



Rizzetta & Company

River Glen Community Development District

**Board of Supervisors' Meeting
May 21, 2026**

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

www.riverglencdd.org

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

River Glen Amenity Center, 65084 River Glen Parkway, Yulee, Florida 32097

www.riverglencdd.org

Board of Supervisors	Steven Bryant Steve Nix Ursula M Barlow Kimberly Gershowitz Debra Jones	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Lesley Gallagher Benjamin Pfuhl	Rizzetta & Company, Inc. Rizzetta & Company, Inc
District Counsel	Kyle Magee	Kutak Rock, LLP
District Engineer	Dan McCranie	McCranie & Associates

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.

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.riverglencdd.org

**Board of Supervisors
River Glen Community
Development District**

May 13, 2026

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of Madeira Community Development District will be held on **May 21, 2026, at 2:00 p.m.** at the River Glen Amenity Center, located at 65084 River Glen Parkway, Yulee, Florida 32097. The following is the agenda for this meeting:

BOARD OF SUPERVISORS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of supervisors' Meeting held on February 19, 2026 Tab 1
 - B. Ratification of Operation and Maintenance Expenditures for January through March 2026 Tab 2
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Landscape Community Asset Management Reports – Rizzetta Tab 3
 - D. Landscape Inspection Report – Rizzetta Tab 4
 - E. Landscape and Irrigation Report – BrightView Tab 5
 1. Consideration of the Drainage Proposal
 2. Consideration of Pine Straw Installation Proposal
 3. Consideration of Front Entrance Landscaping Improvements Proposal
 4. Consideration of Dead Wax Myrtle Removal Proposal
 5. Consideration of Property-Wide Mulch Installation Proposal
 - F. Pond Maintenance Reports – Solitude Tab 6
 - G. Amenity Manager Report – First Coast CMS Tab 7
 1. Discussion Regarding Pool Inspection Reports
 - H. District Manager Tab 8
 1. Presentation of Registered Voter Count
- 5. BUSINESS ITEMS – Part A**
 - A. Consideration of Solitude Lake Service Renewal Agreement Tab 9
 - B. Consideration of Resolution 2026-04; Redesignating Assistant Treasurer .. Tab 10
 - C. Consideration of Stormwater System Repair Proposal Tab 11
 - D. Consideration of Pond Fountain Replacement Proposals Tab 12
 - E. Discussion Regarding Community Concerns
 - F. Consideration of Resolution 2026-05; Setting Public Hearing on Rules of Procedure Tab 13
 - G. Presentation of Fiscal Year 2026-2027 Proposed Budget Tab 14
 1. Consideration of 2026-06; Approving Proposed Budget and Setting a Public Hearing

6. SUPERVISOR REQUESTS & AUDIENCE COMMENTS

7. ADJOURNMENT

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

Very truly yours,

Benjamin Pfuhl

District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

The **regular** meeting of the Board of Supervisors of River Glen Community Development District was held on **February 19, 2026, at 2:00 p.m.** at the River Glen Amenity Center, located at 65084 River Glen Parkway, Yulee, Florida 32097. The following is the agenda for the meeting.

Present and constituting a quorum:

Steven Bryant	Board Supervisor, Vice Chairman
Steven Nix	Board Supervisor, Assistant Secretary
Debra Jones	Board Supervisor, Assistant Secretary

Also present were:

Benjamin Pfuhl	District Manager, Rizzetta
Kyle Magee	District Counsel, Kutak Rock, LLP <i>(via speakerphone)</i>
Dan McCranie	District Engineer, McCranie Engineers
Jen Mabus	Brightview Landscape
Matthew Mironchik	Landscape Inspector, Rizzetta <i>(via speakerphone)</i>
Tony Shiver	First Coast CMS
Ron Jones	First Coast CMS

Audience members present

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Pfuhl called the meeting to order at 2:00 p.m. and read the roll.

SECOND ORDER OF BUSINESS

**AUDIENCE COMMENTS
ON AGENDA ITEMS**

There were no audience comments at this time.

The Board moved to agenda items 5-A: Acceptance of the Resignation of Supervisor Charles Moore and 5-B: Consideration of Resolution 2026-01; Redesignating Officers

THIRD ORDER OF BUSINESS

**ACCEPTANCE OF
THE RESIGNATION
OF SUPERVISOR
CHARLES MOORE**

Mr. Pfuhl reviewed the resignation of Mr. Moore informing the Board that it was effective as of January 1st 2026.

On a motion by Mr. Bryant, seconded by Ms. Jones, with all in favor, the Board accepted the Resignation of Supervisor Charles Moore, for River Glen Community Development District.

The Board heard from audience members who were interested in being appointed to the now vacant seat on the Board.

On a motion by Mr. Bryant, seconded by Mr. Nix, with all in favor, the Board appointed Ursula Barlow to Seat 4, for River Glen Community Development District.

Mr. Pfuhl administered the oath of office to Ms. Barlow

FOURTH ORDER OF BUSINESS

**CONSIDERATION
OF RESOLUTION
2026-01;
REDESIGNATING
OFFICERS**

On a motion by Mr. Bryant, seconded by Ms. Jones, with all in favor, the Board adopted Resolution 2026-01; Redesignating Officers, designating Mr. Bryant as Chairman, Mr. Nix as Vice Chairman, and Ms. Jones and Ms. Barlow as Assistant Secretaries, for River Glen Community Development District.

Mr. Nix left the meeting in progress

FIFTH ORDER OF BUSINESS

**CONSIDERATION OF THE
REGULAR MEETING
MINUTES OF THE BOARD
OF SUPERVISORS'
MEETING HELD ON
NOVEMBER 13, 2025**

On a motion by Mr. Bryant, seconded by Ms. Jones, with all in favor, the Board approved the Minutes of The Board of Supervisors' Meeting held on November 13, 2025, for River Glen Community Development District.

SIXTH ORDER OF BUSINESS

**RATIFICATION OF THE
OPERATION AND
MAINTENANCE
EXPENDITURES OCTOBER
THROUGH DECEMBER
2025**

Mr. Pfuhl reviewed the expenditures with the Board.

On a motion by Mr. Bryant, seconded by Ms. Jones, with all in favor, the Board ratified the Operation and Maintenance Expenditures for October 2025 in the amount of \$106,705.93, November 2025 in the amount of \$24,967.52, and December 2025 in the amount of \$73,204.47, for River Glen Community Development District.

SEVENTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

Mr. Magee had no report but was available for questions from the Board.

B. District Engineer

Mr. McCranie had no report but was available for questions from the Board.

C. Landscape Inspection Report - Rizzetta

Mr. Mironchik reviewed his report with the Board.

D. Landscape & Irrigation Report – BrightView

Ms. Mabus reviewed her report with the Board.

1. Consideration of BrightView Landscape & Irrigation Proposals

122 Ms. Mabus reviewed the proposals with the Board.

123

On a motion by Mr. Bryant, seconded by Ms. Barlow, with all in favor, the board approved the Brightview Irrigation repair proposal in the amount of \$490.00, for River Glen Community Development District.

124

125 The Board tabled the drainage proposal until the next meeting.

126

127 **E. Fountain Maintenance Report – Solitude**

128

129 Mr. Silver reviewed his report with the Board.

130

131 *The Board moved to agenda item 5-C: Consideration of Pond Fountain Replacement*
132 *Proposals*

133

134 Mr. Silver reviewed the fountain replacement proposals with the Board.

135

136 The Board tabled this item and requested more information on the fountain and asked that it
137 be removed from the pond bank.

138

139 **F. Amenity Manager Report – First Coast CMS**

140

141 Mr. Shiver reviewed his report with the Board.

142

143 *The Board moved to agenda item 5-E: Consideration of Treadmill Replacement Proposal*

144

145 Mr. Shiver reviewed the proposal with the Board.

146

On a motion by Mr. Bryant, seconded by Ms. Jones, with all in favor, the board authorized the staff to purchase and install a new treadmill setting a not to exceed amount of \$6,628.65, for River Glen Community Development District.

147

148 **G. District Manager**

149

150 Mr. Pfuhl reviewed his report with the Board.

151

152 Mr. Pfuhl reviewed a resident request to acquire the District property located behind 65608
153 Edgewater Drive. The Board requested the staff research what that property was initially
154 used for.

155

156

157

158

159

160

EIGHTH ORDER OF BUSINESS

**CONSIDERATION OF
STORMWATER SYSTEM
REPAIR PROPOSAL**

Mr. Pfuhl reviewed the stormwater system repair proposal.

Mr. McCranie requested to review the CCTV footage from the stormwater system and provide an assessment.

The Board tabled the repair proposal until the next meeting.

NINTH ORDER OF BUSINESS

**CONSIDERATION OF
RESOLUTION 2026-02;
GENERAL ELECTION**

Mr. Pfuhl reviewed the resolution informing the Board that seat 3, currently held by Ms. Gershowitz, seat 4, currently held by Ms. Barlow, and seat 5, currently held by Ms. Jones, are up for General Election in November, and that the qualification period for candidates is from June 8th at 12:00 p.m. until June 12 at 12:00 p.m.

On a motion by Mr. Bryant, seconded by Ms. Jones, with all in favor, the Board adopted Resolution 2026-02; General Election, for River Glen Community Development District.

TENTH ORDER OF BUSINESS

**CONSIDERATION OF
RESOLUTION 2026-03;
DIRECTING STAFF
REQUESTING SECURITY
POWERS**

Mr. Magee reviewed the resolution with the Board.

On a motion by Mr. Bryant, seconded by Ms. Jones, with all in favor, the Board adopted Resolution 2026-03; Directing Staff Requesting Security Powers, for River Glen Community Development District.

ELEVENTH ORDER OF BUSINESS

**SUPERVISOR
REQUESTS & AUDIENCE
COMMENTS**

Audience:

An audience member raised a concern about the speed limits throughout the District.

201 An audience member raised a concern about street parking throughout the District.

202

203 **Supervisors:**

204

205 Mr. Bryant requested the staff look into ways to prevent mud at the bus stops throughout
206 the District.

207

208 **TWELFTH ORDER OF BUSINESS**

ADJOURNMENT

209

On a motion by Mr. Bryant, seconded by Ms. Jones, with all in favor, the Board adjourned the meeting at 3:37 p.m., for River Glen Community Development District.

