



Rizzetta & Company

Trails Community Development District

**Board of Supervisors' Meeting
September 14, 2021**

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

www.trailscdd.org

TRAILS COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, Inc., 2806 North Fifth Street, Unit 403, St Augustine, FL 32084

Board of Supervisors	Terence Douglas	Chairman
	Douglas Pope	Vice Chairman
	Patricia Acree	Assistant Secretary
	Vacant Seat	Assistant Secretary
	Vacant Seat	Assistant Secretary
District Manager	Lesley Gallagher	Rizzetta & Company, Inc.
Associate District Manager	Carol Brown	Rizzetta & Company, Inc.
District Counsel	Katie Buchanan	Hopping Green & Sams, P.A.
District Engineer	Vince Dunn	Dunn & Associates

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

The first section of the meeting is called Audience Comments, which is the portion of the agenda where individuals may make comments on Agenda Items. The final section of the meeting will provide an additional opportunity for Audience Comments on other matters of concern that were not addressed during the meeting. Individuals are limited to a total of three (3) minutes to make comments during these times.

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 (904) 436-6270. 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.

TRAILS COMMUNITY DEVELOPMENT DISTRICT

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

September 7, 2021

**Board of Supervisors
Trails Community
Development District**

AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Trails Community Development District will be held on **September 14, 2021 at 1:00 p.m.**, at the Winchester Ridge Amenity Center, located at 15431 Spotted Stallion Trail, Jacksonville, Florida 32234. The following is the agenda for this 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' Regular Meeting held July 13, 2021.....**Tab 1**
 - B. Ratification of the Operation and Maintenance Expenditures for June 2021 and July 2021.....**Tab 2**
 - C. Acceptance of Resignation of Melvin Brown
 - D. Consideration of Appointment to Vacant Seat
 - E. Oath of Office.....**Tab 3**
 - F. Consideration of Resolution 2021-05, Redesignating Assistant Secretaries.....**Tab 4**
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Amenity Manager Report – August 2021.....**Tab 5**
 - D. Landscape Manager – September 3, 2021.....**Tab 6**
 - E. District Manager
- 5. BUSINESS ITEMS**
 - A. Consideration of Proposal for BrightView Landscape and Irrigation Maintenance Renewal Agreement.....**Tab 7**
 - B. Consideration of Proposal for BrightView Landscape Enhancements.....**Tab 8**
 - C. Consideration of Proposal for Future Horizons Renewal Agreement.....**Tab 9**
 - D. Consideration of Proposal for Vesta Property Services Renewal Agreement..... **Tab 10**
 - E. Consideration of Proposal for PoolSure Renewal Agreement.....**Tab 11**
 - F. Consideration of Proposals for Fitness Equipment.....**Tab 12**
 - G. Consideration of Proposals for Pool Patio Maintenance (*Under Separate Cover*)
 - H. Consideration of SJRWMD Permit Transfer, Phase 2, Unit 5, Ponds 1 & 2.....**Tab 13**
 - I. Consideration of Fiscal Year 2021-2022 District Insurance Policy Renewal.....**Tab 14**

- J. Consideration of Resolution 2021-06, Designating Date, Time and Location of Regular Fiscal Year Meetings FY 2021-22.....**Tab 15**
- K. Consideration of Proposals for Bridge Repairs *(Under Separate Cover)*
- L. Consideration of Proposals for Security Cameras/Services *(Under Separate Cover)*
- 6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 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,
Lesley Gallagher
Lesley Gallagher
Trails Community Development District

CALL TO ORDER / ROLL CALL

AUDIENCE COMMENTS ON AGENDA ITEMS

BUSINESS ADMINISTRATION

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.

**TRAILS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Trails Community Development District was held on **Tuesday, July 13, 2021 at 6:00 p.m.** at the Winchester Ridge Amenity Center, located at 15431 Spotted Stallion Trail, Jacksonville, Florida 32234.

Present and constituting quorum include:

Terence Douglas	Board Supervisor, Chairman
Douglas Pope	Board Supervisor, Vice Chairman
Melvin Brown	Board Supervisor, Assistant Secretary
Patty Acree	Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Hopping Green & Sams
Brian Parks	Amenity Manager, Vesta Inc.
Brian Mercer	Associate Branch Manager, BrightView
Steve Howell	Director of Field Services, BrightView

Audience Members

FIRST ORDER OF BUSINESS

Call to Order

Ms. Gallagher called the meeting to order at 6:10 p.m. and read roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No audience comments.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Audit Committee Meeting held on April
13, 2021**

On a motion by Mr. Douglas, seconded by Ms. Acree, with all in favor, the Board approved the Audit Committee Meeting held on April 13, 2021 for Trails Community Development District.
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FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Regular Meeting
held on April 13, 2021**

On a motion by Mr. Douglas, seconded by Mr. Pope, with all in favor, the Board approved the Minutes of the Board of Supervisors Regular Meeting held on April 13, 2021 for Trails Community Development District.

FIFTH ORDER OF BUSINESS

***Ratification of the Operation and
Maintenance Expenditures for March
2021, April 2021 and May 2021 (Under
Separate Cover)***

On a motion by Ms. Acree, seconded by Mr. Douglas, with all in favor, the Board ratified the Operation and Maintenance Expenditures for March 2021 in the amount of \$22,943.61 and April 2021 in the amount of \$31,452.41 and May 2021 in the amount of \$19,838.61 for Trails Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Recommendation
from Audit Committee**

On a motion by Mr. Douglas, seconded by Mr. Brown, with all in favor, the Board accepted the Audit Committee Recommendation of Berger, Toombs, Elam, Gains & Frank for District Audit Services for Trails Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Not present.
- C. Amenity Manager
Mr. Parks and Mr. Howell provided an update on Amenity related items.

Ms. Acree had questions involving the entry sign, lights on palms, fire extinguishers and incident reports. Discussions ensued regarding the current policies and the need to incorporate sign in procedures. It was noted overall that Vesta had to tighten up with their responses to incidents at the facility and rule violations.

On a motion by Mr. Douglas, seconded by Mr. Brown, with all in favor, the Board approved to amend the Policies as described by Staff and it was requested that the District Manager reach out to each HOA to ask if they would assist in sending out via e-blast for Trails Community Development District.

- D. Landscape Manager
1.) BrightView Landscape Report, June 25, 2021
Mr. Mercer reviewed the landscape report found under Tab 3 of the agenda.

- E. District Manager
Presentation of Registered Voter Count
Ms. Gallagher updated the Board that as of May 17, 2021 there were seven hundred and fifty-seven (757) registered voters, per correspondence received in the District from Duval County Supervisor of Elections Office.

She also updated the Board that she had received Ms. Johnson's resignation.

On a motion by Mr. Douglas, seconded by Mr. Brown, with all in favor, the Board accepted Ms. Johnson's Resignation, effective June 12, 2021 for Trails Community Development District.

Ms. Gallagher then reviewed a proposal from BrightView for repairs associated with the Annual Engineer's Report (Exhibit A) in the amount of \$3,679.88. She noted the Engineer had also reviewed this proposal.

On a motion by Mr. Douglas, seconded by Ms. Acree, with all in favor, the Board approved the BrightView proposal in the amount of \$3,679.88 for Trails Community Development District.

EIGHTH ORDER OF BUSINESS

Presentation of Community Survey Results on Amenity Center Improvements

Ms. Gallagher reviewed the results from the Community Survey posted were as follows based on the first forty (40) responses.

Basketball/Tennis Combo 30%
New Fitness Equipment 45%
Revamp Volleyball Area 0%
Additional Playground Equipment or Outdoor Fitness 25%

Based on this, proposals for fitness equipment purchase and lease options were requested for an upcoming meeting.

NINTH ORDER OF BUSINESS

***Consideration of Proposals for
Fitness Room Flooring (Under
Separate Cover)***

The Board approved the proposal from Amenity Maintenance Groups for fitness room flooring in the amount of \$6,750.00 (Exhibit B).

On a motion by Mr. Douglas, seconded by Mr. Brown, with all in favor, the Board approved Amenity Maintenance Group proposal for fitness room flooring in the amount of \$6,750.00 and for Trails Community Development District.

It was also noted by Vesta that this flooring would be ADA compliant.

TENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2021-
2022 Final Budget and Imposing
Special Assessments**

Ms. Buchanan provided an overview of the Public Hearings and opened the Public Hearings on the Fiscal Year 2021-2022 Budget and Assessment together.

- 1.) Consideration of Resolution 2021-03, Approving Fiscal Year 2021-2022 Final Budget
- 2.) Consideration of Resolution 2021-04, Imposing Special Assessments

On a motion by Ms. Acree, seconded by Mr. Douglas, with all in favor, the Board closed Public Hearing for Fiscal Year 2021-2022 and Public Hearing Imposing Special Assessments for Trails Community Development District.

On a motion by Mr. Douglas, seconded by Ms. Acree, with all in favor, the Board adopted Resolution 2021-03, Approving Fiscal Year 2021-2022, as presented, for Trails Community Development District.

On a motion by Mr. Douglas, seconded by Mr. Pope, with all in favor, the Board adopted Resolution 2021-04, Imposing Special Assessments and Certifying the Assessment Roll for Trails Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of SJRWMD Permit
Transfer, Phase 2, Ponds 3, 6, 7, 8, 9,
10, 11 and 12**

On a motion by Ms. Acree, seconded by Mr. Douglas, with all in favor, the Board authorized the SJRWMD Permit Transfer, Phase 2, Ponds 3, 6, 7, 8, 9, 10, 11 and 12, subject to confirmation from the District Engineer that all ponds were operating as designed, for Trails Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Conveyances for
Phase 2, Units 3 & 5**

On a motion by Ms. Acree, seconded by Mr. Douglas, with all in favor, the Board approved the Conveyances for Phase 2, Units 3 & 5, for Trails Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Ms. Acree had questions regarding carp.

Audience members had questions regarding drainage, pool monitor hours, maintenance items and other action items.

An audience member requested signage for no swimming in ponds.

On a motion by Ms. Acree, seconded by Mr. Brown, with all in favor, the Board approved Chairman to work with Staff regarding signage for no swimming in ponds, for Trails Community Development District.

