOURNMENT

***NOTE: IN ACCORDANCE WITH SECTIONS 119.071(3)(A) AND 286.0113(1), FLORIDA STATUTES, A PORTION OF THE MEETING MAY BE CLOSED TO THE PUBLIC, AS IT RELATES TO DETAILS OF THE DISTRICT'S SECURITY SYSTEM PLAN. THE CLOSED SESSION MAY OCCUR AT ANY TIME DURING THE MEETING AND IS EXPECTED TO LAST APPROXIMATELY THIRTY (30) MINUTES BUT MAY END EARLIER OR EXTEND LONGER.**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact us at 904-436-6270.

Tab 1

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 Colwell Avenue, Suite 200 Tampa FL 33614

**Operations and Maintenance Expenditures
July 2025
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$73,299.01**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Arbitrage Rebate Counselors, LLC	300081	071125	Special Assessment Bonds Series 2019 -	\$400.00
BrightView Landscape Services, Inc.	300071	9400590	Annual Arbitrage Report - 06/10/24 - Exterior Maintenance 07/25	\$7,956.00
COMCAST	20250707-2	8495 74 120	Monthly Cable & Internet 07/25	\$415.53
Daily Record & Observer, LLC	300077	3378488 07/25 ACH 25-03318D	Legal Advertising 06/25	\$235.10
Donovan Acquisition, LLC	300091	419449077	Serice Call for Air Conditioner - Gymâ€™s Trane system 07/25	\$2,335.85
Doody Daddy, LLC	300074	2507-AL	Pet Waste Station Maintenance 07/25	\$477.00
Estate Management Services, Inc.	300087	25663	25% DEPOSIT for Dredge Project 06/25	\$11,118.75
Estate Management Services, Inc.	300087	25666	Additional Dumpster Fees 06/25	\$1,850.00
Estate Management Services, Inc.	300087	337-469	50 % Deposit for Dredge Project 06/25	\$22,237.50
First Coast Contract Maintenance Service, LLC	9671	9671	Reimbursables - July 2025 : 1	\$917.51
First Coast Contract Maintenance Service, LLC	300072	9555	Management Fees - MONTH OF SERVICE July 2025	\$2,588.00
First Coast Contract Maintenance Service, LLC	300078	9645	Reimbursables -June 2025 : 2	\$1,006.26
Florida Department of Revenue	20250721-1	65-8019576802-9 06/25 ACH	Sales Tax 04/25 - 06/25	\$238.94
Future Horizons, Inc.	300079	90318	Aerator Maintenance 06/25	\$315.00
Hi-Tech System Associates	300075	426613	Security & Video Monitoring 07/25	\$555.00

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures
July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Hi-Tech System Associates	300092	77071	Service Call - Gate Lock Fail 07/25	\$872.45
Innovative Fountain Services	300073	2029073	Monthly Fountain Maintenance 06/25	\$868.23
Innovative Fountain Services	300093	2029259	Monthly Fountain Maintenance 07/25	\$884.60
J & J Aquatics Specialist, LLC	300083	990875	Pond Maintenance 07/25	\$1,791.66
JEA	20250725-1	9415158183 06/25	Utility Services 06/25	\$4,209.41
Kutak Rock, LLP	300084	ACH 3595032	Legal Services 04/25	\$3,235.00
Massey Services, Inc.	300080	66062588	Pest Control Services 07/25	\$65.00
Oak Wells Aquatics, Inc.	300085	6539-4	Reno Services 06/25	\$2,150.23
Republic Services	20250703-1	0687-001532465 06/25	Waste Disposal Services - Services 06/01/25 - 06/30/25	\$354.88
Republic Services	20250707-1	0687-001532465 07/25	Waste Disposal Services - Servies 07/01/25 - 07/31/25	\$903.14
Rizzetta & Company, Inc.	300070	INV0000100477	District Management Fees 07/25	\$4,933.59
School Now	300086	INV-SN-823	School Now CDD ADA-PDF 07/25	<u>\$384.38</u>
Report Total				<u>\$73,299.01</u>

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 Colwell Avenue, Suite 200 Tampa FL 33614

**Operations and Maintenance Expenditures
August 2025
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2025 through August 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$34,874.38**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures
August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
BrightView Landscape Services, Inc.	300094	9437089	Exterior Maintenance 08/25	\$7,956.00
COMCAST	20250807-1	8495 74 120	Monthly Cable & Internet 08/25	\$415.53
Donovan Acquisition, LLC	300095	3378488 08/25 ACH 419378189	Dye Leak 07/25	\$933.00
Doody Daddy, LLC	300101	2508-AL	Pet Waste Station Maintenance 08/25	\$477.00
First Coast Contract Maintenance Service, LLC	300096	9628	Management Fees - 08/25	\$2,588.00
First Coast Contract Maintenance Service, LLC	300098	9711	Reimbursables -July 2025 :2	\$7,287.67
Hi-Tech System Associates	300099	428148	Security & Video Monitoring 08/25	\$555.00
Hi-Tech System Associates	300107	77500	Serice Call 08/25	\$264.99
Innovative Fountain Services	300102	2028930	Monthly Fountain Maintenance 05/25	\$1,135.47
JEA	20250822-1	9415158183 07/25	Utility Services 07/25	\$3,622.50
Kevin Sibley	300103	ACH KS073025	Board of Supervisors Meeting 07/30/25	\$200.00
Massey Services, Inc.	300106	66447095	Pest Control Services 08/25	\$65.00
Nelson Ortega	300104	NO073025	Board of Supervisors Meeting 07/30/25	\$200.00
Rizzetta & Company, Inc.	300097	INV0000101205	District Management Fees 08/25	\$4,933.59

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Paid Operation and Maintenance Expenditures
August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sylvester Wilkins	300105	SW073025	Board of Supervisors Meeting 07/30/25	\$200.00
U.S. Bank	300100	7831657	Trustee Fees S2019 07/01/25 - 06/30/26	<u>\$4,040.63</u>
Report Total				<u>\$34,874.38</u>

Tab 2

RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF ALTA LAKES
COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE
DATE**

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously designated Kisha Mayo-Lewis as Assistant Secretary pursuant to Resolution 2023-07.

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ALTA LAKES
COMMUNITY DEVELOPMENT DISTRICT:**

<u>Section 1.</u> _____	is appointed Chairman.
<u>Section 2.</u> _____	is appointed Vice Chairman.
<u>Section 3.</u> _____	is appointed Assistant Secretary.
_____	is appointed Assistant Secretary.
_____	is appointed Assistant Secretary.
_____	is appointed Assistant Secretary.
_____	is appointed Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its

adoption. **PASSED AND ADOPTED THIS 1st DAY OF OCTOBER 2025.**

**ALTA LAKES COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 3

Quality Site Assessment

Prepared for: Alta Lakes CDD

General Information

DATE: Wednesday, Oct 01, 2025

NEXT QSA DATE: Friday, Nov 13, 2026

CLIENT ATTENDEES:

BRIGHTVIEW ATTENDEES: Jennifer Mabus

Customer Focus Areas

Amenity Center, Front Entrance

Quality you can count on.

7 Seven Standards of Excellence



Site Cleanliness



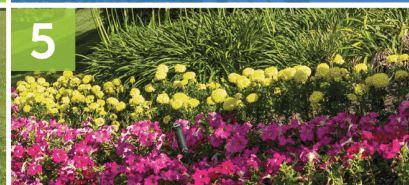
Weed Free



Green Turf



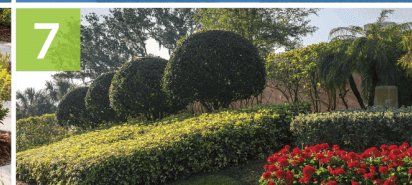
Crisp Edges



Spectacular Flowers



Uniformly Mulched Beds



Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

Alta Lakes CDD

Maintenance Items



- 1** New Berlin entrance, the shrubs are neatly pruned and bed is weed free
- 2** Turf fertilization and post emergent weed control application was made on September 9th. Turf color is holding and hard edge is crisp.
- 3** Front of Amenity center is pruned and weed free.
- 4** Shrubs at the front entrance off Alta Road are pruned.

QUALITY SITE ASSESSMENT

Alta Lakes CDD

Maintenance Items



5 Volleyball Court has a few weeds that are scheduled to be sprayed out on next service as part of the rotation.

6 Turf growth is slowing down with some of the cooler night temperatures and bi-weekly mowing will start in October.

QUALITY SITE ASSESSMENT

Alta Lakes CDD

Recommendations for Property Enhancements



1 Front entrance has bare open beds that should be sodded in to create crisp bed edges and eliminate the amount of dirt. Proposal is submitted to install sod in both entrances to shrink the bed sizes.

2 Proposal submitted to remove random landscape beds along Alta Lakes Drive and sod them in. Some of the beds have been done in the past. This is an example of one of the beds.

3 Several areas along the landscape on Alta Lakes Drive where the native areas are growing up to turf and trees, the wild trees in the preserve area are leaning out . They are leaning out towards planted live oaks and sidewalks. In some areas, the live oaks are going to be encompassed with the trees from the native area. Proposal is submitted to cut back the native area and prevent them from encroaching on the landscape area, trees, and sidewalk.

Tab 4

Landscape Services

Controller Location: Entrance behind wall

Tech Name: Samuel Stephens

Type of controller: Proportional FSD - LXD

Date: 8/18/25

Controller Name: Entrance #1

Zones per Controller:

Page: of

[illegible][illegible]

Which Zones are Annual Zones:

Backflow/Meter Location: _____ Reclaim Water or Pump _____ Replace Rain/Freeze Sensor: _____

Irrigation Map?: No Tech Notes: - Upon Arrival Clock had overgrown

- Shrubs Covering Clock.
- Cut down Shrubs to have access to clock
- Clock GFI Stuck in test mode.
- Clock NEEDS to be replaced (2 wire clock)

Irrigation Report

Property Name: **Alta Lakes**

Controller Location: Outside wall of Pool Room

Job #: 0484

Tech Name: Samuel Stevens

Type of controller: Hunter X-Core

Date: 8/18/25

Access Code: _____

Controller Name: Poc

Zones per Controller: 5

Page: 1 of 1

[illegible][illegible]

Which Zones are Annual Zones:

Backflow/Meter Location:

Reclaim Water or Pump

Replace Rain/Freeze Sensor:

Irrigation Map?:

20

Tech Notes:

- Labeled Clock "Pod"

Black faceplate is very faded

- Updated time = 0.46.154s

and faint = needs replacement

clock

10515

- clock keeps restarting to home

BrightView

Landscape Services

Irrigation Report

Property Name: Alta Lakes

Controller Location: New Berlin Rd / Entrance #2

Job #: 0484

Tech Name: Samuel Stevens

Type of controller: Hunter XCore

Date: 8/18/25

Access Code:

Controller Name: E2

Zones per Controller: 3

Page: 1 of 1

Prog	Run Days / Zones	Start Time	1	2	3															
Spray Rotor Drip:			1	2	3															
A	S M T W TH S	3AM	30	30	30															
B	S M T W TH F S																			
C	S M T W TH F S																			
D	S M T W TH F S																			
E	S M T W TH F S																			
F	S M T W TH F S																			

Broken Head																			
Broken Riser																			
Broken Nozzle																			
Broken Lateral Line	2	1																	
Broken Bubbler	2																		
Broken Rotor	1																		
Cut Drip Line																			
Valve Inoperable																			
Solenoid/Decoder Inoperable																			
Broken valve box/Missing Lid																			
Good Zone	✓	✓																	
Maint. Damage (NO CHARGE)																			

Which Zones are Annual Zones:

Backflow/Meter Location: Across Street

Reclaim Water or Pump

Replace Rain/Freeze Sensor:

Irrigation Map?: NO

Tech Notes:

• Zone 3 not found

• Zone 3 = red wire in clock

• @VAIVE only Yellow = Zone 1 + Green wire = Zone 2

• Repaired Bubbles

• @VAIVE only Yellow = Zone 1 + Green wire = Zone 2

Zone # 3 wire? / VAIVE?

and BLS

Zone # 3 wire? / VAIVE?

