

Trails Community Development District

Board of Supervisors' Meeting October 12, 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

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

October 5, 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 **October 12, 2021 at 12:00 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.

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1. 2. 3.	AUDII	TO ORDER/ROLL CALL ENCE COMMENTS ON AGENDA ITEMS NESS ADMINISTRATION	
	A.	Consideration of the Minutes of the Board of Supervisors' Regular Meeting held September 14, 2021	Гаb 1
	B.	Consideration of the Minutes of the Audit Committee Meeting held July 13, 2021	Γab 2
	C.	Ratification of the Operation and Maintenance Expenditures for August 2021	Tab 3
4.	_	F REPORTS	
	Α.	District Counsel	
	B.	District Engineer	
	C.	Amenity Manager	
		Amenity Manager Report: October 2021 Discussion Regarding Food Trucks	
	D.	Landscape Manager	
		1.) Landscape Management Report: September 23, 2021	Гab 6
	E.	District Manager	
5.		NESS ITEMS	
	A.	Consideration of BrightView Proposal for	
		Swale and Drainage for Near Benches	
	B.	Consideration of Proposal(s) for Gutters	Tab 8
	C.	Update on BrightView and Future Horizons Maintenance for	
		Phase 2, Unit 5, Ponds 1 & 2	Гab 9
	D.	Consideration of Proposal(s) for Fitness Equipment	
		Lease & Purchase OptionsT	
	E.	Consideration of Proposal(s) for Security Cameras/ServicesTa	
	F.	Consideration of Appointment to Vacant SeatsTa	
	G.	Oath of OfficeTa	ab 13
	H.	Consideration of Resolution 2022-01, Redesignating Assistant	
		SecretariesTa	ab 14
	I.	Update on Transfers Related to SJRWMD	

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**, **September 14**, **2021 at 1:00 p.m.** at the Winchester Ridge Amenity Center, located at 15431 Spotted Stallion Trail, Jacksonville, Florida 32234.

Present and constituting quorum include:

Terence Douglas

Douglas Pope

Patty Acree

Board Supervisor, Chairman

Board Supervisor, Vice Chairman

Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher District Manager, Rizzetta & Company, Inc.
Carol Brown Associate District Manager, Rizzetta & Co., Inc.

Steve Howell Director of Field Services, Vesta Inc.

Mark Insel

John Williams

Rodney Hicks

Amenity Manager, Vesta Inc.

Operations Manager, Vesta Inc.

Branch Manager, BrightView

Brian Mercer Associate Branch Manager, BrightView

Brian Jones Alpha Dog
Eddie Coalwell Envera

Present via speaker phone:

Michelle Rigoni District Counsel, Hopping Green & Sams

Audience Members

FIRST ORDER OF BUSINESS

Call to Order

Ms. Gallagher called the meeting to order at 1:01 p.m. and read roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No audience comments.

Moved to agenda item 5L

THIRD ORDER OF BUSINESS

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

Tabled.

Moved to agenda item 4D

FOURTH ORDER OF BUSINESS

Staff Reports

D. Landscape Manager Mr. Mercer reviewed Landscape Management Report found under Tab 6. He updated the Board about turf weed activity requiring an additional treatment, the fall rotation is planned to begin the last week in September and they continue to work on pond banks and weeds.

Moved to agenda item 5A

FIFTH ORDER OF BUSINESS

Consideration of Proposal for BrightView Landscape and Irrigation Maintenance Renewal Agreement

On a motion by Mr. Douglas, seconded by Ms. Acree, with all in favor, the Board approved the Proposal for BrightView Landscape and Irrigation Maintenance Renewal Agreement in the annual amount of \$71,554.00 for Trails Community Development District.

Moved to agenda 5B

SIXTH ORDER OF BUSINESS

Consideration of Proposal for BrightView Landscape Enhancements

Tabled.

Moved to agenda item 3A

SEVENTH ORDER OF BUISNESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held July 13, 2021

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

EIGHTH ORDER OF BUSINESS

Ratification of the Operation and Maintenance Expenditures for June 2021 and July 2021

On a motion by Mr. Douglas, seconded by Ms. Acree, with all in favor, the Board ratified the Operation and Maintenance Expenditures for June 2021 in the amount of \$26,725.45 and July 2021 in the amount of \$12,681.99 for Trails Community Development District.

NINTH ORDER OF BUSINESS

Acceptance of Resignation of Melvin Brown

Ms. Gallagher informed Board that Melvin Brown's resignation was effective August 6, 2021.

On a motion by Mr. Douglas, seconded by Ms. Acree, with all in favor, the Board accepted the resignation of Melvin Brown for Trails Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Appointment to Vacant Seat

Ms. Ashley Guioa submitted her letter of interest and resume for vacant seat after requested deadline. Board directed staff to re-open posting.

Tabled.

ELEVENTH ORDER OF BUSINESS

Oath of Office

Tabled

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2021-05 Redesignating Assistant Secretaries

Tabled.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

- A. District CounselMs. Rigoni was present via speaker phone.
- B. District Engineer Not present.
- C. Amenity Manager

Mr. Howell reviewed the Amenity Management Report found under Tab 5. He introduced two new Vesta employees, who will be working onsite, Mark Insel, Amenity Manager and John Williams, Operations Manager.

Brian Parks will be assisting in the transition.

Mr. Howell also informed the Board that Labor Day ended the facility attendant's hours, Vesta is providing a credit for unused monitor hours by applying them towards other noncontracted service hours, waiting for an installation date for the gym floor and pool update. Discussion ensued.

D. District Manager

Ms. Gallagher discussed the community email Eblast feature on the district website and stated the cost is less than \$1,000.

On a motion by Mr. Douglas, seconded by Ms. Acree, with all in favor, the Board approved the community email Eblast feature on the District website, not to exceed \$1,000, for Trails Community Development District.

The Board discussed pool hours. Board directed staff to open pool on Mondays, if no maintenance is occurring, and to post an OPEN sign on the gate on those days.

FOURTEENTH ORDER OF BUSINESS

Consideration of Proposal for Future Horizons Renewal Agreement

On a motion by Ms. Acree, seconded by Mr. Douglas, with all in favor, the Board approved the Future Horizons Renewal Agreement in the annual amount for Pond Maintenance of \$10,228.80 and Fountain Maintenance \$1,900 with the additional Proposal to add the Four Additional Ponds, in the annual amount of \$1,306.50, conditional on the District Engineer signing off and authorizing staff to work on conveyance documents for Trails Community Development District.

FIFTHTEENTH ORDER OF BUSINESS

Consideration of Proposal for Vesta Property Services Renewal Agreement

Ms. Gallgaher asked Mr. Howell if this proposal was for 20 hours management hours and 20 maintenance hours. He confirmed.

On a motion by Ms. Acree, seconded by Mr. Douglas, with all in favor, the Board approved the Proposal for Vesta Property Services Renewal Agreement in the annual amount of \$69,568 and based on same hours as current Fiscal Year for Trails Community Development District.

Mr. Douglas stated for the record that the only people to have access to the amenity office is District staff.