An audience member requested a cleaning checklist in restrooms and gym.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Douglas, seconded by Ms. Acree, with all in favor, the Board adjourned the meeting at 8:47 p.m. for Trails Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A



AMENITY
MAINTENANCE
GROUP

Proposal

DATE: July 9, 2021

245 Riverside Ave Suite : #300, 32202
Ph: 904-654-6304 / Fax: 904-355-1832

WR07092021

BILL TO: Winchester Ridge / Trails CDD

DESCRIPTION	AMOUNT
Provide and install 900 sqaure feet 8 mm thick rolled Rubber flooring with 20% fleck in the gym	\$ 6,750.00
All materials necessary are included in the price	
Licensed and insured as a department of Vesta Property Services	
SUBTOTAL	\$ 6,750.00
SALES TAX	\$ -
TOTAL	\$ 6,750.00

Payment is due 30 days upon completion.
Thank you for your business!

Exhibit B

Proposal for Extra Work at Trails Community Development D

Property Name	Trails Community Development D	Contact	Lesley Gallagher
Property Address	15431 Spotted Stallion Trail Jacksonville, FL 32234	To	Trails Community Development District
		Billing Address	c/o Rizzetta & Co 8529 S Park Cir Ste 330 Orlando, FL 32819

Project Name	Trails CDD: Redo Per Inspection Sheet Provided By Dunn and Assoc
Project Description	Landscape Enhancements Redo Per Inspection Sheet Provided By Dunn and Assoc. Per Site Inspection

Scope of Work

Please Note:

23. Pond #25 Phase 1 and 24. #26 Phase 1

Both will probably keep washout out due to roof line with no gutters. With large rains and no gutters, the flow of water will keep directing to this natural swale. This will in return keep washing out both of these areas. (No Guarantee that the rock and erosion mat will prevent further washout in the future)

QTY	UoM/Size	Material/Description	Total
Amenity Center:			\$1,091.50
1.00	LUMP SUM	Prep area for Paver Installation. Remove Existing Pavers. Re grade area.	
1.00	LUMP SUM	Paver Resting (Included Miscellaneous material for Paver install)	
4. Pond #3 Phase 2:			\$919.00
1.00	LUMP SUM	Prep Area for Installation of Sod and Dirt. Grade out any washouts. Remove Debris for edge of wetlands. Dispatch of Crews.	
400.00	SQUARE FEET	Bahia Sod - Installed	
3.00	CUBIC YARD	Fill Dirt - Installed	
5. Pond #6 Phase 2:			\$806.50
1.00	LUMP SUM	Prep Area for Installation of Sod and Dirt. Grade out any washouts. Remove Debris for pond. Dispatch of Crews.	
400.00	SQUARE FEET	Bahia Sod - Installed	
1.50	CUBIC YARD	Fill Dirt - Installed	
6. Pond #7 Phase 2:			\$611.00
1.00	LUMP SUM	Prep Area for Installation of Sod and Dirt. Grade out any washouts. Remove Debris for pond. Dispatch of Crews.	
200.00	SQUARE FEET	Bahia Sod - Installed	
1.00	CUBIC YARD	Fill Dirt - Installed	
7. Pond #8 Phase 2:			\$180.00
1.00	LUMP SUM	Labor to Remove Debris from Pond. Remove Debris from Site. Dispatch of Crews.	

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

Proposal for Extra Work at Trails Community Development D

9. Pond #10 Phase 2:			\$67.50
1.00	LUMP SUM	Labor to from large timber out of weir. Remove Debris from Site. Dispatch of Crews.	
11. Pond #12 Phase 2:			\$445.63
1.00	LUMP SUM	Prep Area for Installation of Sod and Dirt. Remove Sand Build Up. Grade out any washouts. Dispatch of Crews.	
200.00	SQUARE FEET	Bahia Sod - Installed	
1.00	CUBIC YARD	Fill Dirt - Installed	
14. Pond #16 Phase 1:			\$187.38
1.00	LUMP SUM	Prep Area for Installation of Sod and Dirt. Grade out any washouts. Dispatch of Crews.	
100.00	SQUARE FEET	Bahia Sod - Installed	
0.50	CUBIC YARD	Fill Dirt - Installed	
15. Pond #17 Phase 1:			\$112.50
1.00	LUMP SUM	Labor to Remove Fallen Tree and Debris out of weir. Remove Debris from Site. Dispatch of Crews.	
21. Pond #23 Phase 1:			\$562.00
1.00	LUMP SUM	Prep Area for Installation of Sod and Dirt. Fix Grade around Concrete. Grade out any washouts. Dispatch of Crews.	
150.00	SQUARE FEET	Bahia Sod - Installed	
0.50	CUBIC YARD	Fill Dirt - Installed	
0.50	CUBIC YARD	57 Stone - Installed	
22. Pond #24 Phase 1:			\$514.75
1.00	LUMP SUM	Prep Area for Installation of Sod and Dirt. Grade out any washouts. Dispatch of Crews.	
150.00	SQUARE FEET	Bahia Sod - Installed	
0.50	CUBIC YARD	Fill Dirt - Installed	
0.50	CUBIC YARD	57 Stone - Installed	
23. Pond #25 Phase 1:			\$1,229.50
1.00	LUMP SUM	Prep Area for Installation of Sod and Dirt. Grade out any washouts. Dispatch of Crews.	
400.00	SQUARE FEET	Bahia Sod - Installed	
3.50	CUBIC YARD	Fill Dirt - Installed	
1.00	EACH	Erosion Mat - Installed	
1.00	CUBIC YARD	57 Stone - Installed	
24. Pond #26 Phase 1:			\$1,117.00
1.00	LUMP SUM	Prep Area for Installation of Sod and Dirt. Grade out any washouts. Dispatch of Crews.	
400.00	SQUARE FEET	Bahia Sod - Installed	
2.00	CUBIC YARD	Fill Dirt - Installed	

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

Proposal for Extra Work at Trails Community Development D

1.00	EACH	Erosion Mat - Installed
1.00	CUBIC YARD	57 Stone - Installed

For internal use only

SO#	7509004
JOB#	346100459
Service Line	130

Total Price	\$7,844.26
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THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, 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 indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **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.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner 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 owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client 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 Owner/Client 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.
13. **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 Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

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

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

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate 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 Client/Owner's expense.
16. **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

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView 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 Client/Owner. 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 30 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

May 05, 2021

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Enhancement Manager

Signature

Title

James Chadwick Knight

May 05, 2021

Printed Name

Date

Job #: 346100459

Proposed Price: \$7,844.26

SO # 7509004

Tab 2

TRAILS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures Presented For Board Approval June 2021

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2021 through June 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$26,725.45**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Trails Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brightview Landscape Services, Inc.	2283	7375627	Landscape Maintenance 06/21	\$ 5,778.50
Daily Record & Observer, LLC	2280	21-04002D	Legal Advertisement 06/14/21	\$ 106.63
Daily Record & Observer, LLC	2280	2104040D	Legal Advertisement 06/15/2021	\$ 1,350.65
Dunn & Associates, Inc.	2269	21-311	Engineering Services Since 04/16/21	\$ 286.42
Duval County Health Department	2273	16-BID-5298497	Pool Permit 16-60-01381 FY 20/21	\$ 325.00
Fitness Pro	2274	25076	Fitness Equipment Quarterly Maintenance 05/21	\$ 150.00
Future Horizons, Inc.	2277	67834	Quarterly Fountain Maintenance 05/21	\$ 250.00
Future Horizons, Inc.	2275	68059	Aquatic Weed Control 05/21	\$ 852.40
Hopping Green & Sams	2278	122808	General Legal Services 04/21	\$ 2,402.00
JEA	2281	715007480 2/7	Utility Summary 06/21	\$ 2,564.28
OnSight Industries, LLC	2270	002-20-285087	New Mailboxes 10/20	\$ 939.05
Poolsure	2271	131295599672	Monthly Pool Chemicals 06/21	\$ 691.59
Rizzetta & Company, Inc.	2272	INV0000058949	District Management Services 06/21	\$ 5,034.17

Trails Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Technology Services, LLC	2276	INV0000007594	Website & EMail Hosting Services 06/21	\$ 100.00
Vesta Property Services, Inc.	2282	385094	On-Site Operations Manager 06/21	\$ 5,655.95
Vesta Property Services, Inc.	2279	385507	Misc. Expenses 05/21	<u>\$ 238.81</u>
Report Total				<u>\$ 26,725.45</u>

TRAILS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures Presented For Board Approval July 2021

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2021 through July 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$12,681.99**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Trails Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Comcast	2021071621-2		Auto Pay	\$ 312.20
Future Horizons, Inc.	2288	68436	Aquatic Weed Control 06/21	\$ 852.40
Innersync Studio, Ltd dba. Campus Suite	2287	19623	Website Service ADA Compliance 07/21	\$ 384.38
JEA	2021071621-3		Auto Pay	\$ 4,502.97
Poolsure	2284	0-131295600356	Monthly Pool Chemicals 07/21	\$ 691.59
Republic Services #687	2021071621-1		Auto Pay	\$ 184.16
Rizzetta & Company, Inc.	2285	INV0000059055	Mass Mailing O&M Assessment Hearing 06/21	\$ 620.12
Rizzetta & Company, Inc.	2285	INV0000059400	District Management Services 07/21	\$ 5,034.17
Rizzetta Technology Services, LLC	2286	INV0000007731	Website & EMail Hosting Services 07/21	\$ <u>100.00</u>
Report Total				\$ <u>12,681.99</u>

Acceptance of Resignation of Melvin Brown

Consideration of Appointment to Vacant Seat

Tab 3

**TRAILS COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISOR
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF TRAILS COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND THE STATE OF FLORIDA.

SIGNATURE

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2021, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of the Trails Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

Tab 4

RESOLUTION 2021-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRAILS
COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING AN
ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR
AN EFFECTIVE DATE**

WHEREAS, The Trails 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 the City of Jacksonville, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously designated Melvin Brown, Melissa Dobbins, Wanda Johnson all as Assistant Secretaries pursuant to Resolution 2021-04; and

WHEREAS, the Board now desires to re-designate the Assistant Secretary.

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

Section 1. _____
is hereby appointed as Assistant Secretary.

Section 2. _____
is hereby appointed as Assistant Secretary.

Section 3. _____
is hereby appointed as Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 14th DAY OF SEPTEMBER 2021.