Zone # 3 wire? / VAIVE?

Proposal for Extra Work at Alta Lakes CDD

Property Name	Alta Lakes CDD	Contact	Ben Pfuhl
Property Address	3108 Alta Lakes Blvd. Jacksonville, FL 32226	To	Alta Lakes CDD
		Billing Address	c/o Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614

Project Name Alta Lakes - Irrigation inspection repair proposal

Project Description Irrigation inspection completed on 8/18/2025

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
3.00	EACH	1/2" Lateral line repair (Zone 1 and 2)	\$130.84	\$392.53
2.00	EACH	Bubbler	\$10.00	\$20.00

For internal use only

SO# 8755224
JOB# 346100484
Service Line 150

Total Price \$412.53

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
- Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
- Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

- Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

- Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Current PM	
Signature _____	Title _____
Ben Pfuhl	September 10, 2025
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"

Irrigation Manager	
Signature _____	Title _____
Gonzalo M. Castellon	September 10, 2025
Printed Name _____	Date _____

Job #:	346100484		
SO #:	8755224	Proposed Price:	\$412.53

Proposal for Extra Work at Alta Lakes CDD

Property Name	Alta Lakes CDD	Contact	Ben Pfuhl
Property Address	3108 Alta Lakes Blvd. Jacksonville, FL 32226	To	Alta Lakes CDD
		Billing Address	c/o Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614
Project Name	Alta Lakes - Proposal to replace inoperable irrigation clock		
Project Description	Located at the front Entrance		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	RainBird ESP-LXD Irrigation Controller	\$2,109.88	\$2,109.88

For internal use only

SO# 8754817
JOB# 346100484
Service Line 150

Total Price \$2,109.88

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
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Customer

Current PM	
Signature _____	Title _____
Ben Pfuhl	
Printed Name _____	Date _____
September 10, 2025	

BrightView Landscape Services, Inc. "Contractor"

Irrigation Manager	
Signature _____	Title _____
Gonzalo M. Castellon	
Printed Name _____	Date _____
September 10, 2025	

Job #:	346100484		
SO #:	8754817	Proposed Price:	\$2,109.88

Proposal for Extra Work at Alta Lakes CDD

Property Name	Alta Lakes CDD	Contact	Ben Pfuhl
Property Address	3108 Alta Lakes Blvd. Jacksonville, FL 32226	To	Alta Lakes CDD
		Billing Address	c/o Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614

Project Name Alta Lakes - Proposal to replace inoperable irrigation clock

Project Description Located on the outside of Pool room

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	Hunter XCore Irrigation Clock	\$440.12	\$440.12

For internal use only

SO# 8755223
JOB# 346100484
Service Line 150

Total Price \$440.12

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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

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- Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
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- Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
- Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
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Customer

Current PM	
Signature _____	Title _____
Ben Pfuhl	September 10, 2025
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"

Irrigation Manager	
Signature _____	Title _____
Gonzalo M. Castellon	September 10, 2025
Printed Name _____	Date _____

Job #:	346100484		
SO #:	8755223	Proposed Price:	\$440.12

Tab 5

Proposal for Extra Work at Alta Lakes CDD

Property Name	Alta Lakes CDD	Contact	Ben Pfuhl
Property Address	3108 Alta Lakes Blvd. Jacksonville, FL 32226	To	Alta Lakes CDD
		Billing Address	c/o Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614

Project Name Wood lines are encroaching on landscape areas

Project Description Push back, remove leaning brush that is encroaching on the landscape areas.

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Sections A through D on map - prune back native growth along woods edge. Price includes removing smaller trees that are leaning out of the wood lines and bush hogging some areas.	\$7,140.00	\$7,140.00

For internal use only

SO# 8766613
JOB# 346100484
Service Line 130

Total Price \$7,140.00

THIS IS NOT AN INVOICE

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 11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014
 Enhancement Manager
 Certified Arborist #FL-6354A
 Certified Pest Control Operator JF95758

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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

Enhancement Manager

Certified Arborist #FL-6354A

Certified Pest Control Operator JF95758

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Customer

Signature	Title	Current PM
Ben Pfuhl	Date	September 24, 2025
Printed Name		

BrightView Landscape Services, Inc. "Contractor"

Enhancement Manager

Signature	Title
Jen Mabus	September 24, 2025
Printed Name	Date

Job #:	346100484	
SO #:	8766613	Proposed Price: \$7,140.00



✕

Keyboard shortcuts

You can hold Shift while dragging the Earth to tilt and rotate, or Control to look around.

[Got it](#)[Learn more](#)

Tilt

Heading

[Reset to north](#)

Layers

Tab 6

Proposal for Extra Work at Alta Lakes CDD

Property Name	Alta Lakes CDD	Contact	Ben Pfuhl
Property Address	3108 Alta Lakes Blvd. Jacksonville, FL 32226	To	Alta Lakes CDD
		Billing Address	c/o Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614

Project Name Alta Lakes Main Entrance

Project Description Install bahia sod to shrink all of the beds in the two entrances

Scope of Work

Front entrance signs

Remove flax lily and juniper that is not consistent in the entrances. Leave the liriopse and loropetalum and prep for sod. Install Bahia sod up to existing plants, leaving a small mulch area.

Option - add 15 Jack Frost Ligustrum on each side between the loropetalum and existing holly. An irrigation inspection will be required prior to check coverage and may require some modifications not included.

Option - add a season annual bed to each side. This will require change outs 4 times per year of \$2016, and a soil amendment addition 1 time per year. (not included in this pricing). An irrigation inspection will be required prior to check coverage and may require some modifications not included.

Option - if mulch has not been done, mulch the front of the beds between the new sod and existing plants.

QTY	UoM/Size	Material/Description	Unit Price	Total
Entrance - demo and sod installation			Subtotal	\$5,174.29
1.00	LUMP SUM	Mobilization, removal of flax lily and juniper, removal of mulch, and prep for sod. Leave the liriopse, loropetalum that look good.	\$1,731.60	\$1,731.60
2,400.00	SQUARE FEET	Bahia sod delivered and installed	\$1.05	\$2,527.44
1.00	EACH	Irrigation modifications - remove and cap netafim/drip line tubing	\$915.25	\$915.25
Jack Frost Ligustrum (Option)			Subtotal	\$1,642.32
60.00	EACH	Jack Frost Ligustrum 3 gallon installed (price includes plant, delivery, and installation) (30 each side)	\$27.37	\$1,642.32
Annual beds (Option)			Subtotal	\$2,606.33
4.00	CUBIC YARD	Annual soil mix to create planting bed for annuals	\$147.58	\$590.33
720.00	EACH	4 inch annuals installed (seasonal) Bed size 40 feet in length by 3 feet wide	\$2.80	\$2,016.00
Mulch (Option)			Subtotal	\$2,170.77

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Enhancement Manager

Certified Arborist #FL-6354A

Certified Pest Control Operator JF95758

Proposal for Extra Work at Alta Lakes CDD

150.00	BAG	Mini pine bark installed along the front of the bed between new sod and existing plants	\$14.47	\$2,170.77
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For internal use only

SO# 8766638
JOB# 346100484
Service Line 130

Total Price \$11,593.71

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Customer

Signature	Title	Current PM
Ben Pfuhl	Date	September 26, 2025
Printed Name		

BrightView Landscape Services, Inc. "Contractor"
Enhancement Manager

Signature	Title
Jen Mabus	September 26, 2025
Printed Name	Date

Job #: 346100484

SO #: 8766638

Proposed Price: \$11,593.71

Alta Lakes Entrance – Conceptual Images







Juniper and flax being removed



Area to be prepped and filled in with sod



Area for Jack Frost to be installed

Proposal for Extra Work at Alta Lakes CDD

Property Name	Alta Lakes CDD	Contact	Ben Pfuhl
Property Address	3108 Alta Lakes Blvd. Jacksonville, FL 32226	To	Alta Lakes CDD
		Billing Address	c/o Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614

Project Name Alta Lakes CDD - remove plant beds along road and sod

Project Description Remove plant beds along the side of the road, cap drip lines, and install bahia sod

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
Beds from inside front entrance to Lake Trout			Subtotal	\$3,503.96
1.00	LUMP SUM	Mobilization and removal of existing plant material (juniper, flax lily, and roses).	\$641.33	\$641.33
7.00	CUBIC YARD	Install top soil to beds to bring it up to grade prior to installing sod. (Approx. 2 inches)	\$150.86	\$1,056.04
1,600.00	SQUARE FEET	Bahia sod delivered and installed	\$1.05	\$1,684.96
1.00	EACH	locate and cap drip lines	\$121.63	\$121.63
Beds from Lake Trout to Yellow Perch			Subtotal	\$2,931.74
1.00	LUMP SUM	Mobilization and removal of existing plant material (juniper, flax lily, and roses).	\$641.33	\$641.33
6.00	CUBIC YARD	Install top soil to beds to bring it up to grade prior to installing sod. (Approx. 2 inches)	\$150.86	\$905.18
1,200.00	SQUARE FEET	Bahia sod delivered and installed	\$1.05	\$1,263.60
1.00	EACH	locate and cap drip lines	\$121.63	\$121.63
Yellow Perch to Red Coi			Subtotal	\$10,217.81
1.00	LUMP SUM	Mobilization and removal of existing plant material (juniper, flax lily, and roses).	\$1,603.33	\$1,603.33
20.00	CUBIC YARD	Install top soil to beds to bring it up to grade prior to installing sod. (Approx. 2 inches)	\$150.86	\$3,017.25
5,200.00	SQUARE FEET	Bahia sod delivered and installed	\$1.05	\$5,475.60
1.00	EACH	locate and cap drip lines	\$121.63	\$121.63
Red Coi to Power lines			Subtotal	\$3,082.60
1.00	LUMP SUM	Mobilization and removal of existing plant material (juniper, flax lily, and roses).	\$641.33	\$641.33
7.00	CUBIC YARD	Install top soil to beds to bring it up to grade prior to installing sod. (Approx. 2 inches)	\$150.86	\$1,056.04
1,200.00	SQUARE FEET	Bahia sod delivered and installed	\$1.05	\$1,263.60
1.00	EACH	locate and cap drip lines	\$121.63	\$121.63

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President

11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

Enhancement Manager

Certified Arborist #FL-6354A

Certified Pest Control Operator JF95758

Proposal for Extra Work at Alta Lakes CDD

For internal use only

SO# 8768572
JOB# 346100484
Service Line 130

Total Price \$19,736.11

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President

11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

Enhancement Manager

Certified Arborist #FL-6354A

Certified Pest Control Operator JF95758

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President

11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

Enhancement Manager

Certified Arborist #FL-6354A

Certified Pest Control Operator JF95758

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Signature	Title	Current PM
Ben Pfuhl	Date	September 26, 2025
Printed Name		

BrightView Landscape Services, Inc. "Contractor"

Enhancement Manager

Signature	Title
Jen Mabus	September 26, 2025
Printed Name	Date

Job #: 346100484

SO #: 8768572

Proposed Price: \$19,736.11

Tab 7



Alta Lakes CDD

Field Report Sept 2025

First Coast CMS LLC



Pools

At this time, there are no mechanical issues regarding the pool.