SIXTEENTH ORDER OF BUSINESS

Consideration of Proposal for PoolSure Renewal Agreement

On a motion by Mr. Douglas, seconded by Ms. Acree, with all in favor, the Board approved the Proposal for PoolSure Renewal Agreement in the monthly amount of \$715.00 for Trails Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Proposals for

Fitness Equipment

Exhibit B was presented at meeting.

Tabled.

EIGHTEENTH ORDER OF BUSINESS

Consideration of Proposals for Pool Patio Maintenance

See Exhibit A

Tabled.

NINTEENTH ORDER OF BUSINESS

Consideration of SJRWMD Permit Transfer, Phase 2, Unit 5, Ponds 1 & 2

On a motion by Mr. Douglas, seconded by Ms. Acree, with all in favor, the Board approved the SJRWMD Permit Transfer, Phase 2, Unit 5, Ponds 1 & 2, conditional on the District Engineers inspection and signoff and authorized staff to begin the conveyance documents for Trails Community Development District.

On a motion by Ms. Acree, seconded by Mr. Douglas, with all in favor, the Board authorized staff to obtain proposals for pond bank maintenance for Trails Community Development District.

TWENTIETH ORDER OF BUSINESS

Consideration of Fiscal Year 2021-2022 District Insurance Policy Renewal

On a motion by Mr. Douglas, seconded by Ms. Acree, with all in favor, the Board approved the Fiscal Year 2021-2022 District Insurance Policy Renewal in the amount of \$14,296 for Trails Community Development District.

TWENTY FIRST ORDER OF BUSINESS

Consideration of Resolution 2021-06, Designating Date, Time and Location of Regular Fiscal Year Meetings FY 2021-22 On a motion by Mr. Douglas, seconded by Mr. Pope, with all in favor, the Board adopted, Resolution 2021-06, Designating Date, Time and Location of Regular Fiscal Year Meetings FY 2021-22, as amended to remove December 14, 2022, for Trails Community Development District.

TWENTY SECOND ORDER OF BUSINESS

Consideration of Proposals for Bridge Repairs

Vesta Property Services updated Board that they are in process of making repairs.

TWENTY FOURTH ORDER OF BUSINESS

Audience Comments and Supervisor Request

Audience members commented on extra steps to sanitize equipment, lighting pool perimeter and increasing room rental capacity.

Ms. Acree commented on lighting pool perimeter, room rental access code for doors and payment options for rentals. Board discussed room rental capacity.

On a motion by Mr. Douglas, seconded by Ms. Acree, with all in favor, the Board approved increasing the room rental capacity to 50 people for Trails Community Development District.

TWENTY FIFTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. Douglas, seconded by Ms. Acree, with all in favor, the Board adjourned the meeting at 3:00 pm for Trails Community Development District.

TRAILS COMMUNITY DEVELOPMENT DISTRIC
September 14, 2021 Meeting Minute
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Secretary/Assistant Secretary	Chairman/Vice Chairman

Exhibit A

BID-PROPOSAL



Epic Pools, Inc. 1820 SR 13 N, Suite 3 St Johns, FL 32259 PHONE (904) 417-5100 CPC# 1457438

DATE: 8/2/21 PROPOSAL NO: 1

	NAME: WINCHESTER CDD			
and	, t			
BUYER/	PROJECT ADDRESS: 15431 SPOTTED STALLION TRAIL	CITY JACKSONVILLE	STATE/ZIP FL 32234	PHONE
OWNER				
	ALTERNATE ADDRESS (IF ANY)	CITY	STATE/ZIP	PHONE

We hereby propose to furnish the following work:

- (1) Pressure wash, re-sand & apply sealant to pool patio. Approximately 7800sq'. \$13,000.00
- (2) Repair four areas of low spots approximately 300sq'. Repair cuts along coping & fix trip hazards in same areas. \$2,500.00
- (3) Supply & install red rocks to fill gap between building. \$2,300.00

Total . \$17,800.00

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

X	Date
Customer	
X	Date
Customer	
X	Date
Contractor	Date
Contractor	

Exhibit B

Commercial Fitness Products

updated

PROPOSAL

6221 Topaz Ct, Fort Myers, FL 33966

904-562-8318

Cell:

richard@commfitnessproducts.com

Email: Fax:

239-938-1462

BILL TO:

Winchester Ridge 15431 Spotted Stallion Trail Jacksonville, FL 32234

ATN

Patty Acree

Phone

Email

pacreetrailscdd@gmail.com

SHIP TO:

Winchester Ridge

15431 Spotted Stallion Trail Jacksonville, FL 32234

ATN

Patty Acree

Phone

Email

pacreetrailscdd@gmail.com

PROPOSAL# RPEFQ108

Expiration Date: 10/7/2021

Date: Sep 8, 2021

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
Mark Smilek	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	Warranty	Matrix Cardio Warranty - 7 Years - Treadmill Drive Motor 5 Years - Resistance Generator 3 Years - Parts 3 Years - Labor 90 Days - Wear Items	\$0.00	\$0.00
1	PM-2	Preventive Maintenance Service - included on (6) Matrix CV units for 2 Years Quarterly (4X/yr) - N/C	\$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
1	TRADE	Trade-In Credit - (2) Matrix Treadmill, (2) Matrix Elliptical, (1) Matrix Upright Bike, (1) Matrix Recumbent Bike Products must be in proper working order to qualify for credit	-\$1,000.00	-\$1,000.00
		shown. CFP reserves the right to inspect units prior to pick-up.		

Commercial Fitness Products updated

PROPOSAL

Office:

PROPOSAL # RPEFQ108

Cell:

Date: Sep 8, 2021

Email:

Expiration Date: 10/7/2021

Fax:

BILL

239-938-1462

SHIP

TO: Winchester Ridge

To: Winchester Ridge

15431 Spotted Stallion Trail Jacksonville, FL 32234

15431 Spotted Stallion Trail Jacksonville, FL 32234

ATN

Patty Acree

ATN

Patty Acree

Phone Email Phe pacreetrailscdd@gmail.com

Phone

Email

pacreetrailscdd@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	M6 DC	Circle Fitness Treadmill, 4HP DC, LED	\$2,599.00	\$5,198.00
2	E6	Circle Fitness Elliptical, LED	\$2,499.00	\$4,998.00
1	В6	Circle Fitness Upright Bike, LED	\$1,850.00	\$1,850.00
1	R6	Circle Fitness Recumbent Bike, LED	\$1,999.00	\$1,999.00
1	PM-2	Preventive Maintenance Service - included on (6) Circle CV units for 2 Years Quarterly (4X/yr) - N/C	\$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
1	TRADE	Trade-In Credit - (2) Matrix Treadmill, (2) Matrix Elliptical, (1) Matrix Upright Bike, (1) Matrix Recumbent Bike	-\$1,000.00	-\$1,000.00
		Products must be in proper working order to qualify for credit shown. CFP reserves the right to inspect units prior to pick-up.		

Frame Color	Standard Silver
Upholstery Color	Standard Black
Notes	Customer is responsible for removal & disposal of existing equipment unless otherwise noted. CFP does not provide anchoring or wall mounting.