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265

Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 2

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FL 32084

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.RIVERGLENCDD.ORG

Operation and Maintenance Expenditures January 2026 Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$75,193.06**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

River Glen Community Development District

Paid Operation & Maintenance Expenditures
January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
American Electrical Contracting, Inc.	300169	W75582	Fountain Pump Electric 09/25	\$ 334.00
Arrow Exterminators	300166	64518228	Pest Control 10/25	\$ 945.35
Arrow Exterminators	300166	64518774	Pest Control Services 10/25	\$ 278.20
Atlantic Pipe Services, LLC	300157	26266	Regarding Storm 12/25	\$ 17,660.00
BrightView Landscape Services, Inc.	300158	9619257	Exterior Maintenance 01/26	\$ 14,102.88
COMCAST	20260121-1	8495 74 401	Clubhouse/TV/Phone/Internet 01/26	\$ 341.00
Disclosure Technology Services LLC	300159	0038261 765 ACH 1590	DTS MUNI - CDA SaaS 1 Year Subscription 10/25	\$ 1,000.00
DL Holland Contracting LLC	300160	765-010226	SIDEWALK REPAIR 01/26	\$ 10,915.21
First Coast Contract Maintenance Service, LLC	300161	9916	Hawkin's invoice #7234022 11/25	\$ 615.72
First Coast Contract Maintenance Service, LLC	300161	10049	Hawkin's invoice #7289677 01/26	\$ 271.75
Florida Power & Light Company	012126-1	09102-24203	65096 RG Pkwy # Irrigation 12/25	\$ 77.63
Florida Power & Light Company	012126-1	15925-59346	65084 RG Pkwy # Amenity 12/25	\$ 908.10
Florida Power & Light Company	012126-1	22520-38340	65003 River Glen Pkwy # Front Entrance 12/25	\$ 192.49
Florida Power & Light Company	012126-1	32168-06533	100 RIVER GLEN PKWY # SL 12/25	\$ 3,185.12
Florida Power & Light Company	012126-1	33752-76221	65001 Lagoon Forest Dr # Fr Entry 12/25	\$ 34.97

River Glen Community Development District

Paid Operation & Maintenance Expenditures
January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	012126-1	89473-63464	66143 Edgewater Dr 01/26	\$ 41.03
Hawkins, Inc	300167	7289677	Pool Chemicals 12/25	\$ 271.75
JEA	20260126-1	4780546006 765	Water-Irrigation Services 12/25	\$ 955.29
Kutak Rock, LLP	300162	ACH 3685894 17423-1	Legal Services 11/25	\$ 2,367.50
Republic Services	20260106-1	0687-001588141	Waste Disposal Services for 01/01-01/31 12/25	\$ 278.57
Rizzetta & Company, Inc.	300156	INV0000106289	Accounting Services 01/26	\$ 7,371.25
Rizzetta & Company, Inc.	300156	INV0000106289	Accounting Services 01/26	\$ 7,371.25
Shade America, Inc.	300163	2627	Service call to adjust shade sails over playground area 11/25	\$ 2,480.00
Solitude Lake Management, LLC	300165	PSI223913	Lake & Pond Management Service 12/25	\$ 1,522.00
Solitude Lake Management, LLC	300168	PSI224945	Fountain Service 12/25	\$ 150.00
Solitude Lake Management, LLC	300164	PSI230687	Lake & Pond Management Service 01/26	\$ 1,522.00
Report Total				<u>\$ 75,193.06</u>

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FL 32084

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.RIVERGLEN.CDD.ORG

Operation and Maintenance Expenditures February 2026 Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$41,561.78**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

River Glen Community Development District

Paid Operation & Maintenance Expenditures
February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Always Improving, LLC	300171	276681	Service Request Equipment issue 12/25	\$ 115.00
Always Improving, LLC	300171	276860	Service Request Equipment issue 12/25	\$ 243.00
Atlantic Security	300172	428275	Security Phone Line Monitoring 01/26	\$ 65.00
BrightView Landscape Services, Inc.	300173	9540583	Cut Down Palm Trees 10/25	\$ 916.50
BrightView Landscape Services, Inc.	300174	9649662	Exterior Maintenance 02/26	\$ 14,102.88
BrightView Landscape Services, Inc.	300173	9660699	Irrigation Repair 01/26	\$ 850.00
BrightView Landscape Services, Inc.	300173	9660700	Relocate Irrigation Valve 01/26	\$ 490.00
COMCAST	20260220-1	8495 74 401 0038261 012726	Clubhouse/TV/Phone/Internet 02/26	\$ 341.00
First Coast Contract Maintenance Service, LLC	300181	10077	Janitorial Services for amenity center 02/26	\$ 8,751.91
First Coast Contract Maintenance Service, LLC	300175	9945	Hawkin's invoice #7249113	\$ 376.76
Florida Power & Light Company	20260218-2	09102-24203 020526	65096 RG Pkwy # Irrigation 01/26	\$ 34.03
Florida Power & Light Company	20260218-1	1592559346- 020526	65084 RG Pkwy # Amenity 01/26	\$ 1,036.90
Florida Power & Light Company	20260218-1	22520-38340- 020526	65003 River Glen Pkwy # Front Entrance 12/25	\$ 172.08
Florida Power & Light Company	20260218-2	32168-06533 020526	100 RIVER GLEN PKWY # SL 01/26	\$ 3,185.12
Florida Power & Light Company	20260218-1	3375276221- 020526	65001 Lagoon Forest Dr # Fr Entry 01/26	\$ 35.59

River Glen Community Development District

Paid Operation & Maintenance Expenditures
February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	020260225-1	89473-63464	66143 Edgewater Dr 02/26	\$ 40.58
Hawkins, Inc	300178	021326 7323287	Pool Chemicals 02/26	\$ 247.38
JEA	20260224-1	4780546006	Water-Irrigation Services 01/26	\$ 691.15
Kutak Rock, LLP	300176	020226 3690198 17423-1	Legal Services 12/25	\$ 543.50
News-Leader	300177	897818	Legal Advertising 01/26	\$ 301.58
Republic Services	20260205-1	0687-001596163	Waste Disposal Services for 02/01/26 -	\$ 278.57
Rizzetta & Company, Inc.	300170	INV0000106711	02/28/26 Accounting Services	\$ 7,371.25
Solitude Lake Management, LLC	300179	PSI237145	Lake & Pond Management Service 02/26	\$ <u>1,372.00</u>
Report Total				\$ <u>41,561.78</u>

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FL 32084

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.RIVERGLEN.CDD.ORG

Operation and Maintenance Expenditures March 2026 Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2026 through March 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$70,673.36**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

River Glen Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Always Improving, LLC	300188	277354	Service Request - Feb Preventative Maintenance 02/26	\$ 261.08
Atlantic Companies, Inc.	300189	434868	Prox reader 03/26	\$ 310.50
Atlantic Security	300186	432592	Security Phone Line Monitoring 02/26	\$ 65.00
BrightView Landscape Services, Inc.	300190	9687581	Exterior Maintenance 03/26	\$ 14,102.88
COMCAST	20260320-1	8495 74 401	Clubhouse/TV/Phone/Internet 03/26	\$ 341.00
Debra A Jones	300182	0038261 0227426 DJ021926	Board of Supervisor Meeting 02/19/26	\$ 200.00
First Coast Contract Maintenance Service, LLC	300196	10035	Janitorial Services for amenity center 01/26	\$ 8,751.91
First Coast Contract Maintenance Service, LLC	300191	10122	Amzn - trash can bands 02/26	\$ 1,267.38
First Coast Contract Maintenance Service, LLC	300193	10159	Hawkins ,Amzn - pool pole clips February 2026 : 02 03/26	\$ 3,155.90
First Coast Contract Maintenance Service, LLC	300195	9972	Janitorial Services for amenity center 01/26	\$ 8,751.91
Florida Power & Light Company	20260318-1	09102-24203 030626	65096 RG Pkwy # Irrigation 02/26	\$ 30.80
Florida Power & Light Company	20260318-1	32168-06533 030626	100 RIVER GLEN PKWY # SL 02/26	\$ 3,185.12
Florida Power & Light Company	20260330-1	89473-63464 031626	66143 Edgewater Dr 02/26	\$ 41.03
Florida Power & Light Company	20260330-2	1592559346 040626	65084 RIVER GLEN PKWY # AMENTIY 02/26	\$ 911.97
Florida Power & Light Company	20260330-2	22520-38340 030626	65003 RG Pkwy # Front Ent 02/26	\$ 183.12

River Glen Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20260330-2	3375276221	65001 Lagoon Forest Dr # Fr Entry 02/26	\$ 38.14
JEA	20260325-1	4780546006- 030326	Water-Irrigation Services 02/26	\$ 423.29
Nassau County Property Appraiser	300194	765-111425	Non-Ad Valorem Assessments FY25 - 26	\$ 18,593.00
News-Leader	300197	905296	Legal Advertising 03/26	\$ 297.68
Republic Services	20260310-1	0687-001604802	Waste Disposal Services for 03/01/26 - 03/31/26	\$ 268.40
Rizzetta & Company, Inc.	300187	INV0000107528	Accounting Services 03/26	\$ 7,371.25
Solitude Lake Management, LLC	300192	PSI243789	Lake & Pond Management Service 03/26	\$ 1,522.00
Steven Brian Nix	300183	SN021926	Board of Supervisor Meeting 02/19/26	\$ 200.00
Steven Lee Bryant, Jr.	300184	SB021926	Board of Supervisor Meeting 02/19/26	\$ 200.00
Ursula Michelle Barlow	300185	UB021926	Board of Supervisor Meeting 02/19/26	\$ 200.00
Report Total				<u>\$ 70,673.36</u>

Tab 3

RIVER GLEN

Community Asset Management Report



March 29, 2026

Rizzetta & Company

Matthew Mironchik – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary/Playground Area/River Glen Parkway

General Updates, Recent & Upcoming Maintenance Events

- Warmer weather will kick off the growing season. It is crucial to get ahead of bed weeds before the rainy season.
- Overall, property looks good coming out of Winter.

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

1. As plant material is being trimmed back from frost damage, crew members should be pulling bed weeds as well.(pic.1)



2. Area near bench in front of the playground needs to be line trimmed during each mow event. This is a high visibility area.(pic.2>)
3. One of the basketball hoops needs to be replaced.
4. There are lots of weeds in the ornamental grass beds along River Glen Parkway. These need to be removed manually before the grasses grow larger.(pic.4a>-4d>>)
5. While crew members are in the beds, they should be instructed to remove sucker growth from Crape Myrtles.(pic.5>>>)



River Glen Parkway



6. While detail crew is spraying weeds, please instruct them to spray crack weeds in sidewalks throughout CDD maintained areas.

7. Mow crew should be instructed to move bicycle racks in order to mow or line trim tall grass at the base.(pic.7)

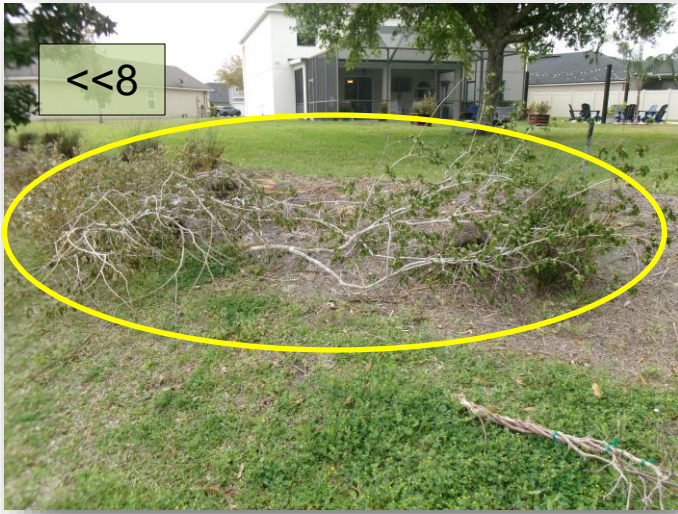


8. Resident at 75076 Fern Creek Dr. has placed more brush on CDD property.(pic.8>>)

9. Bed weeds along the nature path on Edwards Rd. should be sprayed and removed before the rainy season starts.(pic.9a>>,9b>>)

10. Large ant mound was observed along the nature path where it cuts up towards Edwards Rd.(pic.10>>>)

Lagoon Between RGP and Fern Creek Dr/Nature Walk on Edwards



11. Detail crews should be instructed to be on the look out for clogged storm drain grates along the path while they are in the area of the nature path along Edwards Rd.(pic.11)



12. Annuals at front entrances at River Glen Parkway and Lagoon Forrest look good. There are a few that have died in each bed, but not many. Detail crews should be instructed to remove any dead plants while they are in these beds. (pic.12a,12b>>,12c>>)

Monument Sign Beds/Edwards Rd.