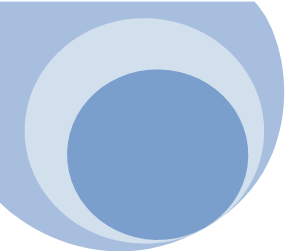
All the pressure gauges to the pool equipment were replaced

We have a potential issue regarding the surface of the splash pad that needs to be investigated and potentially repaired. It is possible that the splash pad will need to be resurfaced, and are looking at options for the Board to review

Splash pad flow meter needed to be replaced. This was done in house

Maintenance and Facility

- Carpets to the gym were steamed cleaned on July 1
- A mattress was stuffed in the dumpster that required a bulk pick up to have removed
- The Fountain was soaped on 9/23 and required Innovative Fountains to add a defoamer
- A fan in the gym was replaced due to age/wear and tear
- Gym pull down rope needing replacing
- The facility backflow device is scheduled to be inspected per JEA. Bob's backflow has been notified and we expect it to be completed any day.
- Soccer Shots started August 18th and the season will end December 20th.



Tab 8

ALTA LAKES LANDSCAPING MAINTENANCE PROPOSAL

Base Management Yearly Fee	\$ 84,396.00
----------------------------	--------------

- 52 Grounds Maintenance Visits
- Mowing, edging, string trim, and blowing debris
- Weed control
- Pruning of Shrubs and Groundcover

Fertilizer/Pest Control/Weed Control Yearly Fee	\$ 9,552.00
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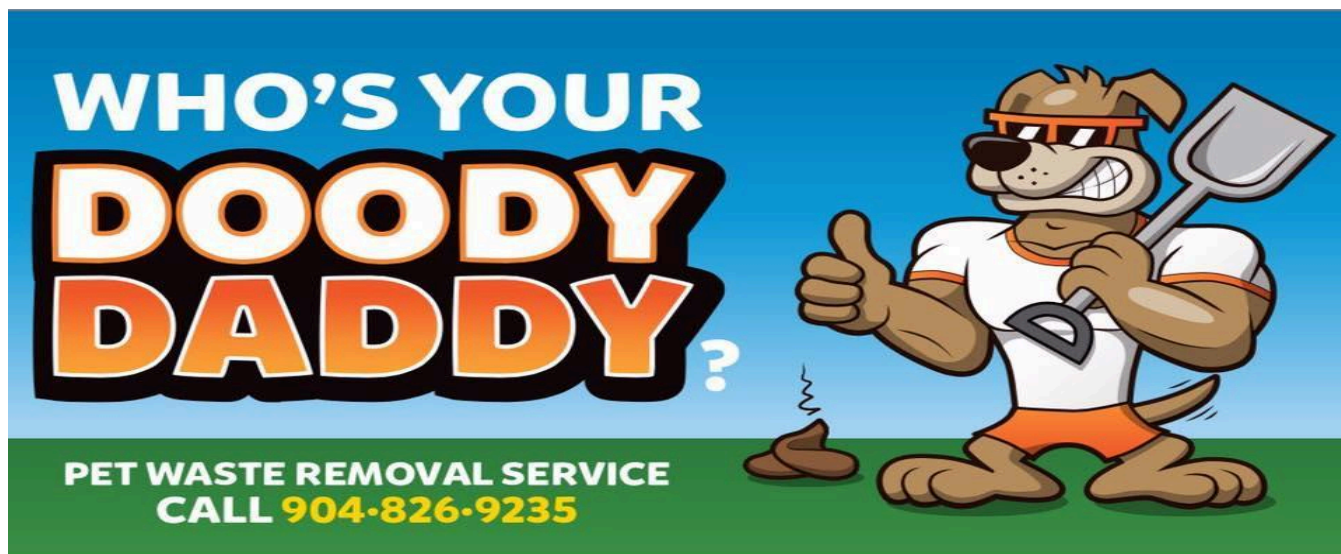
- 4x per year Turf Fertilizations
- Weed and Insect Control as needed
- 2x per year Shrub Fertilizations
- Insect Control as needed

Irrigation Inspection Service Yearly Fee	\$ 1,524.00
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- Monthly irrigation inspections and adjustments
- Monthly cleaning of heads and reports

Total including all of the above yearly total: \$ 95,472.00

Tab 9



DOODY DADDY SERVICE AGREEMENT

This agreement is in effect as of January 1, 2025 and will stay in effect through January 1, 2026 is made between *Doody Daddy, LLC* and Alta Lakes CDD whose address is 2806 N. 5th Street, Suite 403, St. Augustine, FL 32084.

1. **Pet Waste Station Service** – *Doody Daddy* hereby agrees to service the 7 pet waste stations located at above address. Servicing of the stations will occur once a week. *Doody Daddy* reserves the right to change the assigned day. *Doody Daddy* will purchase and provide all bags for each pet waste station. *Doody Daddy* is not responsible for any damage or repairs needed to any pet waste station.
2. **Trash Can Service** – *Doody Daddy* hereby agrees to service the 1 trash can(s) stations located at above address. Servicing of the trash can(s) will occur twice a week. *Doody Daddy* reserves the right to change the assigned day. *Doody Daddy* will purchase and provide all bags for each trash can. *Doody Daddy* is not responsible for any damage or repairs needed to any trash can.
- 3.. **Park & Common Area** – *Doody Daddy* hereby agrees to service the N/A park/common areas located at above address. Servicing will occur N/A a week. *Doody Daddy* reserves the right to change the assigned day.
4. **Billing** – An invoice for the next month's service will be sent at the beginning of each month. This invoice will be due in full by the 15th of that month. If delinquency occurs a late charge of twenty five dollars (\$25.00) will be added to the total of the bill.
5. **Collection of unpaid bills** – If a bill becomes more than 30 days late, *Doody Daddy* reserves the right to pursue collection. A service fee of \$75.00 will be added to a bill that is sent to a collection agency.
6. **Access to Service Area** – It is the customer's responsibility to assure uninhibited access to the service area. If the area is not accessible during the service day, the customer will be charged the normal fee for that days waste removal.

7. **High Grass and Leaves** – The customer is responsible for keeping the grass at a reasonable level and to keep the leaves picked up in the service area. *Doody Daddy* will not return if waste is missed due to overgrown grass or un-raked leaves. If *Doody Daddy* returns to service and it is determined that high grass or un-raked leaves existed at the time of the initial service call, the account will be charged an additional pick-up at the normal weekly rate.

8. **Inclement Weather** – If weather conditions prevent *Doody Daddy* from servicing on the assigned day, *Doody Daddy* will attempt to schedule a make up day. If we are unable to schedule a make up day, we will issue a credit towards the next month's invoice.

9. **Entire Contract** – This Contract contains the entire agreement of the parties regarding the subject matter of this Contract, and there are no other promises or conditions in any other agreement whether oral or written. This Contract supersedes any prior written or oral agreements between the parties.

Monthly contract \$507.00 per month starting 01/01/2026 through 01/01/2027.

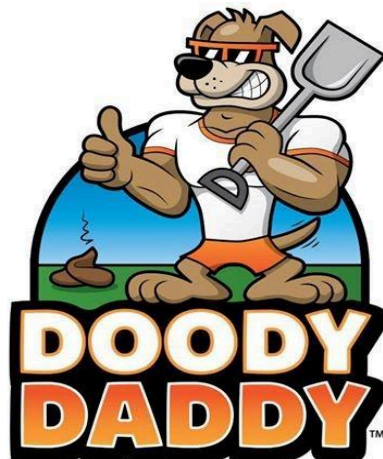
Property Manager Signature _____ Date _____

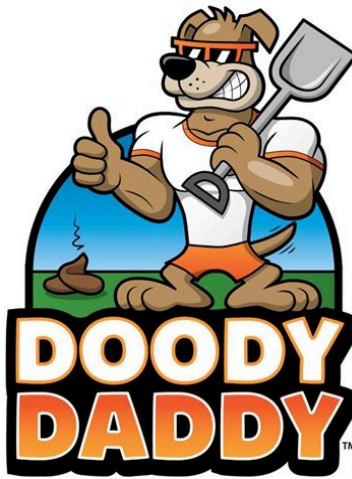
HOA Board President Signature _____ Date _____

Office Number _____ After Hours Number _____

Doody Daddy Signature _____ Date _____

WE THANK YOU FOR CHOOSING DOODY DADDY AS YOUR PET WASTE MANAGEMENT COMPANY, IF YOU HAVE ANY QUESTIONS FEEL FREE TO CALL US AT: 904-826-9235.





Prepared Date
January 1, 2026

PROPOSAL

Prepared for Alta Lakes

DESCRIPTION OF WORK	VISITS	RATE PER VISIT	MONTHLY TOTAL
Pet Waste Station Maintenance <ul style="list-style-type: none"> Weekly service includes restocking all pick-up bags, liner bags and removal of waste at each station. <u>Doody Daddy will purchase and provide all bags for each pet waste station.</u> Doody Daddy will purchase any additional pet waste stations for the community with a renewed 2 year contract of service. 	1 x/ Week	\$98 (Based on 7 stations @ \$14 per station per week)	\$421 (Based on the weekly rate X 4.3 weeks per month. This keeps the payment the same regardless of 4 or 5 services each month.)
Trash Can Servicing <ul style="list-style-type: none"> Weekly service includes restocking all liner bags and removal of trash at each can. 	2 x/Week	\$10 (Based on 1 trashcan @ \$10 per can per week)	\$86
Additional Clean-up Services (optional) <ul style="list-style-type: none"> We will walk a specific pattern removing dog waste from property grounds, common areas, dog parks, residential homes and anywhere in between. Pricing is based on the size of each service area. 	N/A	N/A	N/A
		MONTHLY TOTAL	\$507.00

Tab 10



Corporate Office
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256
(904) 431-3914

August 15th, 2025

Mr. Ben Pfuhl, District Manager
C/O Rizzetta & Company
2806 N. Fifth St. Unit 403
St. Augustine, FL 32084

RE: Aquatic Management Services Bid

Alta Lakes CDD Board of Directors:

The following encompasses The Lake Doctors, Inc. observations and recommendations based on our site survey completed on 8/14/25. All waterways were inspected with areas for improvement noted within and around each pond. Unfortunately, some of the ponds have been neglected and are severely impaired. While our proposal may be higher than budgeted for, I implore you to consider the far greater value and quality of service we intend to provide for your community. We have every available resource at your disposal to ensure the condition of the ponds are restored and are kept in great condition moving forward. It is our goal to earn your trust so you can be assured and have confidence that your contracted lake vendor is doing everything possible to provide high quality, professional service.

Our pricing allows for the proper amount of labor and resources to thoroughly and properly treat each pond. It appears that some of the ponds are shallower than intended; however, water levels should not affect our ability to provide thorough treatments. We plan to utilize our airboat where applicable and we have every other treatment method available as well including an ATV, treatment boats, backpack sprayers, mechanical harvester, etc. We also added a separate line item to stock the ponds with sterile, triploid grass carp which will be very beneficial for assisting with submersed and emergent aquatic vegetation control.

You have the full support from our Jacksonville Branch including 20+ licensed aquatic technicians, Field and Sales Management Team, Authorized Fountain Service Dept., fisheries manager and dedicated administrative assistant. We have technicians in the area on a daily basis that will respond to any questions or concerns you may have. We will also assign multiple technicians to the property to achieve accountability and a manageable work load. We also have extensive experience managing several CDD's comparable in size including but not limited to: Amelia National CDD, Anabelle Island CDD, Bartram Springs CDD, Crossings at Fleming Island CDD, Double Branch and Middle Village CDD's, Fleming Island Plantation CDD, Sampson Creek CDD and South Village CDD.