Subtotal	\$13,645.00
State Tax	\$0.00
Freight	\$1,489.00
Grand Total	\$15,134.00

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: (P	rint 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 # :	RPEFQ108
Proposal Amount:	\$17,938.00
Payment Terms:	50% Deposit, 50% COD
Deposit Amount:	\$8,969.00
Balance:	\$8,969.00
Signature	
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	Ship
Trails CDD, Winchester Ridge 15431 Spotted Stallion Trail Jacksonville, FL 32234	

Ship To

P.O. No.:	Terms:	Rep	T c	S-C
Item	Description	Qty	Rate	Total
XT685	XT685 Treadmill	2	2,999.99	5,999.987
XE795	The XT685 is our flagship X Series model and features large 3" diameter rollers XE795 Elliptical The Spirit Fitness XE795 features a natural 20" stride length and narrow pedal spacing	2	2,699.99	5,399.987
XBU55	XBU55 Upright Bike Oversized 7.5" bright blue backlit LCD screen with separate Muscle Activation Program	1	1,699.99	1,699.997
XBR95	XBR95 Recumbent Bike Durable, comfortable, and smooth are all qualities of the Spirit Fitness XBR95	1	2,199.99	2,199.997
Delivery 1st Floor Service Hourly Rate	First Floor Delivery + Installation Fee QUARTERLY PM Preventative Maintenance	6 8	200.00	1,200.00T 0.00T
Extended warranty Discount	5 year parts and labor warranty	1	0.00 -3,000.00	0.00T -3,000.00

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

Subtotal	\$13,499.94
Sales Tax (7.5%)	\$1,012.50
Total	\$14,512.44

Tab 2

the

Auditing

to

MINUTES OF MEETING 1 2 3 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 4 5 verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. 6 7 **TRAILS** 8 COMMUNITY DEVELOPMENT DISTRICT 9 The Audit Committee meeting of Trails Community Development District was held 10 Tuesday, July 13, 2021 at 6:00 p.m. at the Winchester Ridge Amenity Center. 11 located at 15431 Spotted Stallion Trail, Jacksonville, Florida 32234. 12 13 Present and constituting quorum include: 14 15 Terence Douglas **Board Supervisor, Chairman** 16 Douglas Pope **Board Supervisor, Vice Chairman** 17 Melvin Brown **Board Supervisor, Assistant Secretary** 18 **Board Supervisor, Assistant Secretary** 19 Patty Acree 20 21 Also present were: 22 District Manager, Rizzetta & Company, Inc. 23 Lesley Gallagher Katie Buchanan District Counsel, Hopping Green & Sams 24 Amenity Manager, Vesta Inc. 25 Brian Parks 26 Brian Mercer Associate Branch Manager, BrightView Steve Howell Director of Field Services, BrightView 27 28 29 **Audience Members** 30 31 FIRST ORDER OF BUSINESS 32 Call to Order 33 34 Mr. Porter called the meeting to order at 6:01 p.m. and read roll call. 35 36 37 SECOND ORDER OF BUSINESS Review, Discuss and Evaluate the **Proposals** 38 in Response Requests 39 for **District** Services 40 41 The Audit Committee reviewed two (2) proposals. Discussion ensued. 42

On a motion by Ma. Acree, seconded by Mr. Douglas, with all in favor, Audit Committee ranked as attached on (Exhibit A) recommended Berger, Toombs, Elam, Gaines & Frank for Trails Community Development District.

43

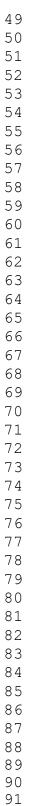
46 47

48

THIRD ORDER OF BUSINESS

Adjournment

On a motion by Mr. Porter, with all in favor, the Committee adjourned the meeting and moved to the Board of Supervisors' Meeting for Trails Community Development District.



TRAILS COMMUNITY DEVELOPMENT DISTRICT July 13, 2021 Meeting Minutes Page 3

Secretary/Assistant Secretary	Chairman/Vice Chairman
•	



Tab 3

TRAILS COMMUNITY DEVELOPMENT DISTRICT

<u>District Office · Riverview, Florida</u>

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

Operation and Maintenance Expenditures Presented For Board Approval August 2021

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

Approval of Expenditures:

_____Chairperson

____Vice Chairperson

Assistant Secretary

The total items being presented: \$37,562.94

Trails Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2021 Through August 31, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Atlantic Companies Inc.	2302	208149	25 Pack Clamshell Card 08/21	373.00
Brightview Landscape Services, Inc.	2307	20471387	Landscape Maintenance 08/21	5,778.50
Brightview Landscape	2291	7421413	Landscape Maintenance 07/21	5,778.50
Services, Inc. Douglas Pope	2297	DP071321	Board of Supervisors Meeting 07/13/21	200.00
Epic Pools & Hardscape	2305	27817	Pool Repair 07/21	1,500.00
Construction Inc. Fitness Pro	2294	25341	Fitness Equipment Repair 07/21	110.00
Fitness Pro	2308	25627	Fitness Equipment Repair 08/21	150.00
Future Horizons, Inc.	2303	68850	Aquatic Weed Control 07/21	852.40
Hopping Green & Sams	2295	123745	General Legal Services 05/21	1,098.00
JEA	2021082621		Auto Pay 20/21	2,695.79
Melvin Brown	2292	MB071321	Board of Supervisors Meeting 07/13/21	200.00
Patricia Acree	2289	PA071321	Board of Supervisors Meeting 07/13/21	200.00
Poolsure	2296	0-131295601063	Monthly Pool Chemicals 08/21	691.59

Trails Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2021 Through August 31, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pye-Barker Fire & Safety,	2304	J3 23628	Fire Extinguisher Inspection 08/21	186.51
LLC Pye-Barker Fire & Safety, LLC	2309	PSI52134	Fire Extinguisher Inspection 07/21	186.53
Republic Services #687	2021080621-1	0687-001154096	Monthly Trash Removal 07/21	184.69
Rizzetta & Company, Inc.	2298	INV000060333	District Management Services 08/21	5,034.17
Rizzetta Technology	2299	INV000007814	Website & EMail Hosting Services 08/21	100.00
Services, LLC Terence William Douglas	2293	TD071321	Board of Supervisors Meeting 07/13/21	200.00
Turner Pest Control	2300	7672962	Pest Control 07/21	78.75
Vesta Property Services, Inc.	2290	386442	On-Site Operations Manager 07/21	5,655.95
Vesta Property Services, Inc.	2306	387725	On-Site Operations Manager 08/21	5,655.95
Vesta Property Services, Inc.	2310	388048	Misc. Expenses 07/21	352.61
WebWatchdogs Tylex Enterprise, LLC	2301	7015	Warranty 07/21	300.00
Report Total				37,562.94

STAFF REPORTS

District Counsel

District Engineer

District Manager

Tab 4



Managers Report 10.12.21

Mark Insel | Amenity Manager | Winchester Ridge

Updates and Projects

- I have been getting up to speed on all projects and approved jobs onsite. I've also been getting up to speed with our access control system and video program. We have had many residents come into the office for access cards and/or rentals. There has been a lot of positive feedback in regards to having staff onsite.
- Onsite projects that were on the list are being completed. John is working hard on the easier tasks that take little time and completing them. We will be tackling the rest daily.
- Fitness Center Flooring has been installed!
- I have been implementing some new procedures internally for office productivity. Uploading electronic documents to help residents expedite rentals or access card requisition.
- We have changed the locks and codes on Key Box and doors.
- I have created a small sign in the event the pool needs to be closed on Mondays stating, "Pool closed for Maintenance".
- Landscaping efforts by Brightview are being completed well. The crews are working as usual and have the community looking good. They are prioritizing work throughout the community and are keeping things maintained well. I meet with Brian frequently on property.
- Future Horizons Pond treatments are once a month. Our last report was 8/31, We should have the September report by Oct 1. They are doing a good job and the ponds are looking good. We have had discussions about using easements or other areas if access is to wet. I will be meeting with the tech when he is onsite to drive through the community and/or discuss trouble areas.