**THE TRAILS COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

STAFF REPORTS

District Counsel

District Engineer

Tab 5

<u>TRASH - EVERY SINGLE TIME ANYONE IS ON THE PROPERTY:</u>	<u>Status</u>	<u>NOTES</u>
- picked up from parking lot	All Staff ongoing	
- trash/debris picked up from both sides of winding mare, the ENTIRE length	All Staff ongoing	
- trash picked up from around playground, table, and volleyball court	All Staff ongoing	
<u>Activities:</u>		
- Fall food truck lineup (1st and 3rd Saturday nights) from August thru October.	Angela	Let me know how we can get Ross Ruben, Lifestyle Manager involved
Different trucks and a flyer so we can promote the FALL LINEUP and get people excited about them. [It's hard to get excited about the same food truck over and over... part of why people aren't coming.]		
- Activity ideas for:		
- September-fest	In proposal	
- Halloween	In proposal	
- Christmas/Winter Wonderland	In proposal	
<u>Cameras:</u>		
- remote access to cameras setup	Complete	Getting with Web Watchdogs tomorrow for access while on site
- install nest camera with motion triggers outside of pool hours [unknown if triggers are set and whom they go to]		Further Board Direction necessary
It does seem silly to have 2 cameras pointed at the exact same thing at the front entrance		Further Board Direction necessary
- install 2nd nest camera [two in box from 2019] to cover blind-spot under awnings/rental room back walkway/door		Further Board Direction necessary
<u>Pool:</u>		
- new grates installed in pool	Complete	Epic Pools 7/20
- "Figure Four" handrails must be securely anchored in the pool deck	Complete	
- outside shower needs fixed (head sprays up and down, pipe inside the shower upright is loose)	Complete	repaired
- re-inspection by the health dept to have a permit issued.	Complete	
- broken pool floats on the rope in the pool	Complete	
- covers have broken or missing gas shocks to hold the covers up	Complete	

- the two shorter covers (submerged tanks full of water) need cleaned out - dead bugs/leaves	complete	
- back 'collection tank' -- the hinges are broken off so the lid isn't attached to the tank [drill new holes and move the hinges]	complete	
- Need a vacuum breaker on the hose bib that is inside the first collection tank. [Like a \$5 thing according to the health department inspector]	complete	
- Fix the automatic pool refill system in the first collection tank.	complete	
- broken gutter grate by the rope, on the side opposite of the gym.		need to order a new one. Steve to aid in locating new one from FIS
<u>Pool deck:</u>		
- pavers surface is wavy in some sections and hold water when it rains - level bad spots	Need Board direction	Received one proposal to start conversation
- debris all over pool deck (rocks, leaves, etc)	Ongoing	
- numerous pavers are missing around the edge of the pool (by the pool coping)	Need Board direction	Received one proposal to start conversation
<u>Fence around pool:</u>		
- panel by AC unit needs replaced (bowed down)	Complete	
- touch-up paint on all the black metal	Complete	
<u>Along walkway from parking lot to main gate:</u>		
- edging pavers are loose, missing, and/or broken. Should all be firmly attached.	Need Board direction	Received one proposal to start conversation
- rust stains on sidewalk ("cleaning vinegar" should remove it if the normal concrete cleaner doesn't)	Schedule during pressure washing	Clearly pink will remove and can be performed during Fall washing of all
<u>Main gate to pool area:</u>		
- vinyl soffit above is loose and hanging down	Completed	
- touch-up paint on the pole with the button to exit	Completed	
<u>Covered walkways:</u>		
- leaves & debris everywhere between pavers and building	Staff to routinely blow	

- drain grates are full of dirt (some seem plugged completely)	scheduled with new staff	Can handle in house
- clean/repaint areas of soffits where mud daubers nests were removed	scheduled with new staff	upright kilz after cleaning
- dirt/scuff marks along walls clean/repaint	scheduled with new staff	touch up with leftover paint from most recent painting
<u>Walkway from rental room to pool:</u>		
- hole in the white soffit	scheduled with new staff	Need replacement piece
- corbel is splitting open at the top - needs reattached and caulked, then repainted. [Investigate extent of water penetration and/or rot - fix if necessary]	scheduled with new staff	counter sink with screw (if applicable), caulk and paint
<u>Rental room:</u>		
- light bulbs out and/or missing in the ceiling	complete	
- light bulbs out in the chandelier	complete	
- light on kitchen ceiling is falling down	Completed	
- kitchen cabinet - moldy from sodas that exploded (replace bottom of cabinet)	Steve to facilitate	Steve will get with outside vendor for estimate
- weather stripping needs replaced along doors (both sides)	complete	
- trim loose wicker on chairs in room	scheduled with new staff	
- trim trees back so you can read the numbers on the building	Brightview	Steve to get with Brightview to request this
- grey stone on knee wall is broken off on the corner (parking lot side)	Need Board direction	Received one proposal to start conversation
- pavers outside front doors are very uneven (some raised approximately 1/2 inch)	Need Board direction	Received one proposal to start conversation
- ceiling fans dusted [a Swiffer duster was requested by cleaners]	Ongoing	Deep clean housekeeper can facilitate
- paint scraped off glass for the doors [requested by cleaners]	Ongoing	Busy work with plastic razor blade
- <u>active</u> mud daubers nest above window on right side of doors (parking lot side)	Ongoing	Busy work with plastic razor blade
<u>Power washing (power washer located in closet with AC):</u>	Estimate on all	Steve to facilitate estimate with routine vendor and submit for post season facility cleaning

- exterior of building	"	
- front signs	"	
- columns (stone)	"	
- fence panels around pool	"	
- edge of pool deck by pool closet at end	"	
- "deed restricted community sign" - posts and sign	"	
- white PVC fence near signs (both sides)	"	
<u>Gym:</u>		
- ceiling vents need cleaned	Complete	
- square grids re-installed into the vents [they were taken down by me at the cleaner's request, have been cleaned, and are now in the office waiting to be reinstalled]	Completed	
- water stains by vents - is it condensation or a roof leak? Investigate and address accordingly.	Need Board direction	Steve to obtain estimate. Staining due to excessive condensation of A/C running while windows open by residents
- broken electrical outlet cover plate	Complete	
- lights are out in the ceiling, 7 of 15 are out [How much are the bulbs? Might make more sense to replace with LED lights.]	complete	
- window sash has a broken seal - side by pool pumps, upper left	complete	
<u>Fire Safety:</u>		
- ALL fire extinguishers need inspecting and recertified [there are at least 5 on site, could be more]	complete	
- contact the Fire Marshal - should there be smoke detectors in the building? [There are none in the gym, meeting room, etc]	complete	We installed some anyway
- red plastic cover for the fire extinguisher outside the bathrooms is broken.	scheduled with new staff	Need new box
<u>Landscaping around pool:</u>		Steve to report all to Brightview as well as obtain proposals for enhancements of sadi areas
- grass PLANTS between the pool deck and gym look like garbage... fertilize?? [Could also split some of the giant grasses outside the pool area]	Brightview	Steve has reported

- need to regrade around the AC units (water ponds by the foundation during a rainstorm)	Brightview	Steve has reported
- sprinkler pipes need repainted (they are partly doo-doo brown, and partly CPVC tan)	Brightview	Steve has reported
- backflow valves have been covered in silver duct tape which is coming off (wide, black electrical tape will hold up way better and we don't live in the ghetto)	complete	
- mounds of moss removed within the rock border [where there have obviously been plants in the past]	Brightview	Steve has reported
- sprinkler heads are sticking up in random spots all over - WHY? They are trip hazards and look tacky	Brightview	Steve has reported
- regrade the mulch around the exterior of the pool pump area so the pump area drains [currently has standing water during/after heavy rain]	Brightview	Steve has reported
- regrade/drainage around the table inside the corner of the pool, by the outdoor grills	Brightview	Steve has reported
- turn on the 1 'street light' right next to the pool pumps & grills [try using what we have rather than paying to put a new light in]	working on this	Along with re-lighting all amenities at night to curb bad behavior
Landscaping around front:		
- white vinyl fence cap is missing (entrance side, by stone pillar)	scheduled with new staff	order online
- lights on entrance side of driveway are out	Electrician	Received invoice for work although nothing is fixed. WIP
- grass is growing thru the middle of one of the stone columns	Brightview	Steve reported for spraying
- cracks in stone columns (where stone meets the white base) need to be filled and caulked/sealed.	scheduled with new staff	
- some of the flowers that were just planted are dead.	Brightview	Steve has reported
- clean/repaint gold "Winchester Ridge" on main signs	WIP Staff or Vendor	
- major large clumps of weeds in the grass between the parking lot entrance and the huge JEA boxes	Brightview	Steve has reported
- grass is growing up thru the bushes at the front signs	Brightview	Steve has reported
Bridge to the Field:		
- approximately 15 rotted deck boards	Mostly complete	handled in house
- trees need trimmed back some so light can get to the bridge and dry it out	Brightview	

- remove broken tree branches that are hanging over the bridge	Brightview	Steve has reported
- 6x6 at the end of the bridge has a major ant infestation - have pest company treat	Obtaining quote for repair from vendor	
- 6x6 is almost completely hollow - replace	Obtaining quote for repair from vendor	
- rotten 2x6's along the sides of the railing at the field end	Obtaining quote for repair from vendor	
- CHECK STRUCTURE under rotted deck boards and at the field end to make sure it's structurally sound.	Obtaining quote for repair from vendor	
<u>Volleyball court:</u>		
- net needs replaced	Completed	
- pipe around the edge needs reconnected (rake/shovel the sand towards the net and bang the pipe back together, glue it, spread sand back outwafter the pipe is reattached)	Lost Cause	Mowers continue to bump it and loosen / sand is too impacted to repair/ looking for Board approval to peruse transitioning to basketball court
- sand raked (and debris removed)	Staff	Rain continues to beat it down / and continues to be merely a crossing path and beach for kids
<u>Chairs & chase lounges in pool closet:</u>		
- fix those with broken welds in the metal	Pending Board approval	Approximately (5) chairs at NTE 250.00 per chair
- clean and paint to match	Pending Board approval	
- restrap chairs as needed so they can be put on the pool deck.	Pending Board approval	
<u>Grills</u> - need sand/stone around them so embers don't catch grass on fire during dry seasons [there are a TON of pavers in the closet with the pool chemicals]	Brightview	Steve to obtain proposals

Contact JEA - repaint the large electrical boxes	JEA	contacted for all boxes at amenity and parking lot and have received confirmation we are in the Que
Contact COJ - repaint fire hydrants [at the front and then several need painted around the community]	Staff	Complete for the 2 at the amenity
Electrical panels		
- numerous breakers are not labeled in both panels, address this with electricians to get things labeled.	Staff	Awaiting response from electrician
- label the various timers/switches all over the wall in the cleaning closet	Staff	Awaiting response from electrician
Bathrooms		
- Install the new soap dispensers (they are in the closet)	complete	
Pool Storage closet		
- Door jamb is rotted on both sides at the bottom.	scheduled with new staff	

Tab 6

Quality Site Assessment

General Information

Property Name: Trails Community Development D

Date: Friday, September 03, 2021

Next Inspection Date:

Client Attendees:

Brightview Attendees: Brian Mercer

CUSTOMER FOCUS AREA:

Entrance, amenities and pond bank maintenance and trash removal.