All four fountains were inoperable during our site visit. Our fountain team are experts at diagnosing and repairing fountains in house, if needed, which is very beneficial for reducing the amount of down time and



The Lake Doctors, Inc.
Aquatic Management Services®

Corporate Office
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256
(904) 431-3914

avoiding added costs of shipping. The condition of the ponds goes hand in hand with the fountains operating properly. Excessive weed/algae growth can restrict flow and lead to premature motor failure from the added strain. There is also a separate line item for Quarterly fountain PM and cleaning which will ensure the fountains are kept clean and operating properly within the manufacturer's specifications.

Our goal is to be a one-stop-shop for all of your pond needs. We also have an erosion division that can restore any eroded areas. Our team is very diligent about reporting back on any issues like this. For your review and consideration, a separate proposal to repair the eroded shoreline around Pond 17 is included with our bid. A retaining wall was put up along 3160 Spotted Bass to hold the bank in place; however, there is a narrow margin of land from erosion around the perimeter of the lake that we can restore. This system can be used in other areas throughout the community as well, if needed.

On behalf of our Jacksonville Branch, we greatly appreciate the opportunity and your time to review and consider our proposal. Please let me know if there are any questions or concerns. I can be available at your convenience to meet and discuss our services/proposals in more detail, if needed.

Respectfully,

Jesse E. Mason, Sales Manager | (904)228-8006 | jesse.mason@lakedoctors.com



Pond 1



Aug 14, 2025 at 1:50:57 PM
Alta Lakes Blvd
Jacksonville FL 32226
United States

Shallow pond with trash and a variety of aquatic vegetation including hydrilla present.

Pond 2



Aug 14, 2025 at 2:16:09 PM
11546 Red Koi Dr
Jacksonville FL 32226
United States

Shoreline vegetation and hydrilla/algae growth along littoral shel



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Pond 3



Algae and hydrilla present. Fountain control panel door zip tied.

Pond 4



Shoreline overgrowth and hydrilla infestation throughout lake. Panel door zip tied.



Pond 5



Pond has been neglected with a variety of aquatic vegetation and algae overgrowth.

Pond 6



Algae and emergent vegetation around perimeter. Control structure obstructed.



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Pond 6 Cont.



Pond 7





Pond 8



Algae, spikerush and variety of invasive aquatic vegetation present.

Pond 9



Minor algae and shoreline vegetation. Pond otherwise in good condition.



Pond 10



Aug 14, 2025 at 2:57:03 PM
11584 Sheepshead Ln
Jacksonville FL 32226
United States

Algae, emergent vegetation and some trash observed.

Pond 11



Aug 14, 2025 at 2:49:59 PM
11563 Sheepshead Ln
Jacksonville FL 32226
United States

Hydrilla and slender spikerush present throughout pond.



Pond 12



Vegetation partially treated for with some shoreline growth still present.

Pond 13



Minor algae and shoreline vegetation. Pond otherwise in good condition at this time.



Pond 15



**Pond was treated high up on bank along homeowner side.
Otherwise untreated with hydrilla present.**

Pond 16



Severe hydrilla infestation and shoreline emergent vegetation present.



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Pond 17



Emergent vegetation and erosion observed. Erosion encroaching on fence line.



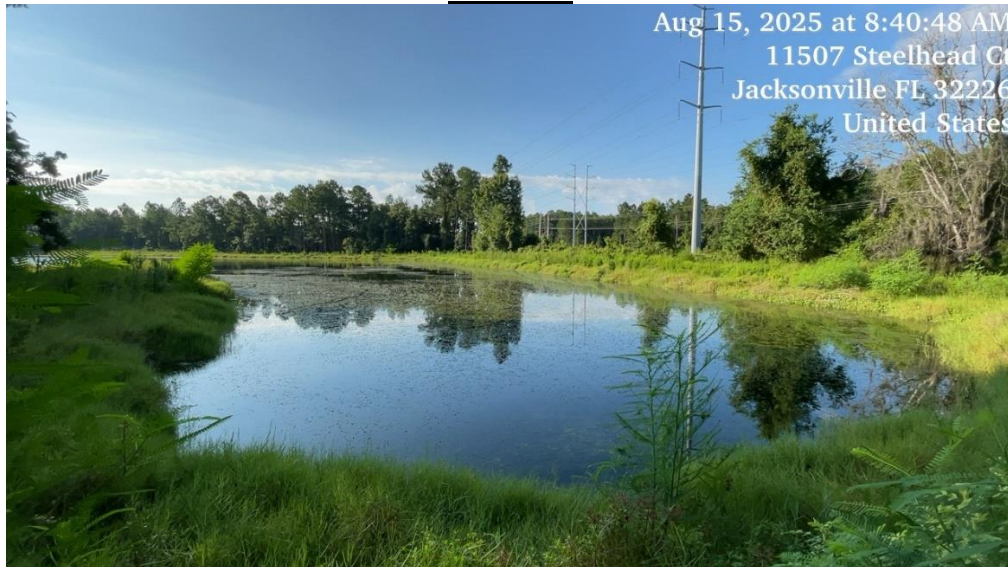


Pond 18



Variety of invasive aquatic vegetation including hydrilla throughout lake.

Pond 19



**Lake full of hydrilla and a variety of invasive aquatic weeds.
Restricted access and has not received any treatments.**



The Lake Doctors, Inc.
11621 Columbia Park Drive W.
Jacksonville, FL 32258
(904) 262-5500
Jacksonville@lakedoctors.com
www.lakedoctors.com

Water Management Agreement

This Agreement, made this _____ day of _____, 20____ is between The Lake Doctors, Inc., a Florida corporation ("the Company") and the following "Customer"

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____

The parties hereto agree to follows:

- A. The Company agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s): **Eighteen (18) Ponds associated with the Alta Lakes CDD in Jacksonville, Florida.** (Pond 19 excluded until sufficient access is provided)

Includes a minimum of Twelve (12) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds/algae.

*Quarterly fountain service includes cleaning exterior of intake screen and float, cleaning/adjustment of light lenses, nozzles/jets as necessary, check anchor lines/adjust timers, as needed. Additional parts invoiced separately. Removing fountain for service not included.

+Monthly Program to be implemented October 2025 upon completion of 1X/major application in Aug. with follow-up treatment in Sept.

++Grass carp stocking contingent upon FWC permitting regulations and seasonal supplier availability.

- B. Customer agrees to pay the Company the following sum for specified aquatic management services:

1.	Underwater and Floating Vegetation Control Program	\$ 2,326.00 Monthly
2.	Shoreline Grass and Brush Control Program	\$ INCLUDED
3.	Free Callback Service and Additional Treatments, if required	\$ INCLUDED
4.	Permitting and Stocking of (200) Sterile, Triploid Grass Carp (10"-12")	\$ 2,200.00 Upon Stocking
5.	Quarterly Cleaning and Adjustment of Four (4) Fountains	\$ 90.00 Monthly
6.	Water Testing and Analysis, as needed	\$ INCLUDED
7.	Monthly Detailed Service Reports	\$ INCLUDED
	Total of Services Accepted	\$ 2,416.00 Monthly

\$2,416.00 of the above sum-total shall be due and payable upon execution of this Agreement; the balance shall be payable in advance in monthly installments of **\$2,416.00** plus any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. The Company uses products which, in its sole discretion, are intended to provide effective and safe results.
- D. The Company agrees to commence treatment within **thirty (30)** days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by Customer to the Company on or before **September 15th, 2025.**
- F. The Terms and Conditions appearing on the reverse side form an integral part of this Agreement, and Customer hereby acknowledges that it has read and is familiar with the contents thereof.

CUSTOMER PREFERENCES

INVOICE FREQUENCY: ___ MONTHLY ___ EVERY OTHER MONTH ___ QUARTERLY ___ SEMI-ANNUAL ___ ANNUAL

INVOICE TIMING: ___ BEGINNING OF THE MONTH ___ WITH SERVICE COMPLETION

EMAIL INVOICE: ___ YES ___ NO | If yes, provide invoice email: _____

EMAIL WORK ORDER: ___ YES ___ NO | If yes, provide work order email: _____

REQUESTED START MONTH: _____ | PURCHASE ORDER #: _____

THE LAKE DOCTORS, INC.

CUSTOMER:

Signed _____ Date _____

Name _____

Jesse E. Mason, Sales Manager

01/2024

® THE LAKE DOCTORS, INC.

TERMS AND CONDITIONS

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. Customer understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
 - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
 - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, the Company shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify the Company in writing if any exotic fish exist in lake or pond prior to treatment.
 - d) Customer understands and agrees that for the best effectiveness and environmental safety, materials used by the Company may be used at rates equal to or lower than maximum label recommendations.
 - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
 - f) Customer agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
 - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
 - h) When deemed necessary by the Company and approved by Customer, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, the Company will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of species take several months or longer to fully decompose. Customer is responsible for any desired physical cutting and removal.
- 3) Customer agrees to inform the Company in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). the Company assumes no responsibility for damage to aquatic plants if Customer fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. Customer also agrees to notify the Company, in writing, of any conditions which may affect the scope of work and Customer agrees to pay any resultant higher direct costs incurred.
- 4) If services specify trash/debris removal, the Company will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to a 5 gallon bucket but only during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 5) Customer agrees to reimburse the Company for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees. Fees will be reimbursed via an additional invoice per the Company's discretion.
- 6) If at any time during the term of this Agreement, Customer reasonably believes the Company is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, Customer shall give the Company written notice stating with particularity the reasons for Customer's dissatisfaction. The Company shall investigate and attempt to address Customer's concerns. If, after 30 days from the giving of the original notice, Customer continues to reasonably believe the Company's performance is unsatisfactory, Customer may terminate this Agreement by giving written notice ("Second Notice") to the Company and paying all monies owing to the effective date of termination, which shall be the last day of the month in which the Second Notice is received by the Company. Customer may not terminate this Agreement before the end of the term except for cause in accordance with this paragraph.
- 7) If Customer discontinues or terminates service under this Agreement except for cause in accordance with paragraph 6, Company shall be entitled to collect as an early termination fee, and not as a penalty, an amount equal to, the lesser of, three (3) times the monthly service fee, or the number of months remaining in the term multiplied by the monthly service fee. The Company may declare the termination fee owed in a single payment due within ten (10) days of written demand.
- 8) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. The Company will notify Customer of such restrictions. It is Customer's responsibility to observe the restrictions throughout the required period. Customer understands and agrees that, notwithstanding any other provision of the Agreement, the Company does not assume any liability for failure by any party to be notified of, or to observe, such regulations or restrictions.
- 9) The Company shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming Customer as "Additional Insured" may be provided at Customer's request. Customer agrees to pay for any additional costs of insurance requirements over and above the standard insurance provided by the Company.
- 10) The Company agrees to indemnify, defend and hold harmless Customer from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on Customer by any person caused by or that results from the gross negligence or willful misconduct of the Company, its employees or agents. Customer hereby agrees to indemnify, defend and hold the Company harmless from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on the Company by any person whomsoever that occurs on or about Customer's premises, except for any such loss, injury or damage that is caused by or results solely from the gross negligence or willful misconduct of the Company its employees or agents.
- 11) IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOST PROFITS, SAVINGS OR REVENUE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Customer agrees that the Company's liability under this Agreement shall be limited to six (6) times the monthly fee, which amount shall be Customer's maximum remedy regardless of the legal theory used to determine that the Company is liable for the injury or loss (including, without limitation, negligence breach of contract breach of warranty and product liability).
- 12) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should the Company be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, the Company shall notify Customer of said condition and of the excess direct costs arising therefrom. Customer shall have thirty (30) days after receipt of notice to notify the Company in writing of any inability to comply with excess direct costs as requested by the Company.
- 13) Customer warrants that it is authorized to execute this Agreement on behalf of the riparian owner. If a legal entity, the person executing this Agreement on behalf of Customer represents that Customer is duly organized and existing, and is in good standing, under the laws of the jurisdiction of its organization and that execution, delivery, and performance of this Agreement has been duly authorized by all appropriate corporate action.
- 14) The Company covenants to perform and complete the services hereunder in a timely, competent and workmanlike manner and in accordance with the specifications and requirements set forth in this Agreement. THE COMPANY HEREBY EXPRESSLY DISCLAIMS, AND CUSTOMER HEREBY WAIVES, RELEASES AND RENOUNCES, ALL OTHER WARRANTIES AND CLAIMS EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, WITH RESPECT TO SERVICES OR PRODUCTS PROVIDED BY THE COMPANY.
- 15) Customer understands that, for convenience, the annual cost of service is spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If the Company permits Customer to temporarily put its account activity on hold, an additional start-up charge may be required due to aquatic re-growth.
- 16) The Company agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of the Company. However, the Company shall in no event be liable to Customer or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 17) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party by written notice delivered prior to the end of the term. The Company may adjust the monthly investment amount after the original term to reflect any changes to cost of materials, inputs, and labor. The Company will submit written notification to Customer 30 days prior to effective date of adjustment. If Customer is unable to comply with the adjustment, the Company shall be notified immediately in order to seek a resolution. The Company may cancel this Agreement for any reason upon 30-day written notice to Customer.
- 18) Should Customer become delinquent, the Company may place the account on hold for non-payment and Customer will continue to be responsible for the continuing monthly amount even if the account is placed on hold. The Company may, at its sole discretion, choose to suspend services and charge the Customer 25% of the monthly equivalent invoice amount for three (3) consecutive months, herein referred to as the Credit Hold Period, or until Customer pays all invoices due, whichever comes earlier. Regular Service may be reinstated once the entire past due balance has been received in full. Should the Customer remain delinquent at the end of the Credit Hold Period, Company shall be entitled to bring action for collection of monies due and owing under this Agreement. Customer agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by the Company resulting from such collection action. The Company reserves the right at any time to charge interest on unpaid amounts at the rate of eighteen percent (18%) per year. Customer hereby irrevocably submits to the exclusive personal jurisdiction of the state and federal courts of Duval County, Florida for the adjudication of all disputes or questions hereunder.
- 19) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by the Company Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both the Company and Customer. This Agreement is assignable by Customer only with the prior written consent of the Company.