Current Upcoming Action items

- We have reached out to vendors for New and Leased option for Fitness equipment. Waiting for quotes to come back.
- We have had a couple vendors onsite to quote gutters for the entire building and the portion near the pool pumps.
- I'm in contact with Holiday Lighting companies, however, I'm looking for a dollar amount, what is expected or wanted and the location for community decorations/lighting if we wanted. They are extremely busy, and we are in the process of scheduling a visit if we decide to move forward. (Mosquito Nix and M&G and Elite Christmas Lighting)

Should you have any comments or questions feel free to contact me directly

Mark Insel

904-408-7716

Amenity Manager

minsel@vestapropertyservices.com

TRASH - EVERY SINGLE TIME ANYONE IS ON THE	<u>Status</u>	NOTES
PROPERTY:		
- picked up from parking lot	ongoing	
- trash/debris picked up from both sides of winding mare, the		
ENTIRE length	ongoing	
- trash picked up from around playground, table, and volleyball		
court	ongoing	
Pool:		
Chemicals logged daily and adjusted as needed	ongoing	
Netted and vacuumed as needed	ongoing	
stain treatments for pool floor	future project	
Filter leak fix, autofill fix, and sand changout in filters	approved,	We already have one functioning autofill, No reason to have
	waiting on Big Z	two but could be an advantage if the other stops working
Cracks in pool copping	bids needed	will go forward with obtaining prices with board approval
Pool deck:		
novers surface is wear in some costions and held water when it	needs to be	
- pavers surface is wavy in some sections and hold water when it	leveled and	
rains - level bad spots	repaved	will go forward with obtaining prices with board approval
Pool deck blown up and trash pickup as needed	Ongoing	
Fence around pool:		
will need to have a fence company come repair. Possibly sand		
blast and powder coat	future project	will go forward with obtaining prices with board approval
Along walkway from parking lot to main gate:		
cigarette disposal unit moved away from entrence	completed	
- edging pavers are loose, missing, and/or broken. Should all be	Brightview	
firmly attached.	handeling	
Main gate to pool area:		
all above ground sprinkler heads painted	completed	
Covered walkways:		
- leaves & debris everywhere between pavers and building	ongoing	
- clean/repaint areas of soffits where mud daubers nests were	will pressure	
removed	wash off	
lemoved	wasii Uil	

Walkway from rental room to pool:		
- hole in the white soffit	on To-Do list	
- corbel is splitting open at the top - needs reattached and	011 10 00 1130	
caulked, then repainted. [Investigate extent of water penetration		
and/or rot - fix if necessary]	on To-Do list	counter sink with screw (if applicable), caulk and paint
and/or rot - nx ii ricocssary]	011 10 00 1130	counter sink with screw (if applicable), count and paint
Rental room:		
- light bulbs out and/or missing in the ceiling	Ballast needed	ordered ballast
- light bulbs out in the chandelier	complete	
- kitchen cabinet - moldy from sodas that exploded (replace	Need Board	
bottom of cabinet)	direction	Will get with outside vendor for estimate
- trim trees back so you can read the numbers on the building	Brightview	Brian with brightview informed
- grey stone on knee wall is broken off on the corner (parking lot	Need Board	Brian with brighteress informed
- grey stone on knee wan is broken on on the corner (parking lot side)	direction	will go forward with obtaining prices with board approval
- pavers outside front doors are very uneven (some raised	Need Board	wingo forward with obtaining prices with bodi a approval
approximately 1/2 inch)	direction	will go forward with obtaining prices with board approval
approximately 1/2 mony	unection	will go forward with obtaining prices with board approval
- ceiling fans dusted [a Swiffer duster was requested by cleaners]	Ongoing	Deep clean housekeeper can faciitate
- paint scraped off glass for the doors [requested by cleaners]	Ongoing	Busy work with plastic razor blade
Development of the second of t	Full control of the	Steve to facilitate estimate with routine vendor and submit
Power washing (power washer located in closet with AC):	Estimate on all	Steve to facilitate estimate with routine vendor and submit for post season facility cleaning
Power washing (power washer located in closet with AC): - exterior of building	Estimate on all	
- exterior of building	"	
- exterior of building - front signs	11	
- exterior of building - front signs - columns (stone) - fence panels around pool	" "	
- exterior of building - front signs - columns (stone)	"	
- exterior of building - front signs - columns (stone) - fence panels around pool - edge of pool deck by pool closet at end	" " "	
- 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)	11 11 11 11	
- 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)	11 11 11 11 11 11 11 11 11 11 11 11 11	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) Gym: - water stains by vents - is it condensation or a roof leak?	" " " " " " Need Board	for post season facility cleaning Staining due to excessive condensation of A/C running while
- 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) Gym: - water stains by vents - is it condensation or a roof leak? Investigate and address accordingly.	" " " " Need Board	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) Gym: - water stains by vents - is it condensation or a roof leak?	" " " " " " Need Board	for post season facility cleaning Staining due to excessive condensation of A/C running while
- 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) Gym: - water stains by vents - is it condensation or a roof leak? Investigate and address accordingly.	" " " " Need Board	for post season facility cleaning Staining due to excessive condensation of A/C running while
- 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) Gym: - water stains by vents - is it condensation or a roof leak? Investigate and address accordingly broken electrical outlet cover plate	" " " " " Need Board direction Complete	for post season facility cleaning Staining due to excessive condensation of A/C running while windows open by residents
- 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) Gym: - water stains by vents - is it condensation or a roof leak? Investigate and address accordingly broken electrical outlet cover plate Fire Safety:	" " " " Need Board	for post season facility cleaning Staining due to excessive condensation of A/C running while

Lands and a succeed was by		Steve to report all to Brightview as well as obtain proposals
Landscaping around pool:		for enhancements of sadi areas
Lights around pool deck are on dily schedule to turn on dawn		
to dusk	completed	
- 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
- 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
Landscaping around front:		
- white vinyl fence cap is missing (entrance side, by stone pillar)	Needs to be	
- Write virty refice cap is missing (entrance side, by stone piliar)	ordered	order online
lights an entrance side of driveway are out		Steve received inovice for work although nothing is fixed.
- lights on entrance side of driveway are out	Electrician	WIP
Cracks filled	To-Do list	
- clean/repaint gold "Winchester Ridge" on main signs	Vendor needed	will go forward with obtaining prices with board approval
Bridge to the Field:		
- approximately 15 rotted deck boards	Mostly complete	still have more that need to be replaced. It is a large project
- trees need trimmed back some so light can get to the bridge and	Brightview	
dry it out	completed	
	Brightview	
- remove broken tree branches that are hanging over the bridge	completed	
- 6x6 at the end of the bridge has a major ant infestation - have	will replace and	
pest company treat	treat	will need an extra hand to replace 6X6
- rotten 2x6's along the sides of the railing at the field end	still replacing	·
3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	. ,	
Volleyball court:		
	1	1