MAINTENANCE ITEMS:

- 1) Trim podocarpus around pool fence. Keep height no taller than fence.
- 2) Pickup palm boots from pool pump area.
- 3) Remove dead plant at clubhouse front
- 4) Lightly trim azaleas at clubhouse front.
- 5) Submit turf weed treatment for st augustine turf areas.
- 6) Trim Jack Frost ligustrum at entrance island.
- 7) BrightView is preparing for the fall rotation of our flower installation starting the last week of September through the middle of October. As we get closer to the end of the month a firm date will be given for new flowers. The current annuals look just ok. The Pentas are showing signs of getting too much water
- 8) Color looks good on loropetalum though they need to be trimmed.
- 9) Knock down tall grass along the wood line at Chuckwagon.
- 10) Remove trash from waters edge of the pond on Chickwagon. First pond on the right.
- 11) Treat crack weeds in the road toward the end of Winding Mare.
- 12) All drift roses need to be fertilized. Optimum time to do this is mid October. This bed of roses is the last island on Winding Mare and needs aggressive bed weed control.

RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS:

- 1) Proposals have been requested for a variety of items. We are currently still working on these and hope to have them by the end of the day.

NOTES TO OWNER/CLIENT:

Quality Site Assessment

Maintenance Items

Trim podocarpus around pool fence. Keep height no taller than fence.



[1 / 12]

Maintenance Items

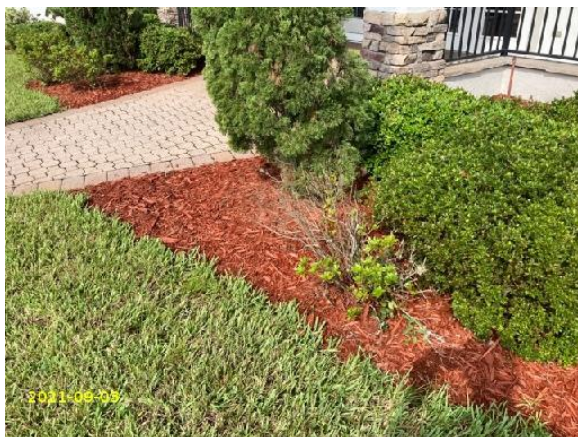
Pickup palm boots from pool pump area.



[2 / 12]

Maintenance Items

Remove dead plant at clubhouse front



[3 / 12]

Maintenance Items

Lightly trim azaleas at clubhouse front.



[4 / 12]

Quality Site Assessment

Maintenance Items

Submit turf weed treatment for st augustine turf areas.



[5 / 12]

Maintenance Items

Trim Jack Frost ligustrum at entrance island.



[6 / 12]

Maintenance Items

BrightView is preparing for the fall rotation of our flower installation starting the last week of September through the middle of October. As we get closer to the end of the month a firm date will be given for new flowers. The current annuals look just ok. The Pentas are showing signs of getting too much water



[7 / 12]

Maintenance Items

Color looks good on loropetalum though they need to be trimmed.



[8 / 12]

Quality Site Assessment

Maintenance Items

Knock down tall grass along the wood line at Chuckwagon.



[9 / 12]

Maintenance Items

Remove trash from waters edge of the pond on Chickwagon. First pond on the right.



[10 / 12]

Maintenance Items

Treat crack weeds in the road toward the end of Winding Mare.



[11 / 12]

Maintenance Items

All drift roses need to be fertilized. Optimum time to do this is mid October. This bed of roses is the last island on Winding Mare and needs aggressive bed weed control.



[12 / 12]

District Manager

BUSINESS ITEMS

Tab 7

Competitive Pricing

Trails CDD

COMPETITIVE PRICING THAT FITS YOUR BUDGET

We are committed to fulfilling the specific landscape needs of ***Trails Community Development District Renewal 2022*** while providing the service you expect at a price point that fits your budget.

Landscape Management

Base Management Monthly Price	\$ 6,432.00
Base Management Yearly Fee	\$ 49,644.00

Base Management pricing includes:

- 52 Grounds Maintenance Visits
- Mowing, Weeding, Edging
- Blowing Debris
- Bed Weed Control
- Shrubs and Groundcover Pruning
- Pond mowing 17 Visits

Fertilizer/Pest Control/Weed Control Monthly Price	\$ 552.00
Fertilizer/Pest Control/Weed Control Yearly Fee	\$ 6,624.00

Agronomics Management pricing includes:

- 6x/year Turf Fertilization
- Turf Insect Control
- Turf Weed Control
- 2x/year Shrub and Groundcover Fertilization
- Shrub and Groundcover Insect Control

Irrigation Inspection Service Monthly Price	\$ 330.00
Irrigation Inspection Service Yearly Fee	\$ 4,080.00

Irrigation Inspection pricing includes:

- Monthly check and adjust all zones
- Monthly cleaning irrigation heads
- Monthly Irrigation report

Annual Installation Monthly Price	\$ 460.00
Annual Installation Yearly Fee	\$ 5,520.00

Annual Installation pricing Includes:

- Install 648 - 4" annuals 4x/year
- Soil amendment, prep and cleanup is included in price

Palm Tree Pruning Monthly Price	\$ 134.00
Palm Tree Pruning Yearly Fee	\$ 1,608.00

Palm Pruning pricing includes:

- Palms pruned 1x/ year
- 44 Washingtonian Palms
- Cleanup and debris removal is included in the price

Mulch Application Monthly Price	\$ 700.00
Mulch Application Yearly Fee	\$ 4,080.00

Mulch pricing includes:

- Prep and cleanup is included in the price
- 1x/year full application of Mulch to the property
- 85 cubic yards per application
- Prep and cleanup is included in the price

Total Contract Value:

***\$71,554.00 per year
\$ 5,962.00 per month***

Tab 8

Proposal for Extra Work at Trails Community Development D

Property Name	Trails Community Development D	Contact	Lesley Gallagher
Property Address	15431 Spotted Stallion Trail Jacksonville, FL 32234	To	Trails Community Development District
		Billing Address	c/o Rizzetta & Co 8529 S Park Cir Ste 330 Orlando, FL 32819
Project Name	Trails CDD: Landscape Enhancements per Request		
Project Description	Landscape Enhancements		

Scope of Work

QTY	UoM/Size	Material/Description	Total
Trim and Clear Trees Along Bridge:			\$2,537.50
1.00	LUMP SUM	Remove Broken Tree Branches. Trim Trees to allow light for Bridge to dry out.	
Grass Replacement Along Gym:			\$2,196.45
1.00	LUMP SUM	Remove existing Grasses. Prep are by racking back rock in order to plant plants. (4" depth of Rock to Dig through) Grade area. Remove Debris From Site.	
32.00	EACH	Jack Frost 3 gal - Installed	
1.00	LUMP SUM	Inspection and/or adjustments to provide proper coverage to all specific areas	
A/C Units and Exterior of Pool Pump Grading/Drainage:			\$4,795.00
1.00	LUMP SUM	Remove all Shrubs and mulch around Pool Pump/AC Units in order to grade correctly. Grade area towards sidewalk and existing Drain. Remove any debris from site. Dispatch of Crews.	
1.00	LUMP SUM	Labor to Install Drainage. Dig Trench line. Connect all pipe connection. Rebury trench.	
1.00	EACH	4" N 12	
1.00	EACH	4" Downspout	
1.00	EACH	6" Speedy Drain Basin	
28.00	EACH	Podocarpus 3 gal - Installed	
20.00	EACH	Mulch Touch Up - Installed	
500.00	SQUARE FEET	St Augustine Sod - Installed	
2.00	CUBIC YARD	White River Rock - Installed (This is for A/C Area and by pool pump as well)	
1.00	LUMP SUM	Inspection and/or adjustments to provide proper coverage to all specific areas	
Regrading and Drainage By Grills:			\$8,762.30
1.00	LUMP SUM	Prep area by removing sod, dirt and picnic table. Create swale in-between picnic areas. Grade new and Existing Dirt towards new swale. Re-set picnic table. Remove debris from site. Dispatch of Crew.	

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

Proposal for Extra Work at Trails Community Development D

16.00	CUBIC YARD	Sandy Fill Dirt - Installed
3,000.00	SQUARE FEET	St Augustine Sod - Installed
1.00	LUMP SUM	Inspection and/or adjustments to provide proper coverage to all specific areas

For internal use only

SO# 7614126
JOB# 346100459
Service Line 130

Total Price \$18,291.25

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, 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 indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **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.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner 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 owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client 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 Owner/Client 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.
13. **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 Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

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

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

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate 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 Client/Owner's expense.
16. **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

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView 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 Client/Owner. 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 30 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