13. Flax Lillies in the monument bed at River Glen Parkway entrance monument need to be weeded before the lilies grow larger.(pic.13)



14. Brown branches in the juniper along Edwards Rd. Southbound should be trimmed out.(pic.14)



15. Most of the Duranta 'Gold Mound' in the River Glen Parkway monument bed have either died or are very weak. Replacement of these shrubs should be considered. At the very least, detail crews should be instructed to remove dead plant material.(pic.15>>)



River Glen Parkway/RGP Monument Sign

16. At the River Glen Parkway Monument, Westbound, there is an area near the curb with standing water. This could just be hydraulic pressure from the tiered bed above or an irrigation leak. Please have irrigation team check this area to make sure everything is in working order. (pic. 16a, 16b>



17. On River Glen Parkway Eastbound, just after the entrance median, there is a Pine tree with a dead lead that should be removed. It sits along the road, but if it breaks could also go towards the sidewalk. (pic. 17>



Proposals

1. Replacement of Duranta 'Gold Mound' in River Glen Parkway entrance monument bed. Item #15.(pic.1)



2. Removal of dead lead in Pine tree along River Glen Parkway Eastbound. Item #17.(pic.2)



RIVER GLEN

Community Asset Management Report



April 23, 2026

Rizzetta & Company

Matthew Mironchik – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary/Playground Area/River Glen Parkway

General Updates, Recent & Upcoming Maintenance Events

- Warmer weather will kick off the growing season. It is crucial to get ahead of bed weeds before the rainy season.
- Overall, property looks good coming out of Winter.

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

1. Oak tree near the entrance to the playground has been in decline for quite some time. Have we diagnosed the cause for this?(pic.1)



2. Area near bench in front of the playground needs to be line trimmed during each mow event. This is a high visibility area.(pic.2>)
3. There are lots of weeds in the ornamental grass beds along River Glen Parkway and Edwards Rd. These need to be removed manually before the grasses grow larger.(pic.4a>-4d>>)
4. While crew members are in the beds, they should be instructed to remove sucker growth from Crape Myrtles.(pic.5>>>)



River Glen Parkway



6. While detail crew is spraying weeds, please instruct them to spray crack weeds in sidewalks throughout CDD maintained areas.



7. Magnolias along the sidewalk along River Glen Parkway Eastbound, near the entrance look to be drought stressed. Please check irrigation in this area.(pic.7)



8. Debris in the CDD maintained bed, behind the resident at 75076 Fern Creek Dr., still has debris from the resident in it. There is now some residential debris in the pond margin.(pic.8a>>,8b>>)

9. Weeds at the base of the wall along Edwards road should be line timed during each mow event.(pic.9>>)



Lagoon Between RGP and Fern Creek Dr/Nature Walk on Edwards



10. Juvenile Pine trees growing in the beds along the nature walk on Edwards Rd. should be line trimmed to prevent them from growing any larger, requiring more work to remove.(pic.10)



11. Ornamental beds and sidewalks along Edwards Rd. need to be hard edged in order to maintain a neat and tidy appearance.(pic.11a-11c>>)



12. Entry bed annuals at River Glen Parkway and Lagoon Forrest look good.

13. Juniper with browning branches along Edwards Rd. South, just past River Glen Parkway has had branches snapped back instead of pruned.(pic.13a>>,13b>>>)

Monument Sign Beds/Edwards Rd.



14. There is still standing water at the base of the monument sign at River Glen Parkway. Have we looked into this to determine the cause?(pic.14a,14b>>)



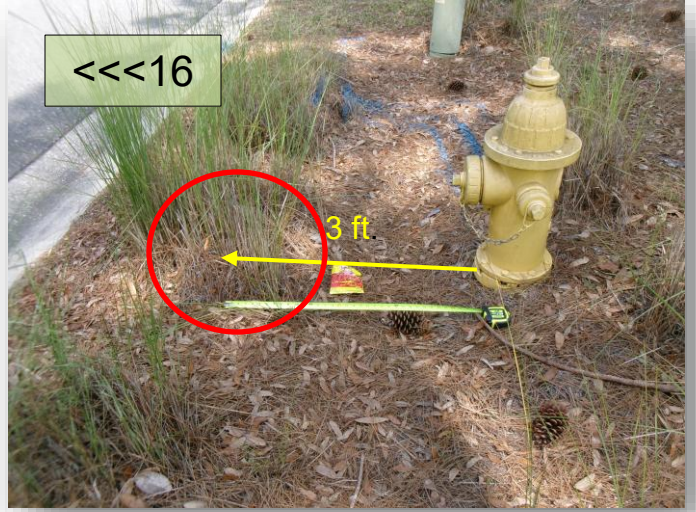
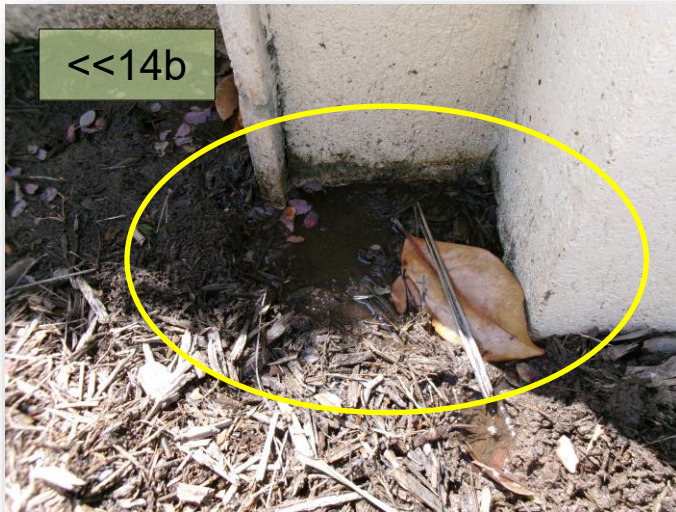
15. The plant material in the monument sign bed has been cut back pretty severely. I do not believe much of it will come back. A proposal for replacement needs to be made.(pic.15a>>-15c>>>)

16. Ornamental grass near the fire hydrant on River Glen Parkway is closer than 3ft and needs to be removed.(pic.16>>>)

13. Fl
G
be
lar



River Glen Parkway/RGP Monument Sign



Proposals

1. Replacement of Duranta 'Gold Mound' in River Glen Parkway entrance monument bed. Item #15.(pic.1)



Tab 4

RIVER GLEN

LANDSCAPE INSPECTION REPORT



January 19, 2026

Rizzetta & Company

Matthew Mironchik – Landscape Specialist

Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

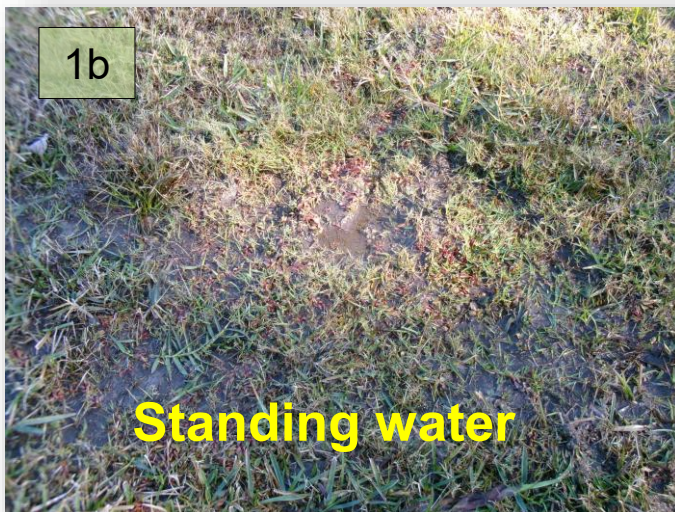
Summary/Amenities Center/Playground Area

General Updates, Recent & Upcoming Maintenance Events

- Now that Ornamental Grasses have been trimmed back, priority should be given to weeding beds and removing debris.
- Recent cold temperatures have damaged plant material. An inventory of plants that do not recover in the spring should be made for replacement.

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

1. **Turf area to the Southwest of the pool still seems unusually wet. Has irrigation checked this area for leaks?(pic.1a,1b)**

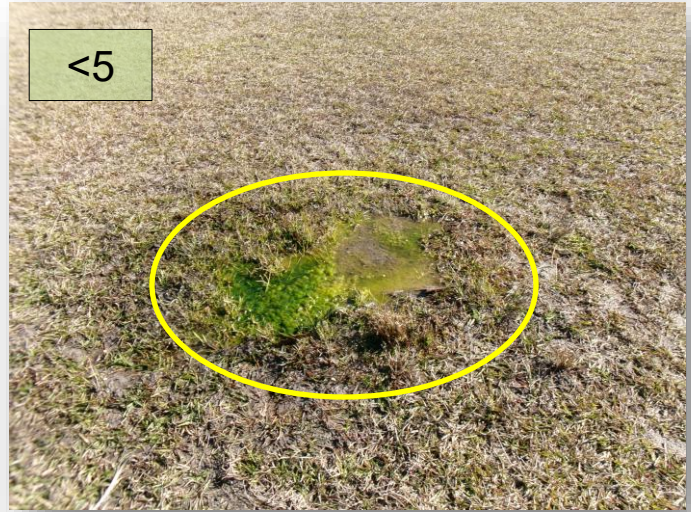


2. **All storm drain grates must hard edged and cleared from debris as needed to prevent clogging. These are located near the playground area.(pic.2a,2b)**



Playground Area/River Glen Parkway/Ball Field

3. Playground mulch looks good.(pic.3)



4. Area near trash can in playground area needs to be line trimmed.(pic.4)



5. The irrigation head in the outfield still has standing water around it. Has this been checked?(pic.5>)



6. On River Glen Parkway, along the sidewalk adjacent to the baseball field, there is an area of disturbed turf. Do we know what happened here? This should be leveled and sodded. (pic.6>)

7. Now that the grasses have been cut back. Detail crews should be instructed to hand pull weeds growing in grasses to get ahead of it before the growing season starts.(pic.7>)



Lagoon Between RGP and Fern Creek Dr/Nature Walk on Edwards

8. The resident at 75076 Fern Creek Dr. has dumped debris on CDD property. This has been observed in previous reports.(pic.8)



9. **Several electrical receptacles still have back plates either loose or missing. At least two were observed close to where the bus stop is on River Glen Parkway.(pic.9a,9b>**



10. Bed areas along the nature walk area along Edwards Rd. should be weeded now that the area is drier and the grasses are being cut back. Detail crews should be instructed to weed beds as they are cutting grasses back.(pic.10a>,10b>)



Monument Sign Beds

11. At the time of this inspection, monument sign bed annuals looked to only need to be dead headed. If the recent frost has killed the annuals, they should be removed and bed left open until frost threat has passed. An open bed looks better than a bunch of dead plant material.(pic. 11a, 11b)



12. Some of the Duranta 'Gold Mound' in the River Glen Parkway monument had already failed. The recent cold has damaged even more. I recommend waiting until Spring to prune back or remove any plant material effected by the cold.(pic. 12a>, 12b>)

Tab 5



Quality Site Assessment

Prepared for: River Glen CDD

General Information

DATE: Wednesday, Apr 01, 2026
NEXT QSA DATE: Monday, May 04, 2026
CLIENT ATTENDEES:
BRIGHTVIEW ATTENDEES: Jennifer Mabus

Customer Focus Areas

Entrance, Amenity Center and Ball Field

Quality you can count on.