- sand raked (and debris removed)	new sand?	If the board wants we can replace with new sand through 3rd party		
Chairs & chase lounges in pool closet:				
- 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			
Grills - 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]	completed	just used lava stones from home depot		
Contact COJ -				
Put in order to have fire hydrants and electrical boxes painted throughout community	complete	Will most likely take 6 months to over a year to be completed		
Electrical panels				
- numerous breakers are not labeled in both panels, address this with electricians to get things labeled.	completed			
- label the various timers/switches all over the wall in the cleaning closet	completed			
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.	on To-Do list			

Trails Community Development District Food Truck Vendor License Agreement

Date of Event:		
Name of Vendor		
Address		
Contact Person	Phone #	Cell #
E-Mail		
Vendor Signature		Date
District Representative		Date
	trical outlet will D CONDITION	<u>be furnished</u> NS OF LICENSE
The Trails Community Development Di specified by the District and participate in the District and participate in the District property may be su discretion of the District. In the event of such revocation shall be provided, which shall be effequestion. Upon such suspension or revocation, promote or otherwise may reasonably be foreseen the Vendor's patrons.	strict's event on t uspended or revo n suspension or ective immediate , Vendor shall in	oked at any time, with or without cause, at the sole revocation, written notice of the suspension or ely upon receipt of such notice by the Vendor in mmediately cease any activities that encourage,
Vendor shall use all due care to protect to defined in the Policies Regarding District Amenusers of its products or services to do the same. Vendamage to the District's facilities or lands as a reand other damage which may be attributable to a responsible for their own displays and any training the state of the stat	nity Facilities) ar Vendor agrees the esult of the Vendon act or omission	at they shall assume responsibility for any and all or's activities in connection with this Agreement on by Vendor, its patrons or agents. Vendor is
In consideration of the District's agreemed defend, indemnify and hold harmless the District, any and all liability, claims, actions, suits, or demor property damage of any nature arising out of, by Vendor, their patrons and their officers, agents provided, however, that nothing in this Agreement immunity or limits of liability beyond any statute have been adopted by the Florida Legislature in Statute of the Provided Legislature in Statute of	, its supervisors, of ands by any person or in connection as, employees and ment shall be co- orily limited wai	son, corporation, or other entity for injuries, death with, the use of the District's facilities and lands d guests, including litigation with respect thereto; onstrued as a waiver of the District's sovereign ever of immunity or limits of liability which may
Vendor is responsible for obtaining necess by the State of Florida and Duval County. Vendor license: Vendor further naming the District as additional insured on Vendor the District in its sole discretion.	dor hereby ackr agrees to provi	de the District with a Certificate of Insurance
Spaces will be reserved by/through information may be obtained by contacting		at the Trails Amenity Center. Additional

Landscape Manager

General Information

Property Name: Trails Community Development D

Date: Thursday, September 23, 2021

Next Inspection Date: Client Attendees:

Brightview Attendees: Brian Mercer

CUSTOMER FOCUS AREA:

October inspection report for board meeting

MAINTENANCE ITEMS:

- 1) Request from maintenance staff. Trim limb on oak tree from blocking the address. Tree is at the front of the clubhouse on the right side. Use power pruner to cut limb to main lateral branch.
- 2) Treat weeds in pool pump area and treat ant mound by palm tree.
- 3) Provide date for pacer repair.
- 4) Start planning for minor tree limb ups at clubhouse front.
- 5) Start planning for seasonal cutback on all ornamental grasses. This task generally gets started at the end of October.
- 6) Treat weeds at volley ball court.
- 7) Crew completed request to trim up all trees above and along the walk path. Any additional work will require a tree company to come out.
- 8) Crew is behind on mowing the field. The ditch along Normandy has been filled with water and we were unable to drive our mower through the wood line. Crew will catch this up.
- 9) Hedges along the clubhouse and parking lot have been trimmed recently. They look well groomed.
- 10) Hedges in entrance have been recently trimmed. Loropetalum has lost its color and need to be fertilized.
- 11) Flowers look ok. Pentas are showing signs of receiving too much water at one time. Flowers will be changeout in October.
- 12) At entrance island trim magnolia tree off of column.
- 13) Loropetalum along roadside are trimmed nicely but need fertilizer.
- 14) Carry over item. String trim tall grass along the wood line on Chuckwagon.
- 15) Turf around ponds are starting to slow down as we move into the cooler months. BrightView crew will monitor and service as needed.
- 16) Carry over item. Treat all crack weeds along the main roadway. These are toward the end of the road before you get to phase two.

RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS:

1) Propose to install new sand for volley ball court.

NOTES TO OWNER/CLIENT:



Request from maintenance staff. Trim limb on oak tree from blocking the address. Tree is at the front of the clubhouse on the right side. Use power pruner to cut limb to main lateral branch.



Treat weeds in pool pump area and treat ant mound by palm tree.



[1/16]

[2/16]

Provide date for pacer repair.



[3/16]

Start planning for minor tree limb ups at clubhouse front.



[4/16]

Maintenance Items

Start planning for seasonal cutback on all ornamental grasses. This task generally gets started at the end of October.



Maintenance Items

Treat weeds at volley ball court.



[5/16]

]

[6/16]

Maintenance Items

Crew completed request to trim up all trees above and along the walk path. Any additional work will require a tree company to come out.



[7/16]

Maintenance Items

Crew is behind on mowing the field. The ditch along Normandy has been filled with water and we were unable to drive our mower through the wood line. Crew will catch this up.



[8/16]

Maintenance Items

Hedges along the clubhouse and parking lot have been trimmed recently. They look well groomed.



Maintenance Items

Hedges in entrance have been recently trimmed. Loropetalum has lost its color and need to be fertilized.



[9/16]

) (

[10/16]

Maintenance Items

Flowers look ok. Pentas are showing signs of receiving too much water at one time. Flowers will be changeout in October.



[11/16]

Maintenance Items

At entrance island trim magnolia tree off of column.



[12/16]

Maintenance Items

Loropetalum along roadside are trimmed nicely but need fertilizer.



Maintenance Items

Carry over item. String trim tall grass along the wood line on Chuckwagon.



[13/16]

16]

[14/16]

Turf around ponds are starting to slow down as we move into the cooler months. BrightView crew will monitor and service as needed.

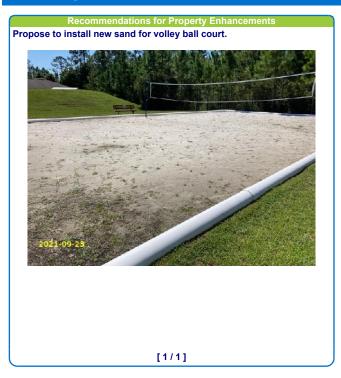


[15/16]

Carry over item. Treat all crack weeds along the main roadway. These are toward the end of the road before you get to phase two.