September 03, 2021

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Enhancement Manager

Signature

Title

James Chadwick Knight

September 03, 2021

Printed Name

Date

Job #: 346100459

Proposed Price: \$18,291.25

SO # 7614126

Without Gutter Pooling of water may still happen

Install Rock To Help prevent washouts

Regrade area towards sidewalk and drain

Have downspout go to 6" Speedy Drain Basin



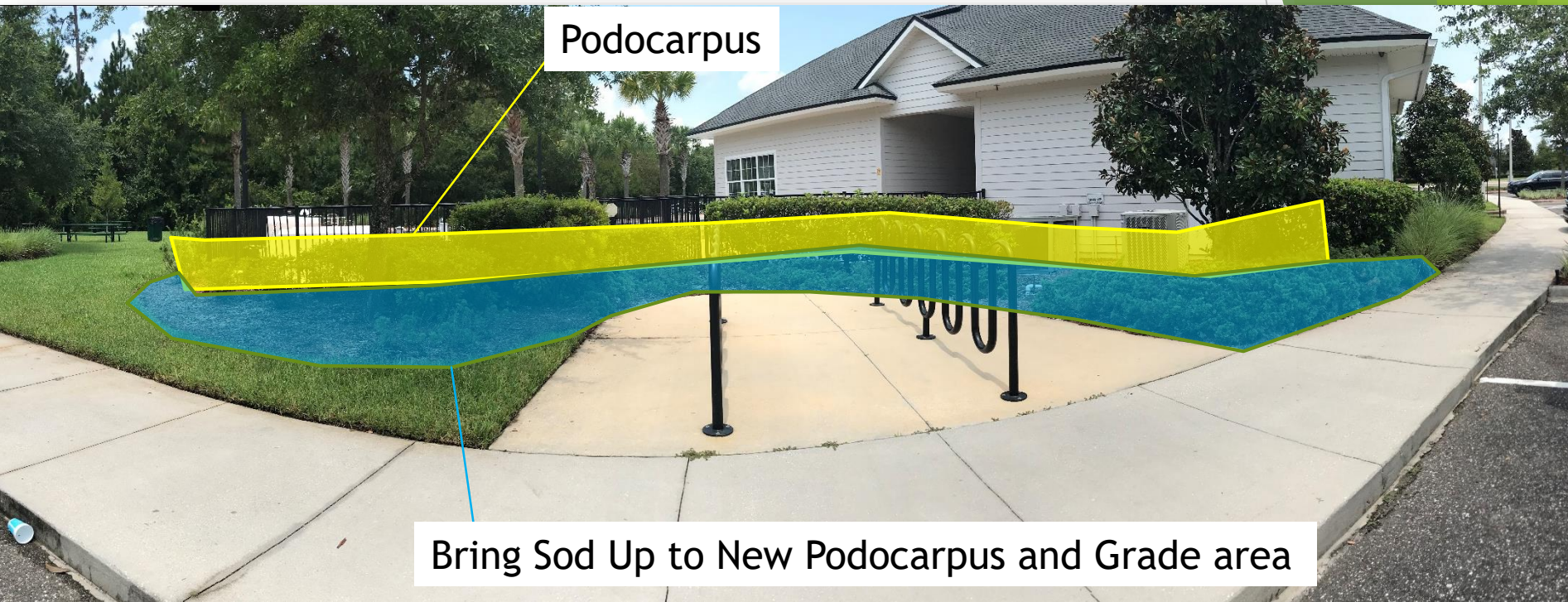
6" Speedy Drain Basin



4" Downspout



4" N 12 Drain Pipe



Create Swale and Grade everting towards this the help flow of water. Install new sandy fill dirt to help filter water.

Add Dirt and Lift Bench and grill To help bring grade up



Tab 9

**Proposed renewal of
Future Horizon, Inc.
at same pricing and scope
for FY 2021-2022**

**Proposal for
Future Horizon,
Inc. of Additional
Ponds**



March 25, 2021

ADDENDUM TO CONTRACT

TO: Trails CDD
Attn: Lesley Gallagher
2806 N Fifth Street, Unit 403
St. Augustine, FL 32084

We are pleased to offer you the following addendum to our current contract with Trails CDD

Description	Price
*****	*****
Add on four ponds, approximately 3.9 surface acres	\$ 108.88/month
located on Phase Two of Trails Community Development	\$1,306.50/year
District per Map provided by Lesley Gallagher	

These prices are in addition to the pricing already provided. All other terms and conditions remain the same. (Schedule, plants treated, ect.)

FUTURE HORIZONS, INC.

Tab 10

Trails Community Development District

Lesley Gallagher

District Manager

Rizzetta & Company

2806 N. 5th Street, Unit 403

St. Augustine, FL 32084

Amenity Center and Field Management Services

Introduction:

Vesta Property Services, (“Vesta”) shall manage Trails CDD Amenity Center and all District property and assets. Services shall consist of: 1) Operations and Field Management 2) Facility Maintenance 3) Facility Monitoring (*seasonally*).

I. OPERATION AND FIELD MANAGEMENT RESPONSIBILITIES INCLUDE:

- a) Report to Board of Supervisors/Implement District Directives/Policies
- b) Advise the CDD of any necessary repairs, extraordinary cleaning, or replacement items that may be required due to “normal wear-and-tear,” natural disasters, vandalism, etc. and secure cost estimates for same.
- c) Assess the performance of all maintenance contractors, and advise the board of appropriate remedial action being taken to ensure proper performance of same.
- d) Report to and interact with district supervisors, staff and audience members in answering questions and providing any relevant information, as able, at monthly meetings.
- e) Arrange, bid and supervise as-able the work of contractual service providers hired by the District. Includes understanding of other contractors’ performance obligations under their contracts with the district.
- f) Implementation of a Facility Maintenance Plan and an Emergency Action Plan for the Amenity Complex.
- g) Operate the Access Control Systems installed at the Amenity Complex
- h) Develop an annual maintenance budget for the District and a long-term facility replacement schedule
- i) Maintain an up-to-date operations and maintenance manual, complete with current drawings
- j) Develop an annual maintenance budget for the District and a long-term facility replacement schedule
- k) Management and coordination of all onsite staff.
- l) *Landscaping/Irrigation:* Oversee landscape maintenance/irrigation system provider’s performance through regular meetings and inspections. Action item lists will be created in documenting and monitoring problem-resolution. Work with provider’s management team to ensure compliance with contractual requirements and corrections to performance deficiencies, as needed.
- m) *Maintenance of Lakes/Holding Ponds:* Oversee performance of storm water-management system service provider, as well as pond maintenance provider.

- Ensure that inlets are maintained, debris around embankments is removed, etc.
- n) *Clubhouse Facility Management*: Ensure that the amenity center is kept in proper condition and that its patrons are served satisfactorily and safely.
 - o) Respond in a timely and professional manner to resident/HOA inquiries, including relevant direction/inquiries from the board and other staff, to ensure that appropriate issues are addressed and resolved as able.
 - p) Act as the primary point of contact to residents on behalf of the district for all issues related to the operation of the Amenity Center.
 - q) Schedule all private room rentals.

Note: Vesta shall not be held liable for the performance or lack thereof, of other district vendors or contractors.

II. MAINTENANCE SERVICES INCLUDE:

a) Swimming Pool Maintenance

Vesta shall provide the following services in order to maintain the facilities' pool:

- i) Check pool water quality and complete equivalent to *DH Form 921 3/98 Swimming Pool Report*, as required by Chapter 64E-9.004(13), FAC,
- ii) Conduct necessary tests for proper pool chemicals as required in order to maintain water quality levels within requirements of Chapter 64E-9.004(d).
- iii) Operate filtration and recirculation systems, backwashing as needed. Clean all strainers. Maintain pool at proper water level, and maintain filtration rates. Check valves for leaks, as well as other components, and maintain in proper condition.
- iv) Manually skim, brush and vacuum pools as necessary. Maintenance shall be performed. It is recommended that the pools be closed on Mondays for super chlorination and algae treatment as necessary.
- v) Advise the C.D.D. of any necessary repairs, cleaning, or replacement items required due to "normal wear & tear," "acts of God," or vandalism. Such repairs shall be billed separately, upon approval of the C.D.D.

Note: All pool chemicals necessary to perform the above maintenance, as well as chemicals required for special treatment of stains, metals sequestering, foam removal, oil removal, phosphate and nitrate removal, mustard and black algae treatment, and super chlorination, shall be used as needed and billed separately. Additional service and/or chemicals required due to natural disasters or gale-force winds (or stronger) shall also be billable.

b) Janitorial Maintenance

Vesta shall provide the following duties to maintain the facility's indoor space and bathroom areas:

- i) Maintain the general appearance of all indoor spaces by maintaining floors, dusting, cleaning windows, and cleaning tiled areas.
- ii) Bathroom cleaning includes all toilets, counters, and mirrors. Soap dispensers shall be cleaned and filled when necessary. Paper product dispensers shall be restocked as needed (bathroom paper products and soaps are to be supplied by

- the District).
- iii) Dusting of window ledges and blinds, furniture, baseboards, countertops, lights.
- iv) Storage closets shall be kept in an orderly condition, with supplies stored properly.

Note: Cleaning supplies used for the sole purpose of providing janitorial services will be provided by Vesta.

c) General Facility Maintenance

- i) Building: Clean gym equipment, repair equipment as able and report any other repairs to the outside maintenance provider as needed; monitor condition of all doors, adjoining fencing and gates and resolve any problems, either through repairs or adjustments or securing services of door/gate contractor; spot treatment of carpet stains; touch-up painting as needed; control cobwebs and prevent other debris from accumulating on exterior walls; and replace interior lights and AC filters as needed. (Vesta shall be reimbursed for the purchase of supplies related to the general maintenance of the facility)
- ii) Pool Deck: Blow off entire deck area regularly; empty and replace waste receptacles around pool area; control algae growth around pool deck.
- iii) Playground: Check equipment and fencing periodically and work with district management company field personnel to resolve any repair needs; clean equipment and remove debris on and around equipment as needed.
- iv) Volleyball Court: Rake volleyball court regularly and pick up debris around area.
- v) Parking Lot: Blow off debris; pick up trash and debris as needed

Note: Tools and equipment used to provide the above services shall be purchased by and considered property of the district. Any purchase that exceeds an agreed upon threshold will require approval from the District Manager.

III. ADDITIONAL SERVICES PROVIDED

- a) Seasonal Facility Monitoring
 - i) Assist in staffing and monitoring the use of the amenity center/pool facility.
 - ii) Greet residents.
 - iii) Enforce district policies as they relate to the facility's usage by residents, authorized guests and other authorized users.
- b) Event Services
 - i) Planning and promotion of community events and activities
 - ii) Staffing and execution of planned events and activities

IV. OTHER

- a) Uniforms: All Staff shall wear company uniforms, provided by Vesta.
- b) Insurance: Vesta shall carry general liability coverage of at least \$1,000,000, including employer's liability coverage of \$250,000.00, as well as professional liability insurance.
- c) Reporting: Vesta agrees that it shall be responsible for reporting to the District all

- known problems with the Amenity Center, its facilities and equipment.
- d) Additional Costs: Costs incurred by Vesta due to emergencies, urgencies, or at the direction of the District shall be reimbursed to Vesta.
 - e) Mileage: Vesta shall be responsible for regular mileage within the community while on site. However, any mileage incurred offsite for the benefit of the community such as acquiring parts or supplies for repairs, avoid delivery charges, etc. shall be billable to the community with prior approval (with reasonable attempt in emergencies). Mileage will be reimbursed at the IRS rate as of this contract (\$0.55 a mile). A mileage report showing dates, mileage and rationale will be provided with invoicing.