<h1>7</h1> <p>Seven Standards of Excellence</p>	 <p>1 Site Cleanliness</p>	 <p>2 Weed Free</p>	 <p>3 Green Turf</p>
 <p>4 Crisp Edges</p>	 <p>5 Spectacular Flowers</p>	 <p>6 Uniformly Mulched Beds</p>	 <p>7 Neatly Pruned Trees & Shrubs</p>

QUALITY SITE ASSESSMENT

River Glen CDD

Maintenance Items



1 Winter annuals are in bloom, spring color will be installed in April. The loropetalum are in bloom, and the flax lily have been cut back due to freeze damage. They also have been fertilized. The turf is greening up, there are some areas where the bus stop is located that has foot traffic. We will monitor those areas as we move into spring.

2 At Amenity Center, the azaleas are blooming, the maple trees have new buds on them. The turf is greening up and will be fertilized and treated with post emergent this month.

3 More azaleas in bloom, and the loropetalum and liriopie installed last year look good.

4 The turf along the edges of the parking lot and in the field is coming out of dormancy and will be fertilized. The Jackfrost at the front have been trimmed, along with the holly trees.

Maintenance Items



- 5** The annuals at the second entrance look good, and the shrubs have been trimmed.



Quality Site Assessment

Prepared for: River Glen CDD

General Information

- DATE: Monday, May 04, 2026
- NEXT QSA DATE: Wednesday, Jun 03, 2026
- CLIENT ATTENDEES:
- BRIGHTVIEW ATTENDEES: Jennifer Mabus

Customer Focus Areas

Entrance, Amenity Center and Ball Field

Quality you can count on.

<h1>7</h1> <p>Seven Standards of Excellence</p>	 <p>1</p> <p>Site Cleanliness</p>	 <p>2</p> <p>Weed Free</p>	 <p>3</p> <p>Green Turf</p>
	 <p>4</p> <p>Crisp Edges</p>	 <p>5</p> <p>Spectacular Flowers</p>	 <p>6</p> <p>Uniformly Mulched Beds</p>

QUALITY SITE ASSESSMENT

River Glen CDD

Maintenance Items



- 1** Spring annuals at the front entrance look good. The flax in behind it was cut back after the freezes and has been fertilized. Loropetalum is pruned neatly.
- 2** Medjool palms are scheduled to be pruned in May before the seeds start falling and creating a mess on the sidewalks. Regular contract task, and the Sabal palms will be pruned in July/August before their seeds come out and fall.
- 3** Entrance side of main entrance is mowed, edged, and looks good. Irrigation is working good.
- 4** Turf weeds in the median where there is zoysia are dying back. The turf was fertilized and a post emergent herbicide applied. The zoysia tends to shut down during drought periods and turns brown. The recent rains have helped, but will need to continue monitoring.

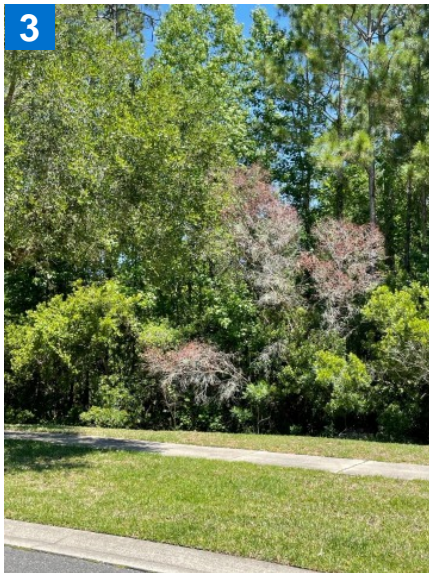
Maintenance Items



5 Non irrigated bahia areas such as roadsides and ponds are dry and brown due to the drought. The little bit of rain on 5/2 helped, but is not enough to get out of the drought. Areas that are too dry or not growing will be skipped as to not damage turf more than it already is.

6 Kayak Launch shrubs are flowering and growing and are pruned. Beds are weed free.

Recommendations for Property Enhancements



- 1** The cold winter caused freeze damage on Japanese Blueberry trees at the lift station on Edgewater. Our recommendation would be to remove them, with an option to replace them. Non irrigated turf is very dry.
- 2** A Crape myrtle at the Amenity Center did not leaf back out after the winter, We recommend removing it and replacing it with another Crape myrtle.
- 3** There is a dead wax myrtle in the preserve area on the north side of the road on RGPW before Morning Glory. We recommend cutting out what could fall on the sidewalk

Proposal for Extra Work at River Glen CDD

Property Name	River Glen CDD	Contact	Lesley Gallagher
Property Address	65137 River Glen Pkwy Yulee, FL 32097	To Billing Address	River Glen CDD 3434 Colwell Ave Ste 200 Tampa, FL 33614
Project Name	River Glen CDD - drainage along Edwards Road		
Project Description	Install creek rock around inlets and re-grade and sod around the outlets of existing drainage		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Mobilization, pick up of materials, and prep of the areas. Dig out around the inlet boxes, and remove sod from away the outlets approx. 5 feet around each one. Remove excess soil and grade.	\$1,362.83	\$1,362.83
1.00	TON	Creek rock (Smoky Mountain small rounds 4"- 8") installed around the 3 inlets	\$820.72	\$820.72
1.00	SQUARE FEET	Install turf around 2 of the outlets with turf around them. Dig out the 3rd outlet because it is in a bed	\$813.83	\$813.83

For internal use only

SO# 8809930
JOB# 346108393
Service Line 130

Total Price \$2,997.38

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 on 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

	District Manager
Signature	Title
Lesley Gallagher	January 06, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

	Enhancement Manager
Signature	Title
Jen Mabus	January 06, 2026
Printed Name	Date

Job #:	346108393		
SO #:	8809930	Proposed Price:	\$2,997.38

Proposal for Extra Work at River Glen CDD

Property Name	River Glen CDD	Contact	Ben Pfuhl
Property Address	65137 River Glen Pkwy Yulee, FL 32097	To Billing Address	River Glen CDD 3434 Colwell Ave Ste 200 Tampa, FL 33614
Project Name	Add fresh pine straw to the beds		
Project Description	Install pine straw to all bed areas with existing pine straw		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
250.00	EACH	Install 250 bales of pine straw to freshen up the existing pine straw beds	\$8.00	\$2,000.00

For internal use only

SO# 8860912
JOB# 346108393
Service Line 160

Total Price \$2,000.00

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 on 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

	Property Manager
Signature _____	Title _____
Ben Pfuhl	May 06, 2026
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"

	Enhancement Manager
Signature _____	Title _____
Jen Mabus	May 06, 2026
Printed Name _____	Date _____

Job #:	346108393		
SO #:	8860912	Proposed Price:	\$2,000.00

Proposal for Extra Work at River Glen CDD

Property Name	River Glen CDD	Contact	Ben Pfuhl
Property Address	65137 River Glen Pkwy Yulee, FL 32097	To Billing Address	River Glen CDD 3434 Colwell Ave Ste 200 Tampa, FL 33614
Project Name	River Glen - front entrance		
Project Description	Remove duranta and replace with lirioppe		

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Mobilization and remove duranta that died from freeze damage. Remove 1 single sago on the entrance.
36.00	EACH	Lirioppe Super Blue 1 gal. installed
20.00	BAG	Mulch to touch up

For internal use only

SO# 8913559
JOB# 346108393
Service Line 130

Total Price

\$977.28

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 on 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

	Property Manager
Signature _____	Title _____
Ben Pfuhl	May 06, 2026
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"

	Enhancement Manager
Signature _____	Title _____
Jen Mabus	May 06, 2026
Printed Name _____	Date _____

Job #:	346108393		
SO #:	8913559	Proposed Price:	\$977.28

Proposal for Extra Work at River Glen CDD

Property Name	River Glen CDD	Contact	Ben Pfuhl
Property Address	65137 River Glen Pkwy Yulee, FL 32097	To Billing Address	River Glen CDD 3434 Colwell Ave Ste 200 Tampa, FL 33614
Project Name	River Glen CDD - dead wax myrtle		
Project Description	Remove dead wax myrtle along RGPW by sidewalk		

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Mobilization and removal of dead wax myrtle along the sidewalk on the north side just before Morning Glory. Dispose of debris

For internal use only

SO# 8913576
JOB# 346108393
Service Line 130

Total Price \$321.87

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 on 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

	Property Manager
Signature _____	Title _____
Ben Pfuhl	May 06, 2026
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"

	Enhancement Manager
Signature _____	Title _____
Jen Mabus	May 06, 2026
Printed Name _____	Date _____

Job #:	346108393		
SO #:	8913576	Proposed Price:	\$321.87

Proposal for Extra Work at River Glen CDD

Property Name	River Glen CDD	Contact	Ben Pfuhl
Property Address	65137 River Glen Pkwy Yulee, FL 32097	To Billing Address	River Glen CDD 3434 Colwell Ave Ste 200 Tampa, FL 33614
Project Name	River Glen CDD		
Project Description	Install 180 yards of gold mulch to the current mulch beds throughout the property (add 10 for kayak)		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total	
Mulch in contract				Subtotal	\$10,440.00
180.00	CUBIC YARD	180 yards of Gold Mulch - Blown-In/Installed in current mulch beds throughout the property (price is as specified in the contract)	\$58.00	\$10,440.00	
Addition of Kayak Launch				Subtotal	\$1,197.63
1.00	LUMP SUM	Removal of red mulch and disposal	\$617.63	\$617.63	
10.00	CUBIC YARD	10 yards of Gold Mulch - Blown-In/Installed as addition to current common area mulch	\$58.00	\$580.00	

For internal use only

SO# 8860915
JOB# 346108393
Service Line 160

Total Price \$11,637.63

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

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 on 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

	Property Manager
Signature _____	Title _____
Ben Pfuhl	May 06, 2026
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"

	Enhancement Manager
Signature _____	Title _____
Jen Mabus	May 06, 2026
Printed Name _____	Date _____