[16/16]



District Manager

BUSINESS ITEMS



Proposal for Extra Work at Trails Community Development D

Property Name Property Address Trails Community Development D 15431 Spotted Stallion Trail

Jacksonville, FL 32234

Contact

Lesley Gallagher

То

Billing Address

Trails Community Development District c/o Rizzetta & Co 8529 S Park Cir Ste 330

Orlando, FL 32819

Project Name

Trails CDD: Swale and Drainage For Near Benches

Project Description

Landscape Enhancements

Scope of Work

	QTY	UoM/Size	Material/Description
1	rails CDD:	Swale and Drainage Fo	or Near Benches
	1.00	LUMP SUM	Prep area by removing sod, dirt to Create swale Towards woodline. Grade area to woodline. Dig Trench, Connect Drainage, Reburry. Remove debris from site. Dispatch of Crew.
	1.00	EACH	4" Ezflow
	1.00	EACH	4" N 12
	1.00	EACH	12" Drain Box(4 Way Box)
	500.00	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# 7625883 JOB# 346100459 Service Line 130

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
- Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
- 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.
- 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 17, 2021
	Date
BrightView Landscape Se	rvices, Inc. "BrightView"
	rvices, Inc. "BrightView" Enhancement Manage
BrightView Landscape Se	Enhancement Manage

Job #: 346100459 Proposed Price: \$2,909.90

SO # 7625883





AA Gutter Services

4534 Marquette Avenue | Jacksonville, Florida 32210 9043843423 | aagutters@gmail.com | www.aagutterservices.com

RECIPIENT:

Vesta Property Services

200 Business Park Cir # 109 St Augustine, FL 32095

Quote #109	
Sent on	Sep 27, 2021
Total	\$475.00

SERVICE ADDRESS:

15431 Spotted Stallion Trail Jacksonville, Florida 32234

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
commercial gutter installation	Install 31' of gutters - white Install 1 downspout - 1.5 story in white Add 9' of flex pipe to drain	1	\$475.00	\$475.00 *

Total

\$475.00

^{*} Non-taxable

AA GUTTER SERVICES



4534 Marquette Avenue • Jacksonville, FL 32210 aagutters@gmail.com

Phone: (904) 384-3423 Fax: (904) 384-3426



WORK AGREEMENT

A Professional Approach to Gutter Installation, Cleaning and Repair WORK TO BE PERFORMED AT: PROPOSAL SUBMITTED TO: ADDRESS CITY, STATE ADDRESS COLOR CITY, STATE Keganless 3×4" 10) SIZE PHONE NO. Wedges yes Scope of Work (the" Work") to be performed: All Material is guaranteed to be as specified, and the above work to be performed in accordance with drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of: Total Contract Price (\$_ Payments as Follows _ Respectfully submitted Then 1-600 Add 3% Processing Fee Note - This proposal may be withdrawn by us if not accepted within 15 days. READ THE SECOND (2) PAGE OF THIS AGREEMENT, IT CONTAINS IMPORTANT PROVISIONS, AND IS PART OF THIS AGREEMENT, TERMS OF PAYMENT: Payment in full due as stated on invoice regardless of any payment arrangements you have with third parties. ACCEPTANCE: Contractor may change and/or withdraw this agreement if contractor does not receive your signed acceptance within 10 business days after the date listed above. PRICING: Any additional work performed is subject to Contractor's then current pricing (unless Contractor otherwise agrees in writing) and to these terms and conditions. The prices above shall remain firm for 90 days after the date you sign this agreement. If performance of this agreement extends beyond those 90 days, You agree to pay Contractor's then current pricing for the work performed after those 90 days. CUSTOMER: CONTRACTOR: Company Name _____ SIGNATURE

SIGNATURE

TITLE

TITLE



AA Gutter Services

4534 Marquette Avenue | Jacksonville, Florida 32210 9043843423 | aagutters@gmail.com | www.aagutterservices.com

RECIPIENT:

Vesta Property Services

200 Business Park Cir # 109 St Augustine, FL 32095

Quote #108	
Sent on	Sep 27, 2021
Total	\$3,975.00

SERVICE ADDRESS:

15431 Spotted Stallion Trail Jacksonville, Florida 32234

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
commercial gutter installation	Install 311' of 6" k seamless gutter - white Install 8 downspouts - white	1	\$3,975.00	\$3,975.00 *

Total

\$3,975.00

* Non-taxable

In order to install gutters in rear left by the pool, we will need to remove existing gutter. It is installed improperly without wedges and we will not be able to tie into the existing.

This quote is valid for the next 30 days, after which values may be subject to change.

AA GUTTER SERVICES

4534 Marquette Avenue • Jacksonville, FL 32210 aagutters@gmail.com Phone: (904) 384-3423 Fax: (904) 384-3426



WORK TO BE PERFORMED AT:



WORK AGREEMENT A Professional Approach to Gutter Installation, Cleaning and Repair

PROPOSAL SUBMITTED TO: ADDRESS NAME CITY, STATE ADDRESS 1 [3] COLOR CITY, STATE SIZE 12 Gean 495 3 X41' 1)5 PHONE NO. Wedges Uyes Scope of Work (the" Work") to be performed: Pratal 311 otas thes All Material is guaranteed to be as specified, and the above work to be performed in accordance with drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of: Total Contract Price (\$______ Payments as Follows _ Respectfully submitted 12evi We Add 3% Processing Fee Note - This proposal may be withdrawn by us if not accepted within 19 days. READ THE SECOND (2) PAGE OF THIS AGREEMENT, IT CONTAINS IMPORTANT PROVISIONS, AND IS PART OF THIS AGREEMENT, TERMS OF PAYMENT: Payment in full due as stated on invoice regardless of any payment arrangements you have with third parties.

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current pricing for the work performed after those 90 days. CUSTOMER:

CONTRACTOR.

CONTRACTOR.	
By:TITLE	

THE INFORMATION CONTAINED IN THIS AGREEMENT IS CONFIDENTIAL. NEITHER THIS AGREEMENT NOR ITS TERMS MAY BE DISCLOSED TO THIRD PARTIES.



904.879.1427 Licensed & Insured

ESTIMATE / INVOICE

When Quality Counts!		61 Wilderness Trail • Bryceville, FL 3	2009
DATE 9-28-21 8AM WINCHOS CUSTOMER NAME AMERITY CENTER ADDRESS 15431 Spotted S CITY JOHN WILLIAMS 755. EMAIL	ton Ridest Hallion Trail IP 32234 -1996	JOB DATE	<u> </u>
11 9	FOR 30 DAYS IF PAYING WITH A	I authorize North Florida Seamless Gut to start work on this project. I understa I have 24hrs to cancel this project.	ters nd that
	CREDIT CARD THERE WILL BE A 3.5% FEE	Print	

ADD TO THE TOTAL ESTIMATE.