V. PRICING:

- a) Operation and Field Services:
 - i) \$33,572
- b) Facility Maintenance and Janitorial Services:
 - i) \$25,744
- c) Facility Monitor:
 - i) Weekends only from Memorial Day up to the beginning of Duval County school summer break.
 - ii) Summer break
 - iii) Labor Day Weekend
 - iv) \$10,252
- d) Program Director:
 - i) Services will be billed at an hourly rate of thirty-two (32) dollars on an as-needed basis.

VI. TERMS:

- a) Vesta shall invoice monthly for all services.
- b) Invoices shall be paid net thirty (30) days upon receipt.
- c) Residents shall pay \$20.00 per hour for temporary staffing services related to parties.
- d) Vesta shall charge a fee of \$27.00 per hour upon approval from the district manager for any additional services not listed within the regular work schedule.

Tab 11



Quote Number 00003609

PROPOSAL

Created Date 8/25/2021

Expiration Date 9/24/2021

Prepared By Brian Zielinski

Email bzielinski@poolsure.com

Phone (800) 858-7665

Contact Information

Contact Name Steve Howell

Phone +19046546304

Email showell@vestapropertyservices.com

Address Information

Bill To Name Trails CDD

Ship To Name Trails CDD

Bill To 3434 Colwell Ave, Suite 200
Tampa, FL 33614

Ship To 15431 Spotted Stallion Trail
Jacksonville, FL 32234

Product	Sales Price	Quantity	Total Price
WM-CHEM-BASE FL	\$715.00	1.00	\$715.00

Thank You!

Tab 12

Office:
Cell:
Email:
Fax: 239-938-1462

PROPOSAL # RW190402
Date: Aug 31, 2021
Expiration Date: 9/30/2021

BILL TO: Winchester Ridge
15431 Spotted Stallion Trail
Jacksonville, FL 32234

SHIP TO: Winchester Ridge
15431 Spotted Stallion Trail
Jacksonville, FL 32234

ATN Patty Acree
Phone
Email pacreetrailsodd@gmail.com

ATN Patty Acree
Phone
Email pacreetrailsodd@gmail.com

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
	Will Advise	Best Way	Origin	50% Deposit, 50% COD	

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
2	T-LS-LED	Matrix Lifestyle Treadmill with LED Console	\$3,395.00	\$6,790.00
2	EP-LS-LED	Matrix Lifestyle Elliptical with LED Console	\$2,895.00	\$5,790.00
1	U-LS-LED	Matrix Lifestyle Upright Cycle with LED Console	\$1,995.00	\$1,995.00
1	R-LS-LED	Matrix Lifestyle Recumbent Cycle with LED Console	\$2,295.00	\$2,295.00
1	PM-1	Preventative Maintenance Service - included on (6) Matrix CV units for 1 Year Quarterly (4X/yr)	\$0.00	\$0.00
1	Delivery/Install	Inside Delivery, Assembly & Installation - 1st Floor, No Stairs, Elevator or Long Carry Distance (additional fees apply for stairs or elevator)	\$600.00	\$600.00

Frame Color	Standard
Upholstery Color	Standard
Notes	Here is the quote you requested from Mark Smilek.

Subtotal	\$17,470.00
State Tax	\$0.00
Freight	\$1,468.00
Grand Total	\$18,938.00

Lead Times

Matrix standard lead times:
Cardio - approx 5 weeks; Strength Approx 8 week; Combined approx 8 weeks
Most other product lead times - 4-6 weeks

For Delivery Staff

Date:		Amount Collected:		Check No.:	
Received By: (Print Name and Sign)					

Terms and Conditions

Acceptance of Proposal

The stated prices, specifications, and conditions are satisfactory and are hereby accepted by the undersigned. This proposal becomes a binding contract when signed. Commercial Fitness Products is authorized to provide the materials as specified. Payment will be made as outlined above, if not finance charges may apply. Special Orders require a 50% Non-Refundable Deposit. Restocking charge fee is 25% on all cancelled orders. Changes in Confirmed Orders may be subject to fees and delay in delivery. There is a 3% processing fee on all credit card transactions. Credit Card payments must be preapproved at the sole discretion of CFP.

Scheduled Installations

CFP will make every effort to deliver & install on Purchaser's required date.

Should Purchaser be unable to accept delivery after confirmed Ship Date or scheduled Installation Date, due to - readiness of the site, availability of payment, electrical connections, flooring installation, or other such issues, Redelivery & Storage Charges will apply. Fees will be assessed from volume of equipment, site location, and length of storage.

Partial installations require the installed product to be paid per the terms of the purchase. Additional Delivery Fees may apply.

CFP does not provide

Confidentiality

Purchaser will keep all of the pricing terms and conditions of this Agreement confidential and Purchaser will neither disclose the existence of this Agreement nor the terms of this Agreement to any third Party except to those employees of Purchaser who need to know such terms for the purpose of effecting the transaction.

Additional Terms of Sale

Prices are guaranteed for 90 Days only. Product and Freight pricing based upon purchase of the total package.

Until products are paid for in full ownership of products remains as CFP. Customer grants to, and Commercial Fitness Products, Inc. shall retain, a security interest in and lien on all Products sold to Customer.

Per industry safety standards CFP hereby notifies Purchaser of the need to locate treadmills with a 2-meter-long clear zone behind each treadmill.

Purchaser shall indemnify CFP against any and all losses, liabilities, damages and expenses which may incur as a result of any claim arising out of or in connection with the goods sold hereunder that have not been caused solely by CFP's negligence.

Technology

Purchaser is responsible for providing power & technology requirements, as stated below. Failure to have any or all requirements fulfilled prior to scheduled equipment installation will result in additional Service Fees & Travel Charge.

Power Requirements - treadmills require a dedicated 20amp circuit with non-looped ground & neutral wires with a NEMA 5-20R receptacle. Bikes, Ellipticals ClimbMills & Steppers can be "daisy-chained" with up to four (4) units on a single receptacle.

TV Signal - unencrypted digital via RG6 COAX Cable. Each TV requires an RG6 patch cable with F-Type compression fitting. OPTV requirements vary - please check with A/V Technician & Cable/SAT provider.

Network - Hardline connection preferred, and required for some incidents - please check with A/V Technician & Internet provider. WiFi, 5Mbps per console MAX download usage -No Splash Page or Secondary Authentication requirements.

Wellbeats - 110V electric power to both Interactive Touchscreen & TV; 1.5" conduit connecting TV to Touchscreen, with pull string, Hardline internet connection (not WiFi) to WB Touchscreen. For TV Mounting - backing board for TV Bracket.

Warranties

Matrix CV Warranty: Frame & Drive Motor - 7 Yrs, Parts & Labor - 3 Yrs. Bikes & Ellipticals: Frame Construction (excludes finish) - 10 Yrs, Brake & Drive System - 3 Yrs, Flywheel Assembly - 3 Years. Service provided by factory-trained & authorized Matrix Service Providers

Matrix Strength (Ultra, Versa, Aura, Magnum, Varsity, Connexus) Warranty: Frame - 10 Yrs, Parts - 5 Yrs., Labor - 3Yrs., Upholstery/Cables/Springs/ Grips - 1Yr.

Matrix Strength (G1 Strength): Warranty: Frame - 10 Yrs, Parts - 1 Yrs., Labor - 1Yrs., Upholstery/Cables/Springs/ Grips - 90 Days

Vision Warranty: 5 Yrs Parts, 2 Yrs Labor.

InFlight Fitness: Lifetime warranty on the frame and welds. One year warranty on cables, pulleys and moving parts.

BH Fitness: Lifetime warranty on the frame, 5 years parts, and 2 years labor (T6 - 1yr labor).

BodyCraft Treadmills & Ellipticals: 10 year- Frame, 5 year- Parts. 1 Year - Labor

BodyCraft Upright & Recumbent Bikes: 10 year- Frame . 5 year- Parts , 2 Year - Labor

BodyCraft SPX Spin Bike: 10 Year Frame, 3 Year Parts, 1 Year Wear Items, 90 Days Labor

Pre-Owned Equipment Warranty: 30 Days Parts & Labor

Please initial that you acknowledge and accept the 'Terms and Conditions' of this proposal.

Make payments to the order of:

Commercial Fitness Products, Inc.

Fed-Ex, UPS, USPS etc.

Commercial Fitness Products, Inc.

**5034 N Hiatus Rd
Sunrise, FL 33351**

**Wire Transfer Bank Information Available
Upon Request.**

Proposal # :

RW190402

Proposal Amount:

\$18,938.00

Payment Terms:

50% Deposit, 50% COD

Deposit Amount:

\$9,469.00

Balance:

\$9,469.00

Signature _____

Print Name: _____

Facility Name: _____

Date of Acceptance: _____

Office:
Cell:
Email:
Fax: 239-938-1462

PROPOSAL # RW190402
Date: Aug 31, 2021
Expiration Date: 9/30/2021

BILL TO: Winchester Ridge
15431 Spotted Stallion Trail
Jacksonville, FL 32234

SHIP TO: Winchester Ridge
15431 Spotted Stallion Trail
Jacksonville, FL 32234

ATN Patty Acree
Phone
Email pacreetrailsodd@gmail.com

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Phone
Email pacreetrailsodd@gmail.com

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
	Will Advise	Best Way	Origin	50% Deposit, 50% COD	

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
2	T-ES-LED	Matrix Endurance Treadmill with LED Console	\$4,499.00	\$8,998.00
2	EP-ES-LED	Matrix Endurance Suspension Elliptical with LED Console	\$3,499.00	\$6,998.00
1	U-ES-LED	Matrix Endurance Upright Cycle with LED Console	\$2,295.00	\$2,295.00
1	R-ES-LED	Matrix Endurance Recumbent Cycle with LED Console	\$2,650.00	\$2,650.00
1	PM-1	Preventative Maintenance Service - included on (6) Matrix CV units for 1 Year Quarterly (4X/yr)	\$0.00	\$0.00
1	Delivery/Install	Inside Delivery, Assembly & Installation - 1st Floor, No Stairs, Elevator or Long Carry Distance (additional fees apply for stairs or elevator)	\$600.00	\$600.00

Frame Color	Standard	Subtotal	\$21,541.00
Upholstery Color	Standard	State Tax	\$0.00
Notes	Here is the quote you requested from Mark Smilek.	Freight	\$1,468.00
		Grand Total	\$23,009.00

Lead Times

Matrix standard lead times:
Cardio - approx 5 weeks; Strength Approx 8 week; Combined approx 8 weeks
Most other product lead times - 4-6 weeks

For Delivery Staff

Date:	Amount Collected:	Check No.:
Received By: (Print Name and Sign)		

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Per industry safety standards CFP hereby notifies Purchaser of the need to locate treadmills with a 2-meter-long clear zone behind each treadmill.