Job #:	346108393		
SO #:	8860915	Proposed Price:	\$11,637.63

Tab 6



Work Order	00955493	Account	River Glen CDD
Work Order	00955493	Contact	Ben Pfuhl
Number		Address	65019 River Glen Pkwy Yulee, FL 32097 United States
Created Date	4/29/2026		

Work Details

<p>Specialist Comments to Customer</p>	<p>Today I removed accessible trash debris from in and around the ponds. I treated ponds 14 & 16 for shoreline weeds and grasses. I treated ponds 14, 15 & 16 for lake and floating weeds. I treated pond 15 for shoreline algae. I also treated ponds 14, 15 & 16 with lake dye to help prevent the growth of algae and to help with the overall color of them. I visually inspected pond 8 and no other chemical treatments were used at this time. I wasnt able to get to ponds 11, 12 or 13, but i made a note of what needs to be done at them for the next visit. Other than the shoreline grasses, the other ponds look pretty good though.</p> <p>Have a great day and thanks for choosing Solitude lake management</p>	<p>Prepared By</p> <p>Michael Howard II</p>
--	---	---

Work Order Assets

Asset	Status	Product Work Type
Pond 12 - River Glen CDD	Inspected	
Pond 11 - River Glen CDD	Inspected	
Pond 10 - River Glen CDD	Inspected	
Pond 1 - River Glen CDD	Inspected	
Pond 16 - River Glen CDD	Treated	
Pond 15 River Glen CDD	Treated	
Pond 14 - River Glen CDD	Treated	
Pond 13 - River Glen CDD	Inspected	
River Glen Cdd-Lake-ALL	Treated	
Pond 9 - River Glen CDD	Inspected	
Pond 5 - River Glen CDD	Inspected	
Pond 4 - River Glen CDD	Inspected	
Pond 3 - River Glen CDD	Inspected	
Pond 2 - River Glen CDD	Inspected	
Pond 8 - River Glen CDD	Inspected	
Pond 7 - River Glen CDD	Inspected	
Pond 6 - River Glen CDD	Inspected	



Work Order	00955493	Account	River Glen CDD
Work Order	00955493	Contact	Ben Pfuhl
Number		Address	65019 River Glen Pkwy Yulee, FL 32097 United States
Created Date	4/29/2026		

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
River Glen Cdd-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 9 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 8 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 7 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 6 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 5 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 4 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 3 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 2 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 16 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 15 River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 14 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 13 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 12 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 11 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 10 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 1 - River Glen CDD	TRASH / DEBRIS COLLECTION (IN HOUSE)	
River Glen Cdd-Lake-ALL	SHORELINE WEED CONTROL	
River Glen Cdd-Lake-ALL	MONITORING	
River Glen Cdd-Lake-ALL	LAKE WEED CONTROL	
River Glen Cdd-Lake-ALL	ALGAE CONTROL	
Pond 9 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 9 - River Glen CDD	MONITORING	
Pond 9 - River Glen CDD	LAKE WEED CONTROL	
Pond 9 - River Glen CDD	ALGAE CONTROL	
Pond 8 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 8 - River Glen CDD	MONITORING	
Pond 8 - River Glen CDD	LAKE WEED CONTROL	
Pond 8 - River Glen CDD	ALGAE CONTROL	
Pond 7 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 7 - River Glen CDD	MONITORING	
Pond 7 - River Glen CDD	LAKE WEED CONTROL	



Work Order 00955493

Work Order 00955493

Number

Account

River Glen CDD

Contact

Ben Pfuhl

Address

65019 River Glen Pkwy
Yulee, FL 32097
United States

Created Date 4/29/2026

Pond 7 - River Glen CDD	ALGAE CONTROL	
Pond 6 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 6 - River Glen CDD	MONITORING	
Pond 6 - River Glen CDD	LAKE WEED CONTROL	
Pond 6 - River Glen CDD	ALGAE CONTROL	
Pond 5 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 5 - River Glen CDD	MONITORING	
Pond 5 - River Glen CDD	LAKE WEED CONTROL	
Pond 5 - River Glen CDD	ALGAE CONTROL	
Pond 4 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 4 - River Glen CDD	MONITORING	
Pond 4 - River Glen CDD	LAKE WEED CONTROL	
Pond 4 - River Glen CDD	ALGAE CONTROL	
Pond 3 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 3 - River Glen CDD	MONITORING	
Pond 3 - River Glen CDD	LAKE WEED CONTROL	
Pond 3 - River Glen CDD	ALGAE CONTROL	
Pond 2 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 2 - River Glen CDD	MONITORING	
Pond 2 - River Glen CDD	LAKE WEED CONTROL	
Pond 2 - River Glen CDD	ALGAE CONTROL	
Pond 16 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 16 - River Glen CDD	MONITORING	
Pond 16 - River Glen CDD	LAKE WEED CONTROL	
Pond 16 - River Glen CDD	ALGAE CONTROL	
Pond 15 River Glen CDD	SHORELINE WEED CONTROL	
Pond 15 River Glen CDD	MONITORING	
Pond 15 River Glen CDD	LAKE WEED CONTROL	
Pond 15 River Glen CDD	ALGAE CONTROL	
Pond 14 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 14 - River Glen CDD	MONITORING	
Pond 14 - River Glen CDD	LAKE WEED CONTROL	
Pond 14 - River Glen CDD	ALGAE CONTROL	
Pond 13 - River Glen CDD	SHORELINE WEED CONTROL	



Work Order 00955493
 Work Order 00955493
 Number

Account River Glen CDD
 Contact Ben Pfuhl
 Address 65019 River Glen Pkwy
 Yulee, FL 32097
 United States

Created Date 4/29/2026

Pond 13 - River Glen CDD	MONITORING	
Pond 13 - River Glen CDD	LAKE WEED CONTROL	
Pond 13 - River Glen CDD	ALGAE CONTROL	
Pond 12 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 12 - River Glen CDD	MONITORING	
Pond 12 - River Glen CDD	LAKE WEED CONTROL	
Pond 12 - River Glen CDD	ALGAE CONTROL	
Pond 11 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 11 - River Glen CDD	MONITORING	
Pond 11 - River Glen CDD	LAKE WEED CONTROL	
Pond 11 - River Glen CDD	ALGAE CONTROL	
Pond 10 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 10 - River Glen CDD	MONITORING	
Pond 10 - River Glen CDD	LAKE WEED CONTROL	
Pond 10 - River Glen CDD	ALGAE CONTROL	
Pond 1 - River Glen CDD	SHORELINE WEED CONTROL	
Pond 1 - River Glen CDD	MONITORING	
Pond 1 - River Glen CDD	LAKE WEED CONTROL	
Pond 1 - River Glen CDD	ALGAE CONTROL	
Pond 6 - River Glen CDD		
Pond 7 - River Glen CDD		
Pond 8 - River Glen CDD		
Pond 2 - River Glen CDD		
Pond 3 - River Glen CDD		
Pond 4 - River Glen CDD		
Pond 5 - River Glen CDD		
Pond 9 - River Glen CDD		
River Glen Cdd-Lake-ALL		
Pond 13 - River Glen CDD		
Pond 14 - River Glen CDD		
Pond 15 River Glen CDD		
Pond 16 - River Glen CDD		
Pond 1 - River Glen CDD		
Pond 10 - River Glen CDD		



Work Order 00955493

Work Order 00955493
Number

Created Date 4/29/2026

Pond 11 - River Glen CDD

Pond 12 - River Glen CDD

Account

River Glen CDD

Contact

Ben Pfuhl

Address

65019 River Glen Pkwy
Yulee, FL 32097
United States

Tab 7



First Coast
CMS

River Glen Community Development District

Field Report
May 2026

First Coast CMS LLC
05/11/2026

Swimming Pools

At the time of this report there is one mechanical issue to report regarding the main pool. Two of the 4 filter pumps are in the process of being replaced due to failure. One filter pump is leaking directly through the pump housing and the other is a motor failure. This is a recurring issue with Speck brand pumps and so we are moving forward with an industry leader, Pentair.

Dept of Health inspected the pool and splash pad since last meeting and found no violations. Both pools were satisfactory.

Facility Maintenance

The fountain pump at entrance was removed as directed by Board

Treadmill that was approved by Board is scheduled to be replaced on 5/12

In February, there was a trampoline that blew into a pond that required assistance from Solitude to remove

Sign indicating Visually and Hearing impaired person was installed on Fern Creek

Replacement Basketball nets were ordered to replace old nets on courts

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
PUBLIC POOL AND BATHING PLACE
INSPECTION REPORT



Facility Information

RESULT: Satisfactory

Permit Number: 45-60-00149
Name of Facility: River Glen Activity Pool
Address: 65084 River Glen Parkway
City, Zip: Yulee 32097

Correct By: None
Re-Inspection Date: None

Type: Water Activity
Owner: River Glen Community Development District: C/O Rizzetta & Co
Person In Charge: Tony Shiver Phone: 904-537-9034
PIC Email:
Pool Operator: Tony Shiver Phone: 904-537-9034

Inspection Information

Purpose: Routine
Inspection Date: 4/23/2026

Begin Time: 10:45 AM
End Time: 11:15 AM

Additional Information

22. Free Chlorine	3.0	VOLUME	12482
23. pH	7.6	POOL LOAD	55
24. Chlor. Stabilizer	40	FLOW RATE	206
33. Flowmeter	206	NIGHT SWIM	No
34. Thermometer		FILTER TYPE	Diatomaceous Earth, Vacuum

Items marked below are not in compliance the requirements of Chapters 64E-9 of the Florida Administrative Code and must be corrected. Continued operation of this facility without making these corrections is a violation of Chapter 64E-9 of the Florida Administrative Code and Chapters 386 and 514, Florida Statutes. Violations must be corrected as indicated in the Results section above or an administrative fine or other legal action will be initiated.

Violation Markings

POOL AREA 1. Appearance/Algae Control 2. Deck/Walkways 3. Tile/Pool Finish 4. Depth Markers 5. Handrail/Ladder 6. Step Markings 7. Main Drain Grate 8. Gutter Grates/Skimmer 9. Lighting 10. No Dive Markings 11. Diving Board 12. Pool Cover 13. Pool Side Shower POOL SAFETY 14. Life Hook w/Pole 15. Life Ring w/Rope 16. Safety Line/2 Marking	17. Rules Posted 18. Certification SANITARY FACILITIES 19. Supplies 20. Clean WATER QUALITY 21. Approved Test Kit 22. Free Chlor./Bromine 23. pH 24. Chlor. Stabilizer 25. Spa Requirements EQUIPMENT ROOM 26. Wading Pool: Quick Dump 27. Water Level/Control 28. Disinfection Feeder 29. pH Feeder 30. Chem. Container Label 31. Filter Pump	32. Vacuum Cleaner 33. Flowmeter 34. Thermometer 35. Pressure/Vacuum Gauge 36. Equip. Room 37. Cross Connection 38. Gas Chlor. Equip. 39. Waste Water Disposal 40. D.E. Separator 41. Other Equipment 42. Equipment Change 43. Approved Chemicals 44. Maintenance Log 45. Inspection Posted 46. Electrical Equip. 47. Fences 48. Other 49. Other
---	--	---

NOTE: It is unlawful to modify a public pool or its equipment without prior approval from the local building department and submitting an application to DOH.