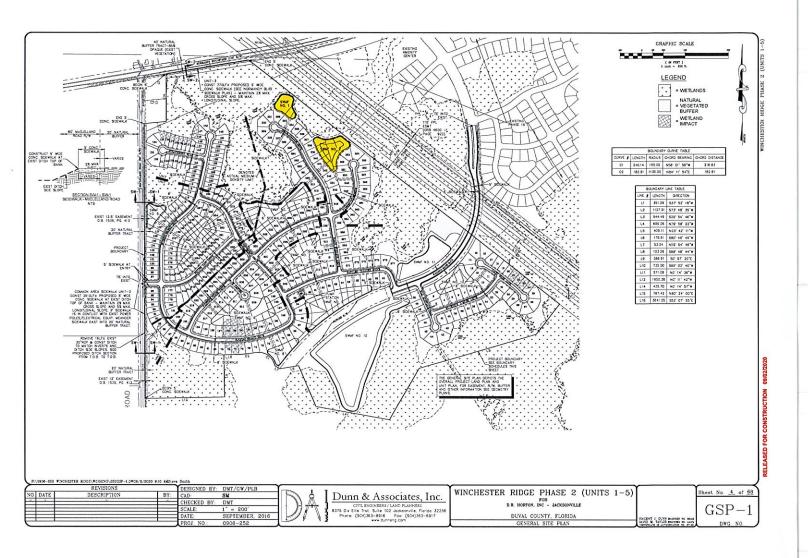
904.879.1427 Licensed & Insured

ESTIMATE / INVOICE

13161 Wilderness Trail • Bryceville, FL 32009

when Quality Counts:	10101 111100111000 110111 21,722 11112
CUSTOMER NAME Wincheder Ridge And ADDRESS 15431 Spotted Stallion CITY DOOR JOHN WILLIAMS 755 199	JOB DATE Enity Center TOTAL ESTIMATE 350.00 Estimate approved by: DATE
	o ogster Whise Left Side
	7 1
	7. 7. 9
FO IF F	MATE GOOD R 30 DAYS AYING WITH A DIT CARD THERE I authorize North Florida Seamless Gutters to start work on this project. I understand that I have 24hrs to cancel this project. Signature Date
WILL WILL	L BE A 3.5% FEE D TO THE TOTAL Print

ESTIMATE.



Commercial Fitness Products

OVER 30 YEARS OF SUCCESS

FITNESS EQUIPMENT PROPOSAL

PREPARED EXCLUSIVELY FOR

Winchester Ridge

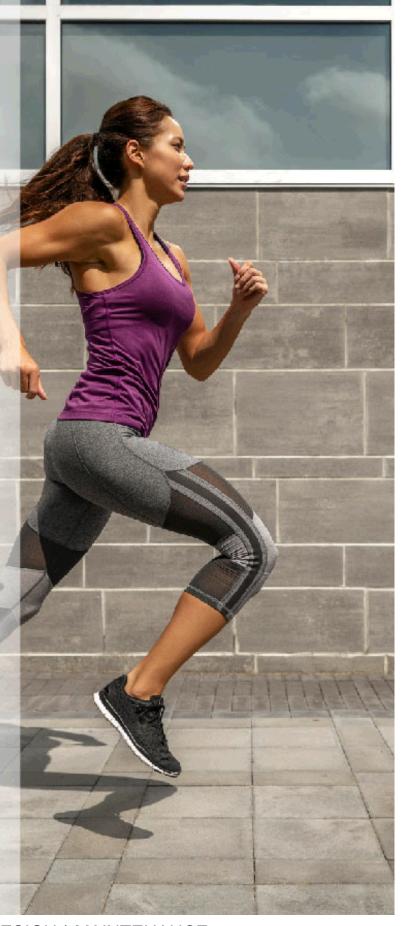
Patty Acree

Friday, October 1, 2021

PREPARED BY

Commercial Fitness Products, Inc.

Mark Smilek





Friday, October 1, 2021

Winchester Ridge Patty Acree 6208 Wild Mustang Trail Jacksonville, FL 32234

Dear Patty,

Commercial Fitness Products has everything you should look for in a fitness equipment company –

- Over 30 years of success in Florida
- Highest Quality Equipment at Reasonable Prices
- Professional and knowledgeable Sales Representatives
- Factory trained & experienced Service Technicians
- Service, Maintenance & Installation provided by our own technicians located throughout the state.
- Substantially insured for the benefit of you, your residents, management and ourselves.
- A goal and strong desire to exceeding your expectations!!!

Best Regards, Mark Smilek Commercial Fitness Products, Inc mark@commfitnessproducts.com 954-747-5128



PROPOSAL

5034 N Hiatus Road, Sunrise, FL 33351

Office: 954-747-5128 Cell: 904-562-8310

Email: mark@commfitnessproducts.co

Fax: 239-938-1462

BILL

TO: Winchester Ridge

6208 Wild Mustang Trail Jacksonville, FL 32234

ATN Patty Acree Phone (904) 421-4692

Email pacreetrailscdd@gmail.com

PROPOSAL # MKDKQ1381

Date: Oct 1, 2021

Expiration Date: 10/7/2021

SHIP

TO: Winchester Ridge

6208 Wild Mustang Trail Jacksonville, FL 32234

ATN Patty Acree
Phone (904) 421-4692

Email pacreetrailscdd@gmail.com

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

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
		OPTION 3 - BODYCRAFT EXP SERIES		
2	T800-9LCD (T801)	Bodycraft T800 Treadmill 12mph, 15%, 4.0hp, 20" x 61" Belt w/9" LCD Display	\$2,899.00	\$5,798.00
2	E1000-X9LCD	Bodycraft E1000 Suspension Elliptical Trainer w/9" LCD Display	\$3,299.00	\$6,598.00
1	U1000-X9LCD	Bodycraft U1000 Upright Bike w/ 9" LCD Display	\$1,995.00	\$1,995.00
1	R1000-X9LCD	Bodycraft R1000 Recumbent Bike w/9" LCD Display	\$2,295.00	\$2,295.00
1	PM-2	Preventive Maintenance Service - included on (6) Bodycraft CV units for 2 Years Quarterly (4X/yr) - N/C	\$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
1	TRADE	Trade-In Credit - (2) Matrix Treadmill, (2) Matrix Elliptical, (1) Matrix Upright Bike, (1) Matrix Recumbent Bike	-\$1,000.00	-\$1,000.00
		Products must be in proper working order to qualify for credit shown. CFP reserves the right to inspect units prior to pick-up.		

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL	
Frame Color		Standard Silver		Subtotal	\$16,286.00
Upholstery Color		Standard Black		State Tax	\$0.00
Notes		Customer is responsible for removal & disposal of existing equipment unless otherwise noted. CFP does not provide		Freight	\$1,402.64
Notes	Notes	anchoring or wall mounting.		Grand Total	\$17,688.64

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 mounting or anchoring to walls, floors and ceilings for any product.

ConfidentialityPurchaser 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 SalePrices are guaranteed for 30 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

Circle Fitness Cardio of 3 yrs parts and 1 yr labor.