Purchaser shall indemnify CFP against any and all losses, liabilities, damages and expenses which may incur as a result of any claim arising out of or in connection with the goods sold hereunder that have not been caused solely by CFP's negligence.

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Purchaser is responsible for providing power & technology requirements, as stated below. Failure to have any or all requirements fulfilled prior to scheduled equipment installation will result in additional Service Fees & Travel Charge.

Power Requirements - treadmills require a dedicated 20amp circuit with non-looped ground & neutral wires with a NEMA 5-20R receptacle. Bikes, Ellipticals ClimbMills & Steppers can be "daisy-chained" with up to four (4) units on a single receptacle.

TV Signal - unencrypted digital via RG6 COAX Cable. Each TV requires an RG6 patch cable with F-Type compression fitting. OPTV requirements vary - please check with A/V Technician & Cable/SAT provider.

Network - Hardline connection preferred, and required for some incidents - please check with A/V Technician & Internet provider. WiFi, 5Mbps per console MAX download usage -No Splash Page or Secondary Authentication requirements.

Wellbeats - 110V electric power to both Interactive Touchscreen & TV; 1.5" conduit connecting TV to Touchscreen, with pull string, Hardline internet connection (not WiFi) to WB Touchscreen. For TV Mounting - backing board for TV Bracket.

Warranties

Matrix CV Warranty: Frame & Drive Motor - 7 Yrs, Parts & Labor - 3 Yrs. Bikes & Ellipticals: Frame Construction (excludes finish) - 10 Yrs, Brake & Drive System - 3 Yrs, Flywheel Assembly - 3 Years. Service provided by factory-trained & authorized Matrix Service Providers

Matrix Strength (Ultra, Versa, Aura, Magnum, Varsity, Connexus) Warranty: Frame - 10 Yrs, Parts - 5 Yrs., Labor - 3Yrs., Upholstery/Cables/Springs/ Grips - 1Yr.

Matrix Strength (G1 Strength): Warranty: Frame - 10 Yrs, Parts - 1 Yrs., Labor - 1Yrs., Upholstery/Cables/Springs/ Grips - 90 Days

Vision Warranty: 5 Yrs Parts, 2 Yrs Labor.

InFlight Fitness: Lifetime warranty on the frame and welds. One year warranty on cables, pulleys and moving parts.

BH Fitness: Lifetime warranty on the frame, 5 years parts, and 2 years labor (T6 - 1yr labor).

BodyCraft Treadmills & Ellipticals: 10 year- Frame, 5 year- Parts. 1 Year - Labor

BodyCraft Upright & Recumbent Bikes: 10 year- Frame . 5 year- Parts , 2 Year - Labor

BodyCraft SPX Spin Bike: 10 Year Frame, 3 Year Parts, 1 Year Wear Items, 90 Days Labor

Pre-Owned Equipment Warranty: 30 Days Parts & Labor

Please initial that you acknowledge and accept the 'Terms and Conditions' of this proposal.

Make payments to the order of:

Commercial Fitness Products, Inc.

Fed-Ex, UPS, USPS etc.

**Commercial Fitness Products, Inc.
5034 N Hiatus Rd
Sunrise, FL 33351**

**Wire Transfer Bank Information Available
Upon Request.**

Proposal # :	RW190402
Proposal Amount:	\$23,009.00
Payment Terms:	50% Deposit, 50% COD
Deposit Amount:	\$11,504.50
Balance:	\$11,504.50
Signature	_____
Print Name:	_____
Facility Name:	_____
Date of Acceptance:	_____

First Place Fitness Equipment, Inc.

10290 Philips Hwy

Unit 1

Jacksonville, FL 32256

Estimate

Date	Estimate #
8/31/2021	E-43955

Name / Address
Trails CDD, Winchester Ridge 15431 Spotted Stallion Trail Jacksonville, FL 32234

Ship To

P.O. No.:	Terms:	Rep
-----------	--------	-----

Item	Description	Qty	Rate	Total
XT685	XT685 Treadmill The XT685 is our flagship X Series model and features large 3" diameter rollers	2	2,999.99	5,999.98T
XE795	XE795 Elliptical The Spirit Fitness XE795 features a natural 20" stride length and narrow pedal spacing	2	2,699.99	5,399.98T
XBU55	XBU55 Upright Bike Oversized 7.5" bright blue backlit LCD screen with separate Muscle Activation Program	1	1,699.99	1,699.99T
XBR95	XBR95 Recumbent Bike Durable, comfortable, and smooth are all qualities of the Spirit Fitness XBR95	1	2,199.99	2,199.99T
Delivery 1st Floor	First Floor Delivery + Installation Fee	6	200.00	1,200.00T
Service Hourly Rate	QUARTERLY PM Preventative Maintenance	8	0.00	0.00T
Extended warranty	5 year parts and labor warranty	1	0.00	0.00T

Subtotal \$16,499.94

Sales Tax (7.5%) \$1,237.50

Total \$17,737.44

To Approve this Estimate Please Sign & Email To ApprovedEstimates@1pfe.com

Signature: _____



Fitness Equipment Services
DBA: Sole Fitness
56 Exchange Pl
Salt Lake City UT 84111
Phone: 801 578 5311
Sales Rep: Mike Brown

Invoice: 8/30/2021

Trails CDD
Attention: Patty Acree

ITEM	QTY	COST	TOTAL
Sole TT8 Treadmill	2	\$2250.00	\$4500.00
Sole E98 Elliptical	2	\$2250.00	\$4500.00
Sole LCR Bike	1	\$1350.00	\$1350.00
Sole LCB Bike	1	\$1170.0	\$1170.00
Curbside Delivery	6	\$0.00	\$0.00
Sales Tax			\$0.00
TOTAL DUE			\$11520.00

Quote



Date: 08/30/2021
Quote No.: 10115
Salesperson: BC

SOUTHEASTERN FITNESS EQUIPMENT

45 West Crystal Lake St. #181
Orlando, FL 32806
southeastfit.com
PH:407-355-9901
FAX:407-355-9903
info@southeastfit.com

Bill To:
HOA
Jacksonville FL 32234

Qty	Item	Description	Unit Price	TAX %	Total
2	M6	Circle Fitness Treadmill	\$3,185.00	6.5%	\$6,370.00
2	E6	Circle Fitness Elliptical	\$2,885.00	6.5%	\$5,770.00
1	B6	Circle Fitness Upright Bike	\$2,105.00	6.5%	\$2,105.00
1	R6	Circle Fitness Recumbent Bike	\$2,395.00	6.5%	\$2,395.00
1	Delivery	Set Up & Freight	\$300.00	6.5%	\$300.00
8	PM	Quarterly Preventative Service (8 visits total)	\$0.00	0%	\$0.00
1	5 Year Warranty	5 Year Parts & Labor Warranty (extended)	\$0.00	6.5%	\$0.00

Subtotal \$16,940.00
Sales Tax \$1,101.10
Total \$18,041.10

Please contact us for more information about payment options.

Thank you for your business.

Venture Fitness

4876 Victor St
Jacksonville, FL 32207

Estimate

Date	Estimate #
8/30/2021	176

Name / Address
Trails CDD

				Project
Item	Description	Qty	Rate	Total
MISC EQUIP	True CS 550 Treadmill	2	1,600.00	3,200.00T
MISC EQUIP	Life Fitness 95Xi Elliptical	1	1,200.00	1,200.00T
MISC EQUIP	Octane Q45ce Elliptical	1	1,200.00	1,200.00T
MISC EQUIP	Life Fitness CLSR Recumbent Bike	1	750.00	750.00T
MISC EQUIP	Life Fitness CLSC Upright Bike	1	750.00	750.00T
Service	Quote includes maintaining machines listed every six months. Cardio: We inspect each unit for proper functionality and worn parts. We lubricate and make adjustments where needed to ensure maximum performance. Any trip, parts or labor associated with cardio is under warranty for one year from purchase date. (Not billable) Repairs are typically complete within one business week max.		250.00	250.00T
WARRANTY	1 Year Parts and Labor		0.00	0.00T
Installation	Price includes delivery and set up.		0.00	0.00
			Subtotal	\$7,350.00
			Sales Tax (7.5%)	\$551.25
			Total	\$7,901.25

PRODUCTS & SERVICES
FOR THE BUSINESS OF FITNESS









*Consideration of Proposals for
Pool Patio Maintenance
(Under Separate Cover)*

Tab 13



St. Johns River

Water Management District

Ann B. Shortelle, Ph.D., Executive Director

7775 Baymeadows Way • Suite 102 • Jacksonville, FL 32256 • 904-730-6270 • www.sjrwmd.com

August 27, 2021

Mr. Philip Fremento
DR Horton, Inc. - Jacksonville
4220 Race Track Rd
Saint Johns, FL 32259-2084

Re: Winchester Ridge Phase 2 (Units 1-5) [AKA 'The Trails']
(Unit 5 only Ponds 1 and 2)
Permit Number: 100130-11 Item Number: 1426908
(Please reference the permit number/item number on all correspondence.)

Dear Philip Fremento:

The St. Johns River Water Management District has received the "As-built Certification" for the above referenced permit. The District reviewed the As-built drawings and/or the permitted drawings, inspected the project site, and determined the system was in compliance at the time of our inspection. This project is now in the operation and maintenance phase. Future inspections may be needed to ensure continued compliance with State law and District rules.

The District encourages you to review the conditions unique to your project. Some projects may require frequent inspections, maintenance or submittals due to the type of system approved and/or the geographical location. At a minimum, the operation and maintenance (O&M) entity must inspect the stormwater/surface water management system once every two years to determine whether the system is functioning as designed and permitted. The District asks that the O&M entity maintain a record of the inspection and have it available upon request. If the system is not functioning as designed and permitted, please submit to the District an Operation and Maintenance Inspection Certification, on form number 62-330.311(1).

Also, please notify the District within 30 days of any sale, conveyance or any other transfer for a permitted stormwater/surface water management system or the real property at which the system is located. This notification will assist the District in the permit transfer process and to ensure that the correct entity is the holder of the legal permit.