Inspector Signature:

Client Signature:

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
PUBLIC POOL AND BATHING PLACE
INSPECTION REPORT



2 of 2

General Comments

No violations noticed at the time of the inspection.
Approved to relicense.
Email Address(es): tony@firstcoastcms.com

Violations Comments

No Violation Comments Available

Inspection Conducted By: Ronald Nessler (1073)
Inspector Contact Number: Work: (904) 557-9154 ex.
Print Client Name:
Date: 4/23/2026

Inspector Signature:

Handwritten signature of the inspector.

Client Signature:

Handwritten signature of the client.

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
PUBLIC POOL AND BATHING PLACE
INSPECTION REPORT



Facility Information

RESULT: Satisfactory

Permit Number: 45-60-00148
Name of Facility: River Glen Swimming Pool
Address: 65084 River Glen Parkway
City, Zip: Yulee 32097

Correct By: None
Re-Inspection Date: None

Type: Public Pool > 25000 Gallons
Owner: River Glen Development District
Person In Charge: Tony Shiver Phone: 904-537-9034
PIC Email:
Pool Operator: Tony Shiver Phone: 904-537-9034

Inspection Information

Purpose: Routine
Inspection Date: 4/23/2026

Begin Time: 10:00 AM
End Time: 10:45 AM

Additional Information

22. Free Chlorine	3.0	VOLUME	138979
23. pH	7.4	POOL LOAD	82
24. Chlor. Stabilizer	50	FLOW RATE	412
33. Flowmeter	400	NIGHT SWIM	No
34. Thermometer		FILTER TYPE	CP

Items marked below are not in compliance the requirements of Chapters 64E-9 of the Florida Administrative Code and must be corrected. Continued operation of this facility without making these corrections is a violation of Chapter 64E-9 of the Florida Administrative Code and Chapters 386 and 514, Florida Statutes. Violations must be corrected as indicated in the Results section above or an administrative fine or other legal action will be initiated.

Violation Markings

POOL AREA 1. Appearance/Algae Control 2. Deck/Walkways 3. Tile/Pool Finish 4. Depth Markers 5. Handrail/Ladder 6. Step Markings 7. Main Drain Grate 8. Gutter Grates/Skimmer 9. Lighting 10. No Dive Markings 11. Diving Board 12. Pool Cover 13. Pool Side Shower POOL SAFETY 14. Life Hook w/Pole 15. Life Ring w/Rope 16. Safety Line/2 Marking	17. Rules Posted 18. Certification SANITARY FACILITIES 19. Supplies 20. Clean WATER QUALITY 21. Approved Test Kit 22. Free Chlor./Bromine 23. pH 24. Chlor. Stabilizer 25. Spa Requirements EQUIPMENT ROOM 26. Wading Pool: Quick Dump 27. Water Level/Control 28. Disinfection Feeder 29. pH Feeder 30. Chem. Container Label 31. Filter Pump	32. Vacuum Cleaner 33. Flowmeter 34. Thermometer 35. Pressure/Vacuum Gauge 36. Equip. Room 37. Cross Connection 38. Gas Chlor. Equip. 39. Waste Water Disposal 40. D.E. Separator 41. Other Equipment 42. Equipment Change 43. Approved Chemicals 44. Maintenance Log 45. Inspection Posted 46. Electrical Equip. 47. Fences 48. Other 49. Other
---	--	---

NOTE: It is unlawful to modify a public pool or its equipment without prior approval from the local building department and submitting an application to DOH.

Inspector Signature:

Client Signature:

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
PUBLIC POOL AND BATHING PLACE
INSPECTION REPORT



2 of 2

General Comments

No violations noticed at the time of the inspection.
Approved to relicense.
Email Address(es): tony@firstcoastcms.com

Violations Comments

No Violation Comments Available

Inspection Conducted By: Ronald Nessler (1073)
Inspector Contact Number: Work: (904) 557-9154 ex.
Print Client Name:
Date: 4/23/2026

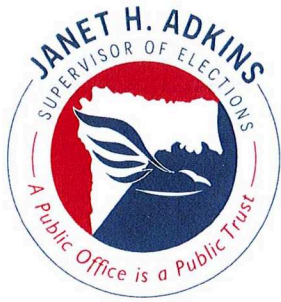
Inspector Signature:

Handwritten signature of the inspector.

Client Signature:

Handwritten signature of the client.

Tab 8



904.491.7500

96135 Nassau Place, Suite 3
Yulee, FL 32097

info@votenassaufl.gov
www.VoteNassaufl.gov

April 15, 2026

Mr. Ben Pfuhl
District Manager
3434 Colwell Avenue., Suite 200
Tampa, FL 33614

RE: River Glen Community Development District

Dear Ms. Gallagher,

In accordance with FS 190.006, we are providing you with the following information, that as of April 15, 2026, there are 1,281 registered voters within River Glen Community Development District's boundaries.

Should you have questions, please do not hesitate to contact us.

Sincerely,

Janet H. Adkins
Nassau County Supervisor of Elections

Para solicitar este documento en español, llame a nuestra oficina al 904.491.7500

Tab 9

SERVICES AGREEMENT

PROPERTY NAME: River Glen CDD - Acct #: 8398

CUSTOMER NAME: River Glen CDD

SERVICE DESCRIPTION: Annual Maintenance Service Renewal for Lakes 1 through 16

EFFECTIVE DATE: May 1, 2026 through April 30, 2027

SUBMITTED TO: Ben Pfuhl

SUBMITTED BY: Camila Morao

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.

2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").

3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.

4. **PAYMENT.** Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.

5. **TERM AND EXPIRATION.** This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of 1 year(s) (the "Initial Term"). SOLitude reserves the right to increase the amount charged for the



Services. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

6. TERMINATION. This Agreement may be cancelled by either party without cause or penalty within thirty (30) days written notice.

7. TERMINATION FOR CAUSE. If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items



containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any



dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.



23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

River Glen CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the lake(s) two (2) times per month.

Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the lake(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the lake areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Algae Control:

1. Any algae found in the lake(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Trash Removal:

1. Trash will be removed from the lake(s) and disposed of off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the lake areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this Agreement where applicable.



- b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
- c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
- d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any other special requirements or conditions required by the local municipality.
 - e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.
7. Any technician visit that will require the application of any pesticide (to include herbicides and algaecides) must be scheduled by the Wednesday prior to the week of the visit.



SCHEDULE B – PRICING SCHEDULE

Total Price: **\$18,264.00**

Invoice Amount: **\$1,522.00**

Invoice Frequency: **Monthly**

Tab 10

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT REAPPOINTING AN ASSISTANT TREASURER OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, River Glen 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 Nassau County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously appointed **Shawn Wildermuth** as an Assistant Treasurer pursuant to Resolution 2016-05; and

WHEREAS, the Board now desires to remove **Shawn Wildermuth** as Assistant Treasurer and appoint **Susan Garcia** to the position.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Shawn Wildermuth is removed as Assistant Treasurer.

Section 2. **Susan Garcia** is appointed as Assistant Treasurer.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 21st DAY OF MAY, 2026.

**RIVER GLEN COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Tab 11

251530 - River Glen - Rizzetta & Company

Storm Drainage

Notice to Client: APS Control sheet is a summary of the work performed and deficiencies located during the inspection. The purpose of the summary is not to be used as recommendations for any repairs. The client must determine what deficiencies must be addressed.

PIPE RUN		INSPECTION PIPE DETAILS										
VIDEO #	FROM	TO	DIAMETER	MATERIAL	TOTAL LENGTH	TV'D BY	DATE	DEFECT TYPE	DEFECT LOCATION	CLOCK POSITION	RECOMMENDED REPAIR	QTY
1	2	1	18	RCP	28.9	JH	12/17/2025	Crack circumferential	2.6	10 to 3	Pressure Grout	
								Crack circumferential	12.5	7 to 5	Pressure Grout	
								Crack circumferential	15.8	9 to 4	Pressure Grout	
								Structure damage	26.7		Pressure Grout Structure/Rehab	
PIPE RUN		INSPECTION PIPE DETAILS										
VIDEO #	FROM	TO	DIAMETER	MATERIAL	TOTAL LENGTH	TV'D BY	DATE	DEFECT TYPE	DEFECT LOCATION	CLOCK POSITION	RECOMMENDED REPAIR	QTY
2	F4.1	F4.2	18	RCP	23.8	JH	12/17/2025	Crack longitudinal in MH	0		Pressure Grout	
								Crack circumferential (<0.01)	9.9	11 to 12	No Repair Necessary	
								Crack circumferential	15	10 to 2	Pressure Grout	
								Fracture multiple	16	12 to 12	10'x18" Sectional	
								Crack multiple	17.6-20.3	12 to 12		
								Broken w/soil visible	22	3 to 5		
Fracture circumferential	22	12 to 12										
PIPE RUN		INSPECTION PIPE DETAILS										
VIDEO #	FROM	TO	DIAMETER	MATERIAL	TOTAL LENGTH	TV'D BY	DATE	DEFECT TYPE	DEFECT LOCATION	CLOCK POSITION	RECOMMENDED REPAIR	QTY
3	F5.1	F5.2	18	RCP	41.2	JH	12/17/2025	Fracture longitudinal in MH	0		Pressure grout Structure	
								Fracture circumferential	2.1	12 to 12	Quicklock	
								Crack circumferential	30	7 to 5	Pressure Grout	
PIPE RUN		INSPECTION PIPE DETAILS										
VIDEO #	FROM	TO	DIAMETER	MATERIAL	TOTAL LENGTH	TV'D BY	DATE	DEFECT TYPE	DEFECT LOCATION	CLOCK POSITION	RECOMMENDED REPAIR	QTY
4	F5.1	F5.3	18	RCP	32.7	JH	12/17/2025	Crack circumferential	7.8	12 to 12	Pressure Grout	
								Crack circumferential	11.4	12 to 12	Pressure Grout	
								Crack multiple on floor	F5.1		Pressure Grout Structure	
PIPE RUN		INSPECTION PIPE DETAILS										
VIDEO #	FROM	TO	DIAMETER	MATERIAL	TOTAL LENGTH	TV'D BY	DATE	DEFECT TYPE	DEFECT LOCATION	CLOCK POSITION	RECOMMENDED REPAIR	QTY
5	G1	G2	18	RCP	26.1	JH	12/17/2025	Fracture circumferential	4.2	12 to 12	Quicklock	
								CIPP-Sectional	6.6-11.4			
								Broken/Hole w/soil visible	23.3	3	6'x18" Sectional	
								Fracture multiple	23.3	12 to 12		
PIPE RUN		INSPECTION PIPE DETAILS										
VIDEO #	FROM	TO	DIAMETER	MATERIAL	TOTAL LENGTH	TV'D BY	DATE	DEFECT TYPE	DEFECT LOCATION	CLOCK POSITION	RECOMMENDED REPAIR	QTY
6	V4.1	V4	18	RCP	26.7	JH	12/17/2025	Crack circumferential	5	12 to 12	Pressure Grout	
								Crack multiple	19.3	12 to 12	Pressure Grout x2	
								Crack longitudinal	15-21	6		
								Crack circumferential	21.8	12 to 12	Pressure Grout	
								Crack multiple MH	26.7		Pressure Grout Structure	
VIDEO #	FROM	TO	DIAMETER	MATERIAL	TOTAL LENGTH	TV'D BY	DATE	DEFECT TYPE	DEFECT LOCATION	CLOCK POSITION	RECOMMENDED REPAIR	QTY