TERMS AND CONDITIONS

Fountain Cleaning

1. Equipment sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
2. Items not covered under our warranty will be treated and billed as regular service calls. THE LAKE DOCTORS agrees to clean exterior of pump intake screens, cleaning of visible surfaces of fountain floats, cleaning and adjustment of nozzles and jets as necessary, cleaning of light lens, check anchor lines, adjust time clocks as necessary and reset tripped breakers; as part of the Fountain Cleaning Agreement.
3. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by THE LAKE DOCTORS and CUSTOMER and generally within 30' or less of lake or ponds edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by THE LAKE DOCTORS meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
4. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.
5. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
6. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
7. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
8. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
9. This Agreement is not assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.
10. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of forty-five (45) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments F.O.B. shipping point.
11. Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, THE LAKE DOCTORS may adjust the investment amount after the original term. THE LAKE DOCTORS will submit written notification to CUSTOMER 30 days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, THE LAKE DOCTORS shall be notified immediately in order to seek a resolution. If necessary, CUSTOMER may terminate this Agreement according to the procedure.
12. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
13. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services.
14. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
15. THE LAKE DOCTORS or CUSTOMER may cancel this agreement with or without cause by 30-day written notice.



The Lake Doctors, Inc.
11621 Columbia Park Drive W.
Jacksonville, FL 32258
(904) 262-5500
Jacksonville@lakedoctors.com
www.lakedoctors.com

Water Management Agreement

This Agreement, made this _____ day of _____, 2025 is between The Lake Doctors, Inc., a Florida corporation ("the Company") and the following "Customer"

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____

The parties hereto agree to follows:

- A. The Company agrees to manage certain lakes and/or waterways for a period of **ONE TIME APPLICATION** from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Eighteen (18) Ponds associated with the Alta Lakes CDD in Jacksonville, Florida.

Includes a major application for the control of noxious aquatic vegetation. **One follow-up treatment** will be provided approximately 15 – 30 days later. Aquatic weeds can re-grow after treatment; no length of control is guaranteed. Pond 19 excluded until sufficient access provided.

- B. Customer agrees to pay the Company the following sum for specified aquatic management services:

1.	Control of Noxious Aquatic Vegetation	\$ 9,800.00
2.	Detailed Service Reports	\$ INCLUDED
	Total of Services Accepted	\$ 9,800.00

\$9,800.00 shall be payable upon execution of this Agreement, plus any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. The Company uses products which, in its sole discretion, are intended to provide effective and safe results.
- D. The Company agrees to commence treatment within **thirty (30)** days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by Customer to the Company on or before **September 15th, 2025**.
- F. The Terms and Conditions appearing on the reverse side form an integral part of this Agreement, and Customer hereby acknowledges that it has read and is familiar with the contents thereof.

CUSTOMER PREFERENCES

INVOICE FREQUENCY: ☐ MONTHLY ☐ EVERY OTHER MONTH ☐ QUARTERLY ☐ SEMI-ANNUAL ☐ ANNUAL

INVOICE TIMING: ☐ BEGINNING OF THE MONTH ☐ WITH SERVICE COMPLETION

EMAIL INVOICE: ☐ YES ☐ NO | If yes, provide invoice email: _____

EMAIL WORK ORDER: ☐ YES ☐ NO | If yes, provide work order email: _____

THIRD PARTY COMPLIANCE/REGISTRATION: ☐ YES ☐ NO

THIRD PARTY INVOICING PORTAL**: ☐ YES ☐ NO

****If a Third Party Compliance/Registration or an Invoice Portal is required; it is the Customer's responsibility to provide the information.**

REQUESTED START MONTH: _____ | PURCHASE ORDER #: _____

THE LAKE DOCTORS, INC.

CUSTOMER:

Signed _____ Date _____

Jesse E. Mason, Sales Manager

Name _____

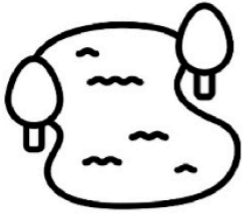
TERMS AND CONDITIONS

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. Customer understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
 - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
 - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, the Company shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify the Company in writing if any exotic fish exist in lake or pond prior to treatment.
 - d) Customer understands and agrees that for the best effectiveness and environmental safety, materials used by the Company may be used at rates equal to or lower than maximum label recommendations.
 - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
 - f) Customer agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
 - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
 - h) When deemed necessary by the Company and approved by Customer, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, the Company will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of species take several months or longer to fully decompose. Customer is responsible for any desired physical cutting and removal.
- 3) Customer agrees to inform the Company in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). the Company assumes no responsibility for damage to aquatic plants if Customer fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. Customer also agrees to notify the Company, in writing, of any conditions which may affect the scope of work and Customer agrees to pay any resultant higher direct costs incurred.
- 4) If services specify trash/debris removal, the Company will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to a 5 gallon bucket but only during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 5) Customer agrees to reimburse the Company for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees. Fees will be reimbursed via an additional invoice per the Company's discretion.
- 6) If at any time during the term of this Agreement, Customer reasonably believes the Company is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, Customer shall give the Company written notice stating with particularity the reasons for Customer's dissatisfaction. The Company shall investigate and attempt to address Customer's concerns. If, after 30 days from the giving of the original notice, Customer continues to reasonably believe the Company's performance is unsatisfactory, Customer may terminate this Agreement by giving written notice ("Second Notice") to the Company and paying all monies owing to the effective date of termination, which shall be the last day of the month in which the Second Notice is received by the Company. Customer may not terminate this Agreement before the end of the term except for cause in accordance with this paragraph.
- 7) If Customer discontinues or terminates service under this Agreement except for cause in accordance with paragraph 6, Company shall be entitled to collect as an early termination fee, and not as a penalty, an amount equal to, the lesser of, three (3) times the monthly service fee, or the number of months remaining in the term multiplied by the monthly service fee. The Company may declare the termination fee owed in a single payment due within ten (10) days of written demand.
- 8) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. The Company will notify Customer of such restrictions. It is Customer's responsibility to observe the restrictions throughout the required period. Customer understands and agrees that, notwithstanding any other provision of the Agreement, the Company does not assume any liability for failure by any party to be notified of, or to observe, such regulations or restrictions.
- 9) The Company shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming Customer as "Additional Insured" may be provided at Customer's request. Customer agrees to pay for any additional costs of insurance requirements over and above the standard insurance provided by the Company.
- 10) The Company agrees to indemnify, defend and hold harmless Customer from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on Customer by any person caused by or that results from the gross negligence or willful misconduct of the Company, its employees or agents. Customer hereby agrees to indemnify, defend and hold the Company harmless from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on the Company by any person whomsoever that occurs on or about Customer's premises, except for any such loss, injury or damage that is caused by or results solely from the gross negligence or willful misconduct of the Company its employees or agents.
- 11) IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOST PROFITS, SAVINGS OR REVENUE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Customer agrees that the Company's liability under this Agreement shall be limited to six (6) times the monthly fee, which amount shall be Customer's maximum remedy regardless of the legal theory used to determine that the Company is liable for the injury or loss (including, without limitation, negligence breach of contract breach of warranty and product liability).
- 12) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should the Company be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, the Company shall notify Customer of said condition and of the excess direct costs arising therefrom. Customer shall have thirty (30) days after receipt of notice to notify the Company in writing of any inability to comply with excess direct costs as requested by the Company.
- 13) Customer warrants that it is authorized to execute this Agreement on behalf of the riparian owner. If a legal entity, the person executing this Agreement on behalf of Customer represents that Customer is duly organized and existing, and is in good standing, under the laws of the jurisdiction of its organization and that execution, delivery, and performance of this Agreement has been duly authorized by all appropriate corporate action.
- 14) The Company covenants to perform and complete the services hereunder in a timely, competent and workmanlike manner and in accordance with the specifications and requirements set forth in this Agreement. THE COMPANY HEREBY EXPRESSLY DISCLAIMS, AND CUSTOMER HEREBY WAIVES, RELEASES AND RENOUNCES, ALL OTHER WARRANTIES AND CLAIMS EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, WITH RESPECT TO SERVICES OR PRODUCTS PROVIDED BY THE COMPANY.
- 15) Customer understands that, for convenience, the annual cost of service is spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If the Company permits Customer to temporarily put its account activity on hold, an additional start-up charge may be required due to aquatic re-growth.
- 16) The Company agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of the Company. However, the Company shall in no event be liable to Customer or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 17) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party by written notice delivered prior to the end of the term. The Company may adjust the monthly investment amount after the original term to reflect any changes to cost of materials, inputs, and labor. The Company will submit written notification to Customer 30 days prior to effective date of adjustment. If Customer is unable to comply with the adjustment, the Company shall be notified immediately in order to seek a resolution. The Company may cancel this Agreement for any reason upon 30-day written notice to Customer.
- 18) Should Customer become delinquent, the Company may place the account on hold for non-payment and Customer will continue to be responsible for the continuing monthly amount even if the account is placed on hold. The Company may, at its sole discretion, choose to suspend services and charge the Customer 25% of the monthly equivalent invoice amount for three (3) consecutive months, herein referred to as the Credit Hold Period, or until Customer pays all invoices due, whichever comes earlier. Regular Service may be reinstated once the entire past due balance has been received in full. Should the Customer remain delinquent at the end of the Credit Hold Period, Company shall be entitled to bring action for collection of monies due and owing under this Agreement. Customer agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by the Company resulting from such collection action. The Company reserves the right at any time to charge interest on unpaid amounts at the rate of eighteen percent (18%) per year. Customer hereby irrevocably submits to the exclusive personal jurisdiction of the state and federal courts of Duval County, Florida for the adjudication of all disputes or questions hereunder.
- 19) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by the Company Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both the Company and Customer. This Agreement is assignable by Customer only with the prior written consent of the Company.