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

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.

op oou.	
Proposal Amount:	\$17,688.64
Payment Terms:	50% Deposit, 50% COD
Deposit Amount:	\$8,844.32
Balance:	\$8,844.32
Signature _.	
Print Name: _	
Facility Name:	
Date of Acceptance:	

MKDKQ1381

Proposal # ·

Commercial Fitness Products

OVER 30 YEARS OF SUCCESS

FITNESS EQUIPMENT PROPOSAL

PREPARED EXCLUSIVELY FOR

Winchester Ridge

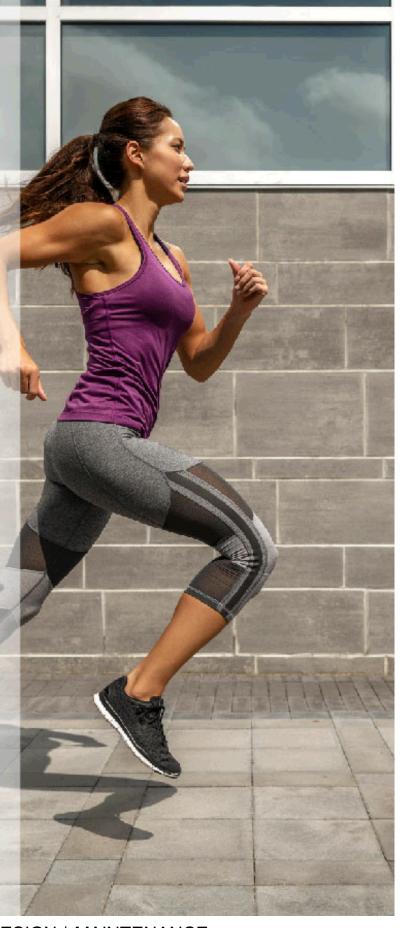
Patty Acree

Friday, October 1, 2021

PREPARED BY

Commercial Fitness Products, Inc.

Mark Smilek





Friday, October 1, 2021

Winchester Ridge Patty Acree 6208 Wild Mustang Trail Jacksonville, FL 32234

Dear Patty,

Commercial Fitness Products has everything you should look for in a fitness equipment company –

- Over 30 years of success in Florida
- Highest Quality Equipment at Reasonable Prices
- Professional and knowledgeable Sales Representatives
- Factory trained & experienced Service Technicians
- Service, Maintenance & Installation provided by our own technicians located throughout the state.
- Substantially insured for the benefit of you, your residents, management and ourselves.
- A goal and strong desire to exceeding your expectations!!!

Best Regards, Mark Smilek Commercial Fitness Products, Inc mark@commfitnessproducts.com 954-747-5128



PROPOSAL

5034 N Hiatus Road, Sunrise, FL 33351

Office: 954-747-5128 Cell: 904-562-8310

Email: mark@commfitnessproducts.co

Fax: 239-938-1462

BILL

TO: Winchester Ridge

6208 Wild Mustang Trail Jacksonville, FL 32234

ATN Patty Acree Phone (904) 421-4692

Email pacreetrailscdd@gmail.com

PROPOSAL # F10012102MS

Date: Oct 1, 2021

Expiration Date: 10/7/2021

SHIP

TO: Winchester Ridge

6208 Wild Mustang Trail Jacksonville, FL 32234

ATN Patty Acree

Phone (904) 421-4692

Email pacreetrailscdd@gmail.com

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

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
		OPTION 2 - CIRCLE 6 SERIES		
2	M6 DC	Circle Fitness Treadmill, 4HP DC, LED	\$2,599.00	\$5,198.00
2	E6	Circle Fitness Elliptical, LED	\$2,499.00	\$4,998.00
1	В6	Circle Fitness Upright Bike, LED	\$1,850.00	\$1,850.00
1	R6	Circle Fitness Recumbent Bike, LED	\$1,999.00	\$1,999.00
1	PM-2	Preventive Maintenance Service - included on (6) Circle Fitness CV units for 2 Years Quarterly (4X/yr) - N/C	\$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
1	TRADE	Trade-In Credit - (2) Matrix Treadmill, (2) Matrix Elliptical, (1) Matrix Upright Bike, (1) Matrix Recumbent Bike	-\$1,000.00	-\$1,000.00
		Products must be in proper working order to qualify for credit shown. CFP reserves the right to inspect units prior to pick-up.		

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL	
Frame Color Standard S		Standard Silver		Subtotal	\$13,645.00
Upholstery Color Sta		Standard Black		State Tax	\$0.00
		Customer is responsible for removal & disposal of existing equipment unless otherwise noted. CFP does not provide		Freight	\$1,408.96
	MOLES	anchoring or wall mounting.		Grand Total	\$15,053.96

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:	Date: Amount				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.

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Partial installations require the installed product to be paid per the terms of the purchase. Additional Delivery Fees may apply. CFP does not provide mounting or anchoring to walls, floors and ceilings for any product.

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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**

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Circle Fitness Cardio of 3 yrs parts and 1 yr labor.

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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.

\$15,053.96
50% Deposit, 50% COD
\$7,526.98
\$7,526.98

F10012102MS

Proposal #:

Commercial Fitness Products

OVER 30 YEARS OF SUCCESS

FITNESS EQUIPMENT PROPOSAL

PREPARED EXCLUSIVELY FOR

Winchester Ridge

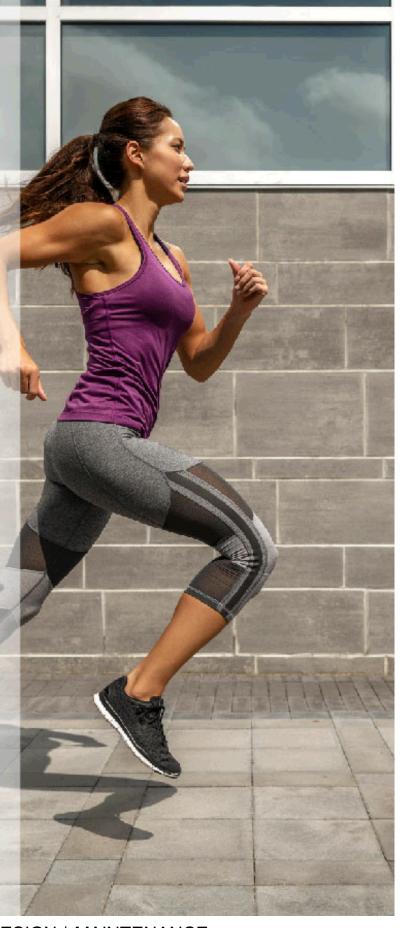
Patty Acree

Friday, October 1, 2021

PREPARED BY

Commercial Fitness Products, Inc.

Mark Smilek





Friday, October 1, 2021

Winchester Ridge Patty Acree 6208 Wild Mustang Trail Jacksonville, FL 32234

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- Substantially insured for the benefit of you, your residents, management and ourselves.
- A goal and strong desire to exceeding your expectations!!!

Best Regards, Mark Smilek Commercial Fitness Products, Inc mark@commfitnessproducts.com 954-747-5128



PROPOSAL

5034 N Hiatus Road, Sunrise, FL 33351

Office: 954-747-5128 Cell: 904-562-8310

Email: mark@commfitnessproducts.co

Fax: 239-938-1462

BILL

TO: Winchester Ridge

6208 Wild Mustang Trail Jacksonville, FL 32234

ATN Patty Acree Phone (904) 421-4692

Email pacreetrailscdd@gmail.com

PROPOSAL # RPEFQ108-01

Date: Oct 1, 2021

Expiration Date: 10/7/2021

SHIP

TO: Winchester Ridge

6208 Wild Mustang Trail Jacksonville, FL 32234

ATN Patty Acree

Phone (904) 421-4692

Email pacreetrailscdd@gmail.com

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

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
		OPTION 1 - MATRIX LIFESTYLE		
2	T-LS-LED	Matrix