Thank you for your cooperation. If you have any questions, please call me at (904) 448-7932 or by email at SLeitheiser@sjrwmd.com.

GOVERNING BOARD

Douglas Burnett, CHAIRMAN
ST. AUGUSTINE

Rob Bradley, VICE CHAIRMAN
FLEMING ISLAND

Susan Dolan, SECRETARY
SANFORD

Ron Howse, TREASURER
COCOA

Ryan Atwood
MOUNT DORA

Doug Bournique
VERO BEACH

Cole Oliver
MERRITT ISLAND

J. Chris Peterson
WINTER PARK

Janet Price
FERNANDINA BEACH

Sincerely,



Stacey S. Leitheiser
Engineer III
Division of Regulatory Services

CC: Regulatory File
Vince Dunn

Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of, the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume I (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: 100130

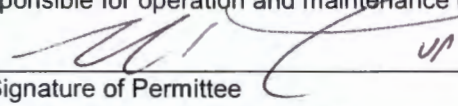
Application No(s): 11

Project Name: Winchester Ridge Phase 2 (Unit 1-5) AKA The Trails

Phase or Independent Portion (if applicable): Unit 5 only, including Ponds 1 and 2

A. **Request to Transfer:** The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By:


Signature of Permittee
D.R. Horton, Inc. - Jacksonville
Company Name
(904) 421-4612 / aksharp@drhorton.com
Phone/email address

Philip A. Fremento - Vice President

Name and Title
4220 Race Track Road
Company Address
St. Johns, FL 32259
City, State, Zip

B. **Agreement for System Operation and Maintenance Responsibility:** The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II.

The operation and maintenance entity does not need to sign this form if it is the same entity that was approved for operation and maintenance in the issued permit.

Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By:

Signature of Representative of O&M Entity
Terence Douglas, Chairman
Name and Title
terencedouglas@bellsouth.net
Email Address
(904) 239-7578
Phone

Trails Community Development District

Name of Entity for O&M
2806 North Fifth Street
Address
St. Augustine, FL 32084
City, State, Zip

Date

Enclosed are the following documents, as applicable:

- ☐ Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- ☒ Copy of all recorded plats
- ☒ Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- ☐ Copy of filed articles of incorporation (if filed before 1995)
- ☐ A Completed documentation that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note: this is optional, but aids in processing of this request)



Tab 14



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Trails Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

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

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

About FIA

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

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects more than 800 public entity members.

Competitive Advantage

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

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

How are FIA Members Protected?

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

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms. FIA members’ property claims resulting from Hurricane Irma in 2017 amounted to less than 4% of the per occurrence coverage available.

What Are Members Responsible For?

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

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

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

Quotation being provided for:

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

Term: October 1, 2021 to October 1, 2022

Quote Number: 100121642

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	\$1,580,776
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$6,375

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

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	3 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

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

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$7,515

Extensions of Coverage

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

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

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

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

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

AUTOMOBILE COVERAGE

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

GENERAL LIABILITY COVERAGE (Occurrence Basis)

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

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

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

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

Cyber Liability sublimit included under POL/EPLI

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



PREMIUM SUMMARY

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

Term: October 1, 2021 to October 1, 2022

Quote Number: 100121642

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$7,515
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,673
Public Officials and Employment Practices Liability	\$3,108
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$14,296

IMPORTANT NOTE

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

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

Additional Notes:

(None)



PROPERTY VALUATION AUTHORIZATION

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

QUOTATIONS TERMS & CONDITIONS

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

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

<input checked="" type="checkbox"/>	Building and Content TIV	\$1,580,776	As per schedule attached
<input checked="" type="checkbox"/>	Inland Marine	\$6,375	As per schedule attached
<input type="checkbox"/>	Auto Physical Damage	Not Included	

Signature: _____ Date: _____

Name: _____

Title: _____



Trails Community Development District

Policy No.: 100121642

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
1	Outdoor Signs	2013	10/01/2021	\$2,600	\$2,600
	15431 Spotted Stallion Trl Jacksonville FL 32234	Property in the Open	10/01/2022		
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
2	Pool - In Ground with Equipment and Pumps	2009	10/01/2021	\$210,000	\$210,000
	15431 Spotted Stallion Trl Jacksonville FL 32234	Below ground liquid storage tank / pool	10/01/2022		
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
3	Playground Equipment	2009	10/01/2021	\$50,312	\$50,312
	15431 Spotted Stallion Trl Jacksonville FL 32234	Non combustible	10/01/2022		
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
4	Bridge - Wood	2009	10/01/2021	\$26,900	\$26,900
	15431 Spotted Stallion Trl Jacksonville FL 32234	Non combustible	10/01/2022		
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
5	Pool Furniture in the Open and lift chair	2009	10/01/2021		\$17,372
	15431 Spotted Stallion Trl Jacksonville FL 32234	Property in the Open	10/01/2022	\$17,372	
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
6	Street Lights	2009	10/01/2021		\$15,000
	15431 Spotted Stallion Trl Jacksonville FL 32234	Property in the Open	10/01/2022	\$15,000	
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
7	Irrigation Systems	2009	10/01/2021	\$8,000	\$8,000
	15431 Spotted Stallion Trl Jacksonville FL 32234	Pump / lift station	10/01/2022		

Sign: _____

Print Name: _____

Date: _____



Property Schedule

Schedule Items Effective As of: 10/01/2021

Trails Community Development District

Policy No.: 100121642

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
8	Pump/Pump House		2009	10/01/2021	\$13,039		
	15431 Spotted Stallion Trl Jacksonville FL 32234		Pump / lift station	10/01/2022		\$13,039	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
9	Fountain(s)		2013	10/01/2021	\$8,000		
	15431 Spotted Stallion Trl Jacksonville FL 32234		Non combustible	10/01/2022		\$8,000	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
10	Fountain(s)		2013	10/01/2021	\$8,000		
	15431 Spotted Stallion Trl Jacksonville FL 32234		Non combustible	10/01/2022		\$8,000	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
11	Fence - PVC		2009	10/01/2021	\$9,200		
	15431 Spotted Stallion Trl Jacksonville FL 32234		Non combustible	10/01/2022		\$9,200	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
12	Entry Features		2009	10/01/2021	\$52,000		
	15431 Spotted Stallion Trl Jacksonville FL 32234		Joisted masonry	10/01/2022		\$52,000	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
13	Fence		2009	10/01/2021	\$10,500		
	15431 Spotted Stallion Trl Jacksonville FL 32234		Masonry non combustible	10/01/2022		\$10,500	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
14	Gate		2009	10/01/2021			
	15431 Spotted Stallion Trl Jacksonville FL 32234		Non combustible	10/01/2022	\$1,500	\$1,500	

Sign: _____

Print Name: _____

Date: _____



Trails Community Development District

Policy No.: 100121642

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch	Const Type	Term Date	Roof Covering	Covering Replaced	Roof Yr Blt
15	Pool Gate Access Equipment		2013	10/01/2021			
	15431 Spotted Stallion Trl Jacksonville FL 32234		Non combustible	10/01/2022	\$6,000		\$6,000
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch	Const Type	Term Date	Roof Covering	Covering Replaced	Roof Yr Blt
16	Clubhouse		2009	10/01/2021	\$1,068,695		
	15431 Spotted Stallion Trl Jacksonville FL 32234		Joisted masonry	10/01/2022	\$36,158		\$1,104,853
	Gable	Metal panel					
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch	Const Type	Term Date	Roof Covering	Covering Replaced	Roof Yr Blt
17	Awning		2015	10/01/2021	\$6,000		
	15431 Spotted Stallion Trl Jacksonville FL 32234		Non combustible	10/01/2022			\$6,000
	Gable	Metal panel					
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch	Const Type	Term Date	Roof Covering	Covering Replaced	Roof Yr Blt
18	Fountain(s)		2020	10/01/2021	\$15,750		
	15431 Spotted Stallion Trl Jacksonville FL 32234		Property in the Open	10/01/2022			\$15,750
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch	Const Type	Term Date	Roof Covering	Covering Replaced	Roof Yr Blt
19	Fountain(s)		2020	10/01/2021	\$15,750		
	15431 Spotted Stallion Trl Jacksonville FL 32234		Property in the Open	10/01/2022			\$15,750
Total:			Building Value \$1,504,746	Contents Value \$76,030	Insured Value \$1,580,776		

Sign: _____

Print Name: _____

Date: _____



Inland Marine Schedule

Schedule Items Effective As of: 10/01/2021

Trails Community Development District

Policy No.: 100121642
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department Description	Serial Number	Classification Code	Eff. Date Term Date	Value	Deductible
1	Security Cameras & Equipment at Amenity Facility		Other inland marine	10/01/2021 10/01/2022	\$6,375	\$1,000
				Total	\$6,375	

Sign: _____ Print Name: _____ Date: _____

Tab 15

RESOLUTION 2021-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRAILS
COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2021-2022; AND PROVIDING
FOR AN EFFECTIVE DATE.**

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

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

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

WHEREAS, the Board desires to adopt the Fiscal Year 2021-2022 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2021-2022 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 14th day of September, 2021.

ATTEST:

**TRAILS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman,
Board of Supervisors

Exhibit A: Fiscal Year 2021-2022 Annual Meeting Schedule

Exhibit A

BOARD OF SUPERVISORS MEETING DATES TRAILS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021-2022

The Board of Supervisors of the Trails Community Development District will hold their regular meetings for Fiscal Year 2021-2022 at the Winchester Ridge Amenity Center, 15431 Spotted Stallion Trail Jacksonville, Florida 32234, at 12:00 p.m., unless otherwise indicated as follows:

October 12, 2021
December 14, 2021
February 8, 2022
April 12, 2022*
July 12, 2022*
September 13, 2022

All meetings will convene at 12:00 p.m.
(With the exception of the meeting marked with an asterisk* which will be held at 6:00 p.m.)

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Trails Community Development District, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, FL, 33614 or by calling (904) 436-6270.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 436-6270 at least 48 hours prior to the meeting. 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), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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 such appeal is to be based.

District Manager

*Consideration of Proposals for
Bridge Repair
(Under Separate Cover)*

*Consideration of Proposals for
Security Cameras/Services
(Under Separate Cover)*

**AUDIENCE COMMENTS
AND SUPERVISOR
REQUESTS**

ADJOURNMENT