ESTATE MANAGEMENT SERVICES

Our Capabilities



Lake and Pond Management

EMS manages over 1mm acres of aquatic habitats across 11 states. Our 30 years' experience, highly trained staff, deep technical expertise, and wide array of capabilities, along with our long-standing relationships, set us apart in the aquatics industry.



Natural Areas Management

With our certified Natural Areas applicators and fleet of airboats equipped Raven Precision Guides application equipment, EMS oversees large lake and natural resource management programs for countless government agencies and utility clientele. Services include: algae and aquatic weed control; water testing and restoration, lake mapping, shoreline erosion management, and fish stocking and management.



Dredging & Bathymetric Mapping

Our experienced consulting team performs bathymetric surveys and analysis internally, providing multiple layers of data to ensure your ecosystems are healthy and in compliance. EMS boasts 6 hydraulic dredges with trained crews, along with certified equipment operators and long reach excavation equipment to perform mechanical dredging when needed.



Environmental Consulting

Our in-house consulting team performs a range of services, including wetlands consulting, permitting, environmental assessments, wildlife studies and water quality testing and analysis. In addition, all services provided by EMS are environmentally conscious. As stewards of the planet, our commitment is to protect every aquatic ecosystem we care for.



Pond Management Proposal 2025-2026

8/22/2025

Dear Ben,

Thank you for the opportunity to submit the attached proposal for the management of Alta Lakes CDD's aquatic environments. Please review the below proposal and feel free to contact us should you have any questions at all.

Service Address: Alta Lakes Blvd
Jacksonville, FL

Billing Contact Name: Ben Pfuhl

Billing Address: _____

Quantity of Lakes/Ponds: 15

Total Lake/Pond Acreage: 33

Description	Monthly Rate	Qty	Annual Total
Monthly Pond/Lake Management <ul style="list-style-type: none">- Include monthly inspections, treatment of nuisance vegetation and algae at a time of year as deemed necessary and appropriate by contractor.- Removal of inorganic debris weighing less than 25lbs, up to an amount not exceeding the capacity of a 5 gallon bucket per pond. Excessive trash cleanup will incur an additional charge at a rate of \$75/hour.- Monthly report outlining observations regarding water quality, turbidity, wildlife activity, erosion indicators and general aesthetic and health of the system.	\$1,833.33	12	\$21,999.96
TOTAL			\$21,999.96

This is an agreement between ESTATE MANAGEMENT SERVICES, and Alta Lakes CDD ("Customer").

1. ESTATE MANAGEMENT SERVICES, shall provide the following services on the Property:
 - A. Weed and algae defoliation with 20% decrease in herbicides.
 - B. Two visits per month (excluding the months of December, January and February which one visit per month will be sufficient)
2. Special: Light Trash and debris removal on scheduled visits and keeping the culvert systems free of obstructions.
3. Total Contract Amount: \$21,999.96 per year
4. Payment Agreement: Customer agrees to purchase the service specified and to pay ESTATE MANAGEMENT SERVICES, as follows:
 - A. Start Payment (due upon acceptance):
 - B. Monthly Payments to be calculated as the Total Contract Amount divided by twelve (12).
 - C. Customer agrees to make payment to Estate Management Services on the 1st day of each calendar month via ACH. Customer authorizes Estate Management Services to charge/debit the bank account provided for the above Monthly Payment Amount, each month on the 1st day of the month (or the next business day if the 1st falls on a weekend or bank holiday) for a period of 12 months. The ACH monthly payments shall continue each month unless and until Customer cancels the payment in accordance with the terms of this agreement.
 - D. Contract prices are subject to change with annual rate increase
 - E. Start Date: Within 15 days of acceptance, unless otherwise specified: _____
5. Customer agrees to notify ESTATE MANAGEMENT SERVICES, of any chemical spills located on the Alta Lakes CDD .
6. Payment of services is due on the 25th of each month. Customer agrees to pay interest on all late payments. This interest amount is set at 18% APR or 1.5% per month.
 - A. ESTATE MANAGEMENT SERVICES, shall be entitled to suspend services for any account (90) days past due until payment is received in full.
 - B. Any account sent to collections will be responsible for any fees and/or expenses during the collection process.
 - C. A \$35.00 fee will be charged for any NSF or returned check.
7. In the event payment for the services is not received from Customer, ESTATE MANAGEMENT SERVICES, shall have the right to file a lien on the Property where the services were performed in accordance with the laws of the state where the Property is located.
8. Customer acknowledges and understands that ESTATE MANAGEMENT SERVICES, may use heavy machinery, and that such machinery may cause underlying damage to paved and other prepared surfaces. ESTATE MANAGEMENT SERVICES, shall not be liable for any weight-related damage caused to any driveways, landscaping, and other ground structures.
9. ESTATE MANAGEMENT SERVICES, agrees to provide the following insurance certificate upon request: General Liability, Workers Compensation and Auto Liability. If Alta Lakes CDD uses a third-party insurance compliance program, any expense associated with that program is the sole responsibility of Alta Lakes CDD. Estate Management Services, agrees to enroll in the compliance program and will issue an invoice to Alta Lakes CDD for the fees associated with the enrollment.
10. Customer has designated the below-named individual to serve as its primary contact with respect to this contract and to act as its authorized representative with respect to matters pertaining to this contract with full authority to bind Customer with respect to all matters requiring Customer's approval or authorization. In the event that the designated authority changes, the Customer agrees that the new authority delegated assumes all responsibilities and legalities pertaining to this contract.
11. All notices, requests, consents, claims, demands, waivers, and other communications shall be in writing and deemed to have been given (a) when delivered by hand (with written confirmation of receipt); (b) when received by the addressee if sent by nationally recognized overnight courier (receipt requested); (c) on the date sent by email if sent during normal business hours of the recipient, and on the next business day if sent after normal business hours of the recipient or (d) on the third day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid. Such communications must be sent to Customer at the address indicated in the signature block below and to ESTATE MANAGEMENT SERVICES, at its principal office address.
12. The relationship between the parties is that of independent contractors.
13. Customer agrees to indemnify, hold harmless and defend ESTATE MANAGEMENT SERVICES, and its shareholders, directors, managers, officers, employees, subcontractors, and agents from and against any action, claim, demand, loss, damage, liability or expenses, including attorneys' fees and costs, arising from or relating to: (i) Customer's breach of this agreement; (ii) the negligence, gross negligence, recklessness, willful misconduct or intentional act or omission of Customer or any of its representatives; (iii) the course of the services; and/or (iv) any contracts with third party vendors or service providers entered into by Customer. Customer agrees that ESTATE MANAGEMENT SERVICES, shall have the right to participate in and control the defense of any such claim through counsel of its own choosing.
14. In no event shall ESTATE MANAGEMENT SERVICES's liability exceed the total contract price actually paid to ESTATE MANAGEMENT SERVICES, for the services hereunder.
15. In the event of a merger or a buy-out of the Property or Customer, the contract shall carry on to the new owner or company. Only ESTATE MANAGEMENT SERVICES, has the right to terminate the contract under these circumstances.

16. Termination of Contract:
- A. A 60-day written notice is required before the end of said contract or the contract will automatically renew for the time of the original contract.
 - B. Dissatisfaction: Customer agrees to notify ESTATE MANAGEMENT SERVICES, in writing, of dissatisfaction. ESTATE MANAGEMENT SERVICES, has 45 days to rectify the problem. If the problem is not solved within 45 days, Customer may then terminate the contract.
17. No modification of this contract can be made unless agreed upon by both parties and then put in writing.
18. This contract will be governed by and construed, interpreted and enforced in accordance with the laws of the State of South Carolina.
19. Any dispute arising from or related to this contract shall be filed in a court having jurisdiction over persons and subject matter and sitting in Charleston County, South Carolina, without limiting ESTATE MANAGEMENT SERVICES's right to file a lien or lawsuit in the county where the property is located in its sole discretion. The parties hereby consent to personal jurisdiction and venue in Charleston County, South Carolina for any dispute arising out of or related to this contract. In the event of any legal action brought by either party to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the parties agree that the prevailing party shall recover such reasonable amount for fees, costs, and expenses, including attorneys' fees as may be set by a court.
20. ESTATE MANAGEMENT SERVICES, shall not be deemed in default with respect to the performance of any of the terms, covenants, and conditions of this contract to be performed by it if any failure of its performance shall be due to any Act of God, fire, natural disaster, accident, act of government, terrorism, war, strikes or other labor disturbances, shortages of material, supplies or utilities, or any other cause whatsoever (including failure of Customer to supply necessary data or instructions) beyond the reasonable control of ESTATE MANAGEMENT SERVICES, and the time for performance by ESTATE MANAGEMENT SERVICES, shall be extended by the period of delay resulting from or due to any of said causes.
21. This contract may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same document. For purposes of this contract, use of a facsimile, e-mail, or other electronic medium shall have the same force and effect as an original signature.

Ben Pfulhl, District Manager

Name and Title

 SIGNATURE
Ben Pfulhl

Signature

8/22/2025
Date

Sincerely,

Jeremy Anderson
Natural Areas and Wetlands Director
Estate Management Services
Email: jeremy@ponds.org
912-313-0562

Our Leadership Team

John Crabb, Sr. Aquatics Director - John Crabb has been a licensed aquatics contractor for 30 years across eleven different states. A former board member for the SC Aquatic Plant Management Society and the Arkansas Water Resource Commission, John has been actively involved in the aquatics industry and an advocate for the preservation of natural areas for his entire career. John has provided consulting services for GADNR, SCDNR, Tennessee Valley Authority, City of Atlanta, and Santee Cooper in matters regarding water quality and aquatic resource management. In his 30 years in the industry, John has overseen large-scale lake management programs and drinking reservoirs in thirteen different states.

Jeremy Anderson, Natural Areas Director – Jeremy Anderson has 20 years of natural areas management experience on private, federal, state and utility waterways. He has 10 years of experience treating aquatic weeds on the Santee Cooper lakes. Jeremy is licensed in five states in aquatics, rights-of-way, and natural areas. Mr. Anderson also holds certifications as a Master Certified Stormwater Manager, USCG Captains License, SePRO Certified preferred applicator and Procellacor specialist. Additionally, Jeremy is an experienced Raven Precision Guided spray technician and is licensed BioBase Bathymetry mapping technician. Jeremy oversees services for Miami Dade County, SCDNR aquatic vegetation control program and Santee Lake management program. Jeremy is also certified in hazardous material handling and spill containment.

Jennifer Kasper, Chief Operating Officer - Jennifer Kasper has over 15 years of management experience. Jennifer specializes in administrative management, team leading, and is actively engaged in aquatics training. She oversees all aspects of EMS operations, driving efficiency, scalability, and profitability. With a proven history of implementing innovative solutions and optimizing processes, Jennifer Kasper plays a pivotal role in guiding EMS towards its strategic goals. She brings a combination of strategic vision and hand-on operational expertise, ensuring alignment across departments and fostering a culture of collaboration and excellence. Jennifer is a powerful force in the workplace and uses her cheerful outlook and tireless energy to encourage others to work hard and succeed as a team.

Tim Woodland, President – Tim Woodland has over 15 years of experience in construction, development, and land management, with a particular focus on large scale project management across multiple geographies. Tim is a licensed General Contractor, a Certified Master Pond Manager, and is a member of the Stormwater Policy Committee for the Southeast Stormwater Association. Tim has completed successful projects in 27 different states and internationally for numerous Fortune 100 companies, heads of state and federal and municipal entities.