7	X2	X1	18	RCP	27.1	JH	12/17/2025	Crack circumferential	2.2	8 to 4	Quicklock	
								Crack circumferential	6.1	12 to 12	Pressure Grout	
								Fracture circumferential	21	12 to 12	Quicklock	
PIPE RUN			INSPECTION PIPE DETAILS									
VIDEO #	FROM	TO	DIAMETER	MATERIAL	TOTAL LENGTH	TV'D BY	DATE	DEFECT TYPE	DEFECT LOCATION	CLOCK POSITION	RECOMMENDED REPAIR	QTY
8	X3.2	X3.1	18	RCP	24	JH	12/17/2025	Fracture multiple	2.1	12 to 12	5'x18" Sectional	
								Crack longitudinal (<0.01)	4.2	12	No Repair Necessary	
								CIPP-Sectional	6.9-10.0			
								Crack longitudinal	12 to 16	1	Pressure Grout x2	
								Concrete in pipe	16.1			
								Fracture circumferential	19.9	8 to 3	5'x18" Sectional	
								Fracture multiple	22.3	9 to 3		
PIPE RUN			INSPECTION PIPE DETAILS									
VIDEO #	FROM	TO	DIAMETER	MATERIAL	TOTAL LENGTH	TV'D BY	DATE	DEFECT TYPE	DEFECT LOCATION	CLOCK POSITION	RECOMMENDED REPAIR	QTY
9	X-5	X-6	24	RCP	24	SC	12/19/2025	Joint (1.925)	5.2		Pressure Grout	
								Joint (1.667)	13.1		Pressure Grout	
								Joint (1.475)	21.1		Pressure Grout	
PIPE RUN			INSPECTION PIPE DETAILS									
VIDEO #	FROM	TO	DIAMETER	MATERIAL	TOTAL LENGTH	TV'D BY	DATE	DEFECT TYPE	DEFECT LOCATION	CLOCK POSITION	RECOMMENDED REPAIR	QTY
10	G-2	G-3	18	RCP	155.5	SC	12/19/2025	Crack longitudinal (0.018)	60.4-69.1	12	Pressure Grout x3	
								Crack longitudinal (0.037)	91.0-92.2	12	Pressure Grout	
								Fracture circumferential (0.17)	100.7	12 to 12	Pressure Grout	
								Crack multiples (0.102)	107.1	12 to 12	Pressure Grout	
								Crack multiple joint (0.213)	123.2	4 to 8	Pressure Grout	
								Broken (0.685)	128.7-134.9	12 to 12	8'x18" Sectional	
								Fracture spirial (0.124)	139.4	12 to 12	Quicklock	
								Crack longitudinal (0.058)	139.4-146.3	1	Pressure Grout x2	
								Crack multiple (0.018)	146.3-148.0	12 to 1	Pressure Grout	
								Joint (1.165)	155.4		Pressure Grout/Gasket Removal	
								Gasket hanging	155.4			
								Plug	155.5			



1420 Martin Luther King Jr Blvd
 Sanford, FL 32771
 (407) 792-1360
 info@atlanticpipe.us

PROPOSAL

11397

CUSTOMER: Rizzetta & Company	PHONE: 904-436-6270	DATE: 01/26/2026
STREET: 2806 N. Fifth Street	JOB NAME: River Glen Repairs	
CITY/STATE/ZIP: St. Augustine, FL, 32084	JOB LOCATION: River Glen Pkwy/Hammock Glen Dr, Yulee, FL,	
ATTN: Ben Pfuhl	E-MAIL: BPfuhl@rizzetta.com	

QUANTITY	DESCRIPTION	UOM	RATE	TOTAL
Seq: Storm Repairs				
5.00	Storm QuickLock - 18"	EA	3,300.00	16,500.00
4.00	Storm Sectional CIPP - 5'x18"	EA	4,700.00	18,800.00
1.00	Storm Sectional CIPP - 6'x18"	EA	4,800.00	4,800.00
1.00	Storm Sectional CIPP - 8'x18"	EA	5,000.00	5,000.00
3.00	Storm Chemical Grout - Structure	EA	3,500.00	10,500.00
1.00	Storm Structure Rehab/Resurfacing (O-1)	EA	6,000.00	6,000.00
0.00	*Post Repair Inspection of Defects Included*		0.00	0.00
0.00	*Light Cleaning Included*		0.00	0.00
6.00	Fuel Recovery - Grout Truck (Per Mobilization)	EA	150.00	900.00
6.00	Fuel Recovery - Vac Truck (Per Mobilization)	EA	150.00	900.00
0.00	Heavy Cleaning (If Necessary)	HRS	295.00	0.00
Seq: Diving/Plugging				
5.00	Storm Plug Rental - 15"x30" (5 Plugs for 1 Week)	WKS	505.00	2,525.00
8.00	Storm Standard Diving (8HR Day Rate) - Plug Installation	HRS	265.00	2,120.00
8.00	Storm Standard Diving (8HR Day Rate) - Plug Removal	HRS	265.00	2,120.00
1.00	Plug Drop-Off & Pick-Up Fee	EA	390.00	390.00
3.00	Fuel Recovery - Dive Truck (Per Mobilization)	EA	75.00	225.00
TOTAL				70,780.00

ANY UNFORSEEN OR ABNORMAL PIPELINE OR SITE CONDITIONS WILL BE SUBJECT TO RENEGOTIATION WITHOUT PENALTY TO APS



1420 Martin Luther King Jr Blvd
Sanford, FL 32771
(407) 792-1360
info@atlanticpipe.us

PROPOSED RATES MAY CHANGE BASED UPON THE FOLLOWING CONDITIONS:

- 1) Calls Outs of less than 1000 LF of readily available pipeline may be billed at the hourly rate, with a 4 hour minimum. Any time on site beyond the minimum may be billed at the hourly rate
- 2) Emergency Call Outs will be subject to increased rates.
- 3) Heavy Cleaning encountered will be performed at an hourly rate, unless otherwise specified
- 4) Travel Time charges are assessed on a job by job basis
- 5) Atlantic Pipe Services provides, free cloud downloads for videos and reports. Hard Copy Reports with DVD or USB may be purchased at \$75.00 per set.
- 6) Safety Training / Orientation required for projects will be charged at the hourly rate per unit on site
- 7) Due to rising costs of fuel and overall expenses, additional fees must be assessed. These pass-through costs are assessed through daily charges, per piece of equipment on site.

Atlantic Pipe Services is comitted to providing the same responsiveness, turn around time and quality of work that our valued customers have become accustomed to. APS has invested in technologies that allow us to be more efficient with operations and save on costs, however the extreme volatility within the fuel market is something we cannot control. This additional charge helps APS cover increased costs, as well as maintain the same level of service.

We propose to hereby furnish the following:

Our Proposal includes Labor, Material, Equipment, and Workmanship necessary to perform repairs at the above referenced project.

Delays outside of APS control for the Vac Truck and Grout Truck will be billed at the rate shown if necessary.

Grout Truck Hourly Rates: \$350 Per Hour

Vac Truck Hourly Rates: \$295 Per Hour

Price is contingent on volume of repairs. If quantity changes, APS will re-quote the work.

Price includes post inspection of repaired defects.

Price includes light cleaning. If additional cleaning is required, customer will be billed at the rate shown above for each hour.

Pricing includes 180 gallons of Avanti AV-100 Chemical. If additional grout is necessary to perform repairs, APS will charge \$30 per gallon.

If plug set/removal requires more than 8 hours due to delays, dredging or dewatering, additional time will be billed hourly.

Dive Truck Hourly Rates: \$265 Per Hour

Additional callouts for dredging, dewatering, or plug maintenance will be subject to a 4 hour minimum.

****Quantities within proposal are for estimating purposes. Billing will reflect actual quantities and/or times performed in the field.****



1420 Martin Luther King Jr Blvd
 Sanford, FL 32771
 (407) 792-1360
 info@atlanticpipe.us

Heavy Cleaning Rates	Heavy Cleaning determined by percentage of debris in pipeline			
	12" Diameter	25.00%	3"	Debris
	15" Diameter	25.00%	4"	Debris
	18" Diameter	20.00%	4"	Debris
	24" Diameter	20.00%	5"	Debris
	30" Diameter	20.00%	6"	Debris
	36" Diameter	20.00%	7"	Debris
	42" Diameter	15.00%	6"	Debris
	48" Diameter	15.00%	7"	Debris
	54" Diameter	10.00%	5"	Debris
	60" Diameter	10.00%	6"	Debris
	In the event the required cleaning is beyond normal Heavy Cleaning, the cleaning will be performed under an hourly rate. Subject to prior client notification and approval.			

CUSTOMER RESPONSIBILITIES

- Local Dump-Site for safe disposal of debris / waste material removed from Project Location
- Local Metered Water Source
- Exposure of structures and access to all work areas without delay
- Stabilized Access to Work Areas - Two Wheel Drive Accessible
- Access to secure site for equipment storage
- Maintenance of Traffic - If Applicable

CUSTOMER RESPONSIBILITIES

Delays experienced outside of APS's direct control will be subject to an hourly charge for each unit on site

Weekend and Night Work may be subject to increase rates

Any unforeseen or abnormal pipe / site conditions will be subject to renegotiation without penalty to APS

Payment terms are NET 30 days of invoice date. APS does not agree to "Pay when paid" terms

APS Proposals are valid for 30 days from date of submission.

ATLANTIC PIPE SERVICES, LLC			
PRINT NAME / TITLE	Erin Hans - Lead Estimator	DATE	1/26/2026
SIGNATURE	Erin Hans		

Acceptance of Proposal : The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to perform the work specified. Payment will be made as outlined.

CUSTOMER			
PRINT NAME / TITLE		DATE	
SIGNATURE			

ATLANTIC PIPE SERVICES, LLC
STANDARD TERMS & CONDITIONS OF BUSINESS

COMPANY: Atlantic Pipe Services, LLC, a Florida Limited Liability Company, whose address 1420 Martin Luther King Jr. Blvd, Sanford, Florida, 32771 (Hereinafter referred to as "APS")

CUSTOMER: Any corporation, company, organization, agent or individual entering into a written agreement with APS for the provision of services or materials or any other business dealing, for which payment is agreed with or becomes due and payable to APS (hereinafter referred to as "Customer")

PROPOSAL & QUOTATION: All proposals or quotations provided by APS must be in writing and signed by an authorized representative of the company to be valid and any such proposal or quotation is valid for acceptance within 30 days of the respective proposal date, unless agreed otherwise in writing.