Our Clients

Some of our clients include:



Environmental Consulting

- Agency permitting
- Wetland Planting, Restoration and Design
- Wetland Mitigation Design
- Wetland Determination and Delineation
- UMAM/ERP Permitting
- Wildlife Taxonomy and Habitat Restoration
- Endangered Species Permits, Relocation, Management and Monitoring
- NPDES Stormwater Permit Monitoring and Compliance Management
- Surface and Ground Water Analysis
- Soil, Sediment and Sludge Analysis
- In-house laboratory services

Dredging

- (3) Dredge units with trained, dedicated operators and support crew
- In house bathymetric mapping and analysis

Natural Areas

- (5) Airboats equipped with Raven Precision Guided Spray nozzles for precise application monitoring and reporting
- Certified Natural Areas applicator

References

Janie Parrish
Common Area Manager
Sun City Hilton Head
(843) 705-4084
janie.parrish@schhca.com

Ken Lambright, GCS
Sea Island Golf Club, Retreat Course
(912) 638-3325
Kenlambright@seaisland.com

Brian Spradley
Procurement Contracting Officer
Miami Dade County
(305) 375-4706
Brian.Spradley@miamidade.gov

FIRST CHOICE AQUATICS

14289 DENTON ROAD
JACKSONVILLE, FL. 32226

904-226-7031

www.firstchoiceaquaticsjax@gmail.com

08/22/2025

Proposal For Alta Lakes

This agreement dated effective to start _____, 2025 is made between First Choice Aquatics, Inc. and

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Site Address: _____

Hereinafter called "Customer".

1. First Choice Aquatics agrees to provide aquatic services in accordance with the terms and conditions of this agreement and within all governmental regulations for a period of twelve (12) months from the commencement of this agreement at the following location(s):

19 PONDS LOCATED AT ALTA LAKES BOULEVARD

2. The effective date of this agreement is the first day of the month in which aquatic management services are first provided.
3. Minimum of Twelve (12) inspections with treatment are required (approximately once every 30 days)
4. All Included: Trash and debris removal on scheduled visits and keeping the culvert systems free of obstruction.
5. The Customer agrees to pay First Choice Aquatics the following sum(s) for specified aquatic management services. The initial treatment will be a total of **\$2850.00.** Each monthly aquatic service will be a total of **\$2850.00.** The Grass Carp stocking charge is **\$10.00 per fish.** Detailed service reports will be given following each treatment. and permitting for grass carp/ fish barrier installation will be included. Additional treatments will be provided as necessary, free of charge. In addition, First Choice Aquatics will provide free call back service within 24 hours.
6. Payment schedule is as follows:
 - Payment for the initial month of aquatic management services is due upon the execution of this agreement.
 - Payment for the balance of the aquatic management services is payable in eleven (11) equal payments due the first day of each month.

FIRST CHOICE AQUATICS

14289 DENTON ROAD
JACKSONVILLE, FL. 32226

904-226-7031

www.firstchoiceaquaticsjax@gmail.com

08/22/2025

Terms and Conditions:

1. Aquatic Management services will commence within ten business days of the execution of this agreement.
2. Neither party shall be responsible in damages, penalties, or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, accidents, acts of God, governmental order and regulations, curtailment or failure to obtain enough material or other cause beyond its reasonable control in which it is unable to overcome. Should First choice aquatics be prohibited, restricted, or otherwise prevented from rendering specified services by any of the conditions, First Choice Aquatics shall notify the customer of said condition and of the excess direct costs arising therefrom.
3. Carp Containment Barriers: First Choice Aquatics is not responsible under any circumstances for flooding or water damage from fouled water level control structures resulting from First Choice Aquatics installing Carp Containment Barriers on the structures.
4. Time-use restrictions – When federal and state regulations require water-time restrictions following the application of aquatic herbicides, First Choice Aquatics will notify the customer in writing of such restrictions at the time of treatment. It shall be the responsibility of the customer to comply with the restrictions throughout the required period of time-use restrictions. Customer understands and agrees that notwithstanding any other provisions of this agreement, First Choice Aquatics does not assume any liability for failure by any party to be notified of, or comply with, the above time-use restrictions.
5. Access – Customer agrees to provide adequate access of aquatic management equipment to waterways being treated. Aquatic access will be determined by First Choice Aquatics and the customer. Access routes must be a minimum of ten (10) feet in width, and ten (10) feet high; must provide a firm surface for the passage of boats, boat trailers, and towing vehicles; must have a grade no greater than forty-five (45) degrees; and not require crossing bulkheads surrounding waterways. In the event it is deemed there are not adequate access routes to waterways for aquatic management equipment, this agreement may be terminated or renegotiated.
6. Automatic Extension – Upon the anniversary date, this agreement shall automatically be extended for successive twelve (12) month periods, unless notice of non-renewal has been received by First Choice Aquatics, in writing, at least thirty (30) days prior to the anniversary date. The anniversary date shall be the first day of the month in which services were first rendered under this agreement. Prices specified are firm throughout the original term of the contract; but thereafter, First Choice Aquatics may, within (30) days' pre-notification, change pricing effective upon the next anniversary date. If you do not agree with a proposed price change, you must notify us in writing within twenty-one (21) days after receipt of our price change notice. First Choice Aquatics shall then have the option of terminating this agreement without penalty to you.
7. Authorized Agent – Customer warrants that he/she is authorized to execute this aquatic management agreement on behalf of the riparian owner and to hold First Choice Aquatics harmless for consequences of such services not arising out of the sole negligence of First Choice Aquatics.
8. Monthly Payments – The monthly amount is firm for the entire term of the original agreement. The customer understands that the annual agreement payments will be distributed over a twelve (12) month period. The customer agrees to reimburse First Choice Aquatics for any bank charges resulting from a returned check for insufficient funds.
9. Payment of services are due within 15 days of invoice due date. Customer agrees to pay interest on all late payments. This interest amount is set at 18% APR or 1 ½ per month. Services will be restricted on any account sixty (60) days past due until payment is received in full.

FIRST CHOICE AQUATICS

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08/22/2025

10. Non-Payment, Default – In the case of non-payment by the customer, First Choice Aquatics reserves the right following written notice to the customer to terminate this agreement, and reasonable attorneys' fee and costs of collection shall be paid by the customer, whether the suit is filed or not. In addition, interest at the rate of one and one half percent (1.5%) per month may be assessed for the period of delinquency.
11. Assignment of the agreement – This agreement is not assignable by the customer except upon written consent by First Choice Aquatics.
12. Termination of Contract: A 30-day written notice by either party is required to terminate this contract.

Control Methods – Aquatic management services will be provided by procedures consistent with environmentally safe water management practices using one or more of the following methods and techniques where applicable for the control of aquatic weeds:

-Chemical Control – Chemical control consists of periodic applications of aquatic herbicides and algaecides to control aquatic weeds and algae. When necessary and prior to treatment with aquatic herbicides and algaecides, oxygen tests will be conducted to ensure oxygen levels are adequate for fish and other aquatic life survival.

-Biological Control – Biological control consists of the stocking of weed eating fish. Customer acknowledges that prior to fish stocking, governmental permits may be required, and that there may be additional requirements for the installation of fish barriers. Fish barrier installation is a separate service from fish stocking and may be provided at no additional cost.


-Mechanical removal – Mechanical removal consists of the physical removal of aquatic weeds from waterways. The disposal site of the aquatic weeds will be determined by mutual agreement between First Choice Aquatics and the customer. Mechanical removal of aquatic weeds may be performed at an additional cost to the client. This service fee is not included in this agreement.

-Trash Removal – Trash Removal consists of the physical removal of trash floating within and from the areas immediately surrounding the customers waterway(s) and may be provided at no additional cost.

The terms and conditions in this entire agreement form an integral part of this agreement and the CLIENT hereby acknowledges that he has read, is familiar with, and will comply with the contents thereof.

First Choice Aquatics, Inc.

CLIENT

Signed: 

Signed: _____

Daniel J. Thomas, President

Print Name: _____

FIRST CHOICE AQUATICS

14289 DENTON ROAD

JACKSONVILLE, FL. 32226

904-226-7031

www.firstchoiceaquaticsjax@gmail.com


8/22/2025

Proposal for Vegetation Removal

LOCATION- ALTA LAKES: POND 18

All Included: Removal for any and all emerged vegetation. This is a one-time treatment. The Customer agrees to pay First Choice Aquatics the following sum for specified debris/vegetation removal services. The vegetation can be removed for **\$2200.00**. The cost of the disposal and dump fees will be **INCLUDED**. Payment for the debris/vegetation removal is due upon the execution of this agreement.

First Choice Aquatics, Inc.

Signed: 

Daniel J. Thomas, President

CLIENT

Signed: _____

Print Name: _____

Tab 11

RESOLUTION 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ALTA LAKES
COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2025-2026; AND PROVIDING FOR
AN EFFECTIVE DATE.**

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 annual meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
THE ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 1st Day of October 2025.

ATTEST:

Assistant Secretary

Chairman/Vice Chairman

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

**BOARD OF SUPERVISORS MEETING DATES
ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026**

The Board of Supervisors of the Alta Lakes Community Development District will hold their regular meetings for Fiscal Year 2025/2026 at 3108 Alta Lakes Boulevard, Jacksonville, Florida, 32226.

January 21, 2026
March 25, 2026
April 22, 2026
July 21, 2026
September 22, 2026

All meetings will convene at **6:00 PM**.

District Manager

TAB 12

First Coast Contract Maintenance Service LLC.
352 Perdido Street
Saint Johns, FL 32259

(PH) 904-537-9034
(FX) 904-396-2383



Oct 1st, 2025

**Prepared For: Ben Pfuhl
Rizzetta and Company, INC**

**Prepared By: Tony Shiver
President First Coast CMS LLC**

Proposal:

First Coast CMS LLC is an Amenity and Facility Management company designed to assist property management companies and developers with the day to day management of onsite maintenance tasks and personnel. With a dedicated maintenance manager directing onsite workers and job tasks, Owners/Management can focus on the other aspects of the property.

A few ways First Coast CMS outmatches traditional onsite maintenance and janitorial staffs are:

- Immediate coverage when needed for emergencies
- Assist Managers in locating outside contractors when the job calls for it.
- Support for larger jobs for instances that more workers are needed.
- i.e. clean up after extreme weather
- Records of maintenance tasks performed and recommendations for projects and preventative maintenance
- Technicians are NSPF Certified Pool Operators, eliminating the need for traditional pool service companies.

- No need to worry about payroll, insurance, or workers compensation, it's all covered!

Each property is evaluated, and a maintenance and janitorial program is created to accommodate whatever the needs may be.

Property: Alta Lakes CDD

Scope:

Janitorial and Custodial \$766 per month

First Coast CMS will provide all necessary services to maintain the facility's indoor and exterior space, including the pool deck. Janitorial Services will be performed three days per week by cleaning staff.

Clubhouse

Duties and Responsibilities

Empty and replace liners in all garbage cans
Clean clubhouse restrooms and stock if needed
Clean entrance doors inside and out
Sweep and mop ceramic tile
Wipe down all tables, coffee tables, end tables
Clean kitchen area, wipe down appliances
Dust all pictures, light fixtures, A/C vents and T. V's
Clean interior windowsills and glass windows
Dust blinds/window treatments and interior ceiling fans

Frequency of Service

Each Visit
Each Visit
Each Visit
Each Visit
Each Visit
Each Visit
Monthly
Monthly
Monthly

Pool/Playground Bathrooms

Duties and Responsibilities

Empty and replace liners in garbage cans
Sanitize counter tops and diaper changing stations
Sanitize all toilets, urinals, and sinks
Sweep and sanitize floors
Clean all mirrors
Wipe down and disinfect all partition doors
Restock all paper products, soaps, and toiletries
Dust all light fixtures, vents, & door frames

Frequency of Service

Each Visit
Each Visit
Each Visit
Each Visit
Each Visit
Each Visit
As Needed
Monthly

Exterior/Police Grounds

Duties and Responsibilities

Empty all exterior garbage cans and replace liners
Police pool deck for trash
Clean exterior windowsills and windows
Clean Soffits and Fascia boards

Frequency of Service

Each Visit
Each Visit
Monthly
Monthly or as needed

Recreation Amenities

Duties and Responsibilities

Arrange pool furniture and blow off decks
Clean water fountains
Wipe down pool furniture
Check sand in ashtrays and clean/replenish (if applicable)
High dust exterior ceiling fans and light fixtures
Check light bulbs and replace any that are burnt out

Frequency of Service

Each Visit
Each Visit
Weekly
Monthly
Weekly or as needed
Each Visit

Pool Cleaning and Maintenance \$875.50 per month

Our certified technician will be responsible for and maintaining correct water chemistry in the swimming pool. A series of water tests will be conducted at each visit. The results of these tests will be interpreted and used to determine the chemicals needed to maintain and assure purity and water balance as recommended by the NSPF and required by the State of Florida.

In addition, the technician will be responsible for cleaning the filter, pump and skimmer baskets as needed. The technician will also be responsible for general maintenance and adjustment of pool equipment as needed. The pool will be vacuumed regularly, and surface water skimmed to remove floating debris. The technician will manually clean pool steps and tiles as needed.

The pool will be inspected regularly and anything that appears to be in violation of the state pool code will either be corrected, or management notified of the violation so it can be corrected as soon as possible.

A manually written record will be kept showing activities of the pool, as well as a full test kit onsite at all times. Entries will show water test, chemicals added, filter condition, and whatever maintenance task performed on the pool that day. The routine chemical test performed by the technician will be Free Chlorine Residual, pH, Acid Demand, Total Alkalinity, Calcium Hardness, and Cyanuric Acid.

Any repairs or additional work will be charged extra. This includes work on mechanical seals, bearings, gaskets, light bulbs, or any other part of the pool that is not "routine" pool maintenance.

Any chemicals and filter media used to properly treat and balance the pool are not covered and will be invoiced monthly for reimbursement with a 3% purchase fee.

Common Area Maintenance \$280 per month

This includes the following:

- Inspection and documenting the fitness equipment condition weekly and report repairs as needed.

- Monitor condition of all doors, fencing, gates, touch up painting, cobweb control and prevent debris from accumulating on the walls.
- Replacing A/C filters
- Changing interior/exterior lights
- Inspect and operate security cameras, and access controls
- Blow off entire pool deck weekly
- Maintain operational condition of ADA pool life and safety equipment
- Inspect playground and make minor repairs as needed
- Inspect and maintain condition of courts, fencings, and wind screens.
- Inspect and document conditions of parking lot and lighting weekly

Three hours per week will be dedicated to general facilities maintenance, upkeep and repair. The onsite personnel may repair any minor issue that 1) does not require a trade license 2) Is not covered under another contract 3) Can be completed within the allotted time frame, and 4) Does not require prior approval from management. Materials for repairs are not covered and will be submitted for reimbursement. The District Manager will be notified about any issue that can't be repaired "in house" or requires invoicing upon completion.

Vendor and Site Management \$747 per month

First Coast CMS will solicit, schedule and monitor third party vendors to perform services as needed for the CDD Amenity Center and the CDD maintained areas. This will include vendors such as plumbers, electricians, special event vendors, food trucks, and pest control companies. FCCMS will ensure vendors are properly licensed/insured and assist vendors with proper invoicing to the District Management.

FCCMS will schedule and monitor fire extinguishers and other facility life safety apparatus, and schedule appropriate vendors.

FCCMS will operate and maintain a mass email communication system (e-blast) to update residents and manage important information that pertains to the Amenities, OR other information requested by District Management.

FCCMS will develop and implement an Inclement Weather Readiness Plan and will communicate with residents the appropriate information, including emergency contacts, and facility closures/openings.

FCCMS will secure the facility during Hurricane/Tropical Storms.

FCCMS will communicate directly with Residents regarding issues or concerns they have involving the amenity center or CDD maintained areas.

At the request of the District Manager, First Coast CMS will prepare a report for the Board of Supervisors regarding the general maintenance, repairs, and condition of the amenity center and its features.

Materials purchased to provide services, for repair and janitorial, are not covered under the estimate and will be submitted for reimbursement and a 3% purchase delivery fee.

In consideration for providing services specified above by First Coast CMS LLC, payment to the order of **\$2668.50** to be paid within (45) thirty days of invoice date.

Additional staffing approved by District Management will be invoiced at \$24 per hour. This includes additional staffing as needed for District Sponsored Special Events.

If agreed upon, a contract would be drafted and signed by both parties specifying details and could be terminated at any time by either party given a 60-day written notice by First Coast CMS and 30 day written notice by The District.

Thank you for your consideration and we hope to do business with your organization.

Tony Shiver
President
First Coast CMS LLC.

TAB 13



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Alta Lakes Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Alta Lakes Community Development District
c/o Rizzetta & Company 3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125398

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$2,515,254
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$79,000

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	<u>Coinsurance</u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$29,834

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

**Alta Lakes Community Development District
c/o Rizzetta & Company 3434 Colwell Ave, Suite 200
Tampa, FL 33614**

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125398

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$29,834
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,825
Public Officials and Employment Practices Liability	\$3,130
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$37,289

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Alta Lakes Community Development District

(Name of Local Governmental Entity)

By: _____
Signature

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

Alta Lakes Community Development District
c/o Rizzetta & Company 3434 Colwell Ave, Suite 200
Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$2,515,254	As per schedule attached
<input checked="" type="checkbox"/>	Inland Marine	\$79,000	As per schedule attached
<input type="checkbox"/>	Auto Physical Damage	Not Included	

Signature: _____ Date: _____

Name: _____

Title: _____

**Alta Lakes Community Development District**

Policy No.: 100125398
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch		Term Date	Contents Value	Covering Replaced	Roof Yr Blt
				Roof Covering			
1	Entry Monument		2019	10/01/2025	\$227,514		
	Alta Drive and Alta Lakes Blvd Jacksonville FL 32226		Masonry non combustible	10/01/2026		\$227,514	
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch		Term Date	Contents Value	Covering Replaced	Roof Yr Blt
				Roof Covering			
2	Entry Monument		2019	10/01/2025	\$227,514		
	Alta Drive and Alta Lakes Blvd Jacksonville FL 32226		Masonry non combustible	10/01/2026		\$227,514	
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch		Term Date	Contents Value	Covering Replaced	Roof Yr Blt
				Roof Covering			
3	Irrigation System		2019	10/01/2025	\$52,788		
	Alta Drive and Alta Lakes Blvd Jacksonville FL 32226		Pump / lift station	10/01/2026		\$52,788	
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch		Term Date	Contents Value	Covering Replaced	Roof Yr Blt
				Roof Covering			
4	Clubhouse		2019	10/01/2025	\$1,125,746		
	3108 Alta Lake Blvd. Jacksonville FL 32226		Frame	10/01/2026	\$113,915	\$1,239,661	
	Complex			Asphalt shingles			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch		Term Date	Contents Value	Covering Replaced	Roof Yr Blt
				Roof Covering			
5	Zero-entry pool, splash pad, pumps & equipment		2019	10/01/2025	\$438,136		
	3108 Alta Lake Blvd. Jacksonville FL 32226		Below ground liquid storage tank / pool	10/01/2026		\$438,136	
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch		Term Date	Contents Value	Covering Replaced	Roof Yr Blt
				Roof Covering			
6	Playground Equipment		2019	10/01/2025	\$42,230		
	3108 Alta Lake Blvd. Jacksonville FL 32226		Non combustible	10/01/2026		\$42,230	
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch		Term Date	Contents Value	Covering Replaced	Roof Yr Blt
				Roof Covering			
7	Access and Security System including Cameras		2019	10/01/2025	\$22,013		
	3108 Alta Lake Blvd. Jacksonville FL 32226		Electrical equipment	10/01/2026		\$22,013	

Sign: _____

Print Name: _____

Date: _____

**Alta Lakes Community Development District**

Policy No.: 100125398
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
8	Outdoor Pool Furniture		2019	10/01/2025	\$15,097		\$15,097	
	3108 Alta Lake Blvd. Jacksonville FL 32226		Property in the Open	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
9	Goal Posts in Multi-Purpose Field and Athletic Court Fencing, shade pavilion		2019	10/01/2025	\$15,836		\$15,836	
	3108 Alta Lake Blvd. Jacksonville FL 32226		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
10	2 Pool Shade Structures		2019	10/01/2025	\$24,810		\$24,810	
	3108 Alta Lake Blvd. Jacksonville FL 32226		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
11	Amenity Fencing		2019	10/01/2025	\$54,899		\$54,899	
	3108 Alta Lake Blvd. Jacksonville FL 32226		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
12	Mail Kiosks		2019	10/01/2025	\$49,565		\$49,565	
	Within District Jacksonville FL 32226		Property in the Open	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
13	Monument		2020	10/01/2025	\$59,122		\$59,122	
	Alta Lakes Blvd. and New Berlin Rd. Jacksonville FL 32226		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
14	Dog Park Fence		2021	10/01/2025	\$12,612		\$12,612	
	3108 Alta Lake Blvd. Jacksonville FL 32226		Non combustible	10/01/2026				

Sign: _____

Print Name: _____

Date: _____

**Alta Lakes Community Development District**

Policy No.: 100125398
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
15	Dog Park Equipment		2021	10/01/2025	\$7,676		\$7,676	
	3108 Alta Lake Blvd. Jacksonville FL 32226		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
16	Fencing along Alta Lakes Blvd.		2021	10/01/2025	\$9,146		\$9,146	
	Alta Lakes Blvd. Jacksonville FL 32226		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
17	280' of 4' High Vinyl Rail Fence - Along Amenity Center Parking Lot		2021	10/01/2025	\$6,713		\$6,713	
	3104 Alta Lakes Blvd Jacksonville FL 32226		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
18	Trim Lighting		2022	10/01/2025	\$7,023		\$7,023	
	Alta Lakes Blvd. at Main Entrance Jacksonville Florida 32226		Electrical equipment	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
19	Fence adjacent to 11546 Red Koi Dr.		2024	10/01/2025	\$2,899		\$2,899	
	Red Koi Dr. Jacksonville Florida 32226		Non combustible	10/01/2026				
Total:			Building Value \$2,401,339	Contents Value \$113,915		Insured Value \$2,515,254		

Sign: _____

Print Name: _____

Date: _____

**Alta Lakes Community Development District**

Policy No.: 100125398
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1			Mobile equipment	10/01/2025	\$11,000	\$1,000
	Pond Fountain 5 hp @ 3249 Alta Lakes Blvd			10/01/2026		
2			Mobile equipment	10/01/2025	\$11,000	\$1,000
	Pond Fountain 5 hp @ 3394 Alta Lakes Blvd			10/01/2026		
3			Mobile equipment	10/01/2025	\$11,000	\$1,000
	Pond Fountain 5 hp @ 3305 Alta Lakes Blvd			10/01/2026		
4			Mobile equipment	10/01/2025	\$6,000	\$1,000
	ADA Lift Chair for pool			10/01/2026		
5			Other inland marine	10/01/2025	\$40,000	\$1,000
	Parking Lot & Amenity Lights			10/01/2026		

Total \$79,000

Sign: _____ Print Name: _____ Date: _____