PAYMENT TERMS: Payment of all invoices is due within 30 days from the invoice date, unless terms are agreed otherwise, in writing from APS. Any Dispute or query regarding the invoiced amount must be communicated in writing within 10 days (objection period) from the invoice date and customer will be deemed to have accepted the invoice as delivered and all services / work standards relating thereto, unless objected to in writing within the objection period. Customer agrees that no retainage will held for all services performed.

REMEDIES FOR NON-PAYMENT: All sums not paid when due will bear interest at the rate of 1.5% per month from due date until paid or the maximum legal rate permitted by law, whichever is less. In the event of legal action being deemed necessary to enforce payment, APS shall be entitled to all costs of collection including a reasonable attorney's fee. In addition, if the customer fails to make payment to APS as herein provided, then APS may stop work without prejudice to any other remedy it may have. The parties further agree that in the event of any controversy arising between them, then in such event, the State Courts of Seminole County, Florida, shall be the forum in which the parties agree to try and have heard any matters of litigation arising out of such controversies.

WARRANTIES: All workmanship and materials are guaranteed against defects in workmanship for a period of one year from the date of substantial completion of the project. This warranty is in lieu of all other warranties, expressed or implied, including any warranties of merchantability of fitness for a particular purpose. APS will not be responsible for damage to its work by other parties or normal wear and tear. Any repair work necessitated by caused damage will be considered as an order for extra work.

INDEPENDENT CONTRACTOR: Both APS and the customer agree that APS will act as an independent contractor in the performance of its duties under this contract. Accordingly, APS shall be responsible for payment of all taxes, including Federal, State, and local taxes arising out of APS's activities, including by way of illustration but not limitation, Federal and State income tax, social security tax, Unemployment Insurance taxes, and any other taxes.

UNFORESEEN OCCURRENCE: In the event that any unforeseen occurrences or conditions are encountered after the work has commenced and which APS judge, at their sole discretion, to significantly affect or may affect the services, the risk involved in providing the services or there being a material change to the proposed or quoted scope of services, APS may a) Immediately cease work without liability to the customer, or b) renegotiate with customer to change the scope of work with price adjustment or change order, or c) Apply downtime /hourly or day rates until occurrence or condition is resolved to the satisfaction of APS.

DOWNTIME/STOPPAGES/ADDITIONAL WORK: In the event that APS is unable to work or encounter stoppages due to circumstances beyond their control or unforeseen circumstances or occurrences, particularly any underground structure problems causing delay or stoppage of work or in the event of any work being required beyond the quoted scope of work, then an hourly or daily rate will be charged, subject to prior customer notification in writing from APS.

PROJECT ESTIMATES: APS may from time to time provide written estimates of projected timescale or hours for a particular project at customer request, however, this in no way binds APS to a final timescale for the services to be provided. The actual hours will be determined by specific site requirements and operational demands, which cannot be wholly determined due to the nature of the services provided by APS.

CUSTOMER PURCHASE ORDERS: In the event that the customer chooses to issue a purchase order, whether verbal or in writing, such purchase order shall be governed by APS Standard Terms & Conditions of Business as detailed herein and any such client agreement cannot change the payment terms under any circumstances unless specifically agreed to in writing APS and such agreement being authorized and signed by the owner or director of APS. In the event of any inconsistency between the APS terms and conditions as detailed herein and the terms of a service order, the APS terms and conditions shall prevail. In any event, settlement of all APS correctly submitted invoices must be made within 30 days from invoice date, irrespective of customer having received payment from their respective customer.

CONTRACT ACCEPTANCE: In the event that the client fails to sign acceptance of an APS proposal or quotation, due to oversight by either or both parties or any other reason and the services are commenced or completed on the clients written or verbal instruction due to emergency, urgency or some other reason, then these terms and conditions will be deemed to have been accepted by the client as if such proposal or quotation had been signed.

DISCLAIMER: APS shall perform any and all repairs (e.g sag removal, rerounding, grouting, sectional CIPP, internal joint seals, mechanical repair sleeves, CIPP, coatings,) services on a best-effort basis and makes no representations or warranties, express or implied, regarding the success or effectiveness of such services. Billing shall be due and payable regardless of the outcome of the sag removal process. APS shall not be held liable or responsible for any damage, deformation, failure, or other adverse effects that may occur to the pipeline as a result of the sag removal attempt. Furthermore, APS shall bear no responsibility or liability for any costs, damages, or liabilities arising from dig-ups, excavations, or other activities outside of APS's control. The client agrees to indemnify, defend, and hold harmless APS, its officers, employees, and subcontractors from and against any and all claims, damages, losses, or expenses (including attorney's fees) arising out of or related to the sag removal work, except to the extent caused by APS's sole gross negligence or willful misconduct.

CUSTOMER RESPONSIBILITIES: The customer will normally provide the following services, at no cost to APS for the duration of the project, unless agreed otherwise in writing by APS, a)Approved dumpsite and disposal for all materials to be removed from site of work, b) Access and exposure of all structures for APS personnel and equipment without delay, c) All temporary site facilities including suitable storage space for equipment, d)Any special permits and/or licenses, without delay, e) Supply and access to all water required for the project with meter if applicable. f)Work areas prepared and accessible, without delay, to enable the services to be provided, g) Authorized representative of the customer at the site of work, at all times services are being performed and with authority to accept the services as completed and / or hours worked and h) Location and exposure of all manholes in the project area.

Tab 12

SERVICES AGREEMENT

PROPERTY NAME: River Glen CDD

CUSTOMER NAME: River Glen CDD

SERVICE DESCRIPTION: 2026 Vertex Fountain Installation (**Pond 1/Fountain 1**)

EFFECTIVE DATE: February 16, 2026

SUBMITTED TO: Ben Pfuhl

SUBMITTED BY: Brittany Hemery, Sales Support Administrator

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.
4. **PAYMENT.** SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.



5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.
6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.
7. RESERVED.
8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.
9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.
10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably



and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.



18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[SIGNATURES FOLLOW ON THE NEXT PAGE]



By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

RIVER GLEN CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Initial to select option:

Option 1 (10HP): _____

Option 2 (15HP): _____

Please Remit All Payments to:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

Option 1: Fountain Installation: 10HP

1. Company will install the following floating surface aerator:

- 1 Vertex TriTier Series 10 HP (208V/3PH) * Horizontal**

Includes: **TriTier** Precision machined brass/bronze nozzle
Standard Stainless-Steel Intake Debris Screen
300 ft. of STW-A Rated underwater power cable
High performance turbine pump/motor assembly
Control Panel (UL Listed / NEMA Rated)
GFCI Protection Breaker
Control Breaker
Motor Starter / Contactor
Motor Overload Protection Assembly
24-hour time clock
Surge/Lightning Protection
Motor Start & Run Capacitors

All labor and parts necessary for proper installation**

***Customer must provide a properly sized power source for the amp load and voltage requirement of the units specified above, and a suitable structure adjacent to the power source to which the control panel will be mounted. For all three-phase units customer must provide 208/240V power source with a 3-pole breaker for fountain control panel electrical connection and must be configured with 4 wire (3 hots + 1 neutral) and 1 ground wire for Control Panel to be connected. SOLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above.*

****The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).*

LED Lighting Installation:

1. Floating Fountain will include an LED Lighting Package

Includes: **4** Underwater LED Lights (43 Watt)
Lighting Controls mounted in the Fountain Control Panel
GFCI Protection Breaker
Control Breaker
24 Hour Timer
Control Fuse Protection
300 ft. of underwater power cable

All labor and parts necessary for proper installation**



Option 2: Fountain Installation: 15HP

1. Company will install the following floating surface aerator:

1 Vertex TriTier Series 15 HP (208V/3PH) * Horizontal

Includes: **TriTier** Precision machined brass/bronze nozzle
Standard Stainless-Steel Intake Debris Screen
300 ft. of STW-A Rated underwater power cable
High performance turbine pump/motor assembly
Control Panel (UL Listed / NEMA Rated)
GFCI Protection Breaker
Control Breaker
Motor Starter / Contactor
Motor Overload Protection Assembly
24-hour time clock
Surge/Lightning Protection
Motor Start & Run Capacitors
All labor and parts necessary for proper installation**

***Customer must provide a properly sized power source for the amp load and voltage requirement of the units specified above, and a suitable structure adjacent to the power source to which the control panel will be mounted. For all three-phase units customer must provide 208/240V power source with a 3-pole breaker for fountain control panel electrical connection and must be configured with 4 wire (3 hots + 1 neutral) and 1 ground wire for Control Panel to be connected. SOLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above.*

****The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).*

LED Lighting Installation:

1. Floating Fountain will include an LED Lighting Package

Includes: **6** Underwater LED Lights (43 Watt)
Lighting Controls mounted in the Fountain Control Panel
GFCI Protection Breaker
Control Breaker
24 Hour Timer
Control Fuse Protection
300 ft. of underwater power cable
All labor and parts necessary for proper installation**



Manufacturer Warranty: APPLIES TO BOTH OPTIONS

1. Manufacturer warrants the **fountain, floats, frame, manifold, nozzles, motor, liquid end, intake screen, cable for four (4) years** from the date of installation against any defects in materials and workmanship.
2. Manufacturer warrants **light sets for two (2) years** from the date of installation against any defects in materials and workmanship (excludes bulbs after initial installation).
3. The manufacturer's warranty warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer performs any service, repair, or other work to the fountain/aeration system.
 - b. The fountain/aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

SOLitude Lake Management Warranty: APPLIES TO BOTH OPTIONS

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Company warrants all labor for the fountain/aeration system for a period of **ninety (90) days** from the date of installation.
3. The Company warranty will be voided if:
 - a. Any person not specifically authorized by Company performs any service, repair, or other work to the fountain/aeration system.
 - b. The fountain/aeration is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.
4. The customer will be responsible for shipping charges to return the items for evaluation and repair in the event the items are not covered by the warranty. The customer will be responsible for repair or replacement costs, along with the return shipping and labor associated with SOLitude Lake Management.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are



consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.

6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



SCHEDULE B – PRICING SCHEDULE

Option 1: Total Price: **\$32,947.00** Price is valid for 60 days from the Effective Date

Option 2: Total Price: **\$39,672.00** Price is valid for 60 days from the Effective Date

Due upon execution of this Agreement: 50% of the Total Price

Due upon completion of the services: remaining 50% of the Total Price

TAB 13

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, River Glen 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 Nassau County, Florida; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. A Public Hearing will be held to adopt the District’s Rules of Procedure on _____, 2026, at 2:00 p.m., at the River Glen Amenity Center, 65084 River Glen Parkway, Yulee, Florida 32097.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 21st day of May, 2026.

ATTEST:

**RIVER GLEN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

TAB 14

RESOLUTION 2026-06
[FY 2027 BUDGET APPROVAL RESOLUTION]

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

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

DATE: **MM/DD/2026**
TIME: **__:__ AM OR PM**
LOCATION: River Glen Amenity Center
65084 River Glen Parkway
Yulee, FL 32097

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

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

PASSED AND ADOPTED THIS 16th DAY OF JUNE, 2026.

ATTEST:

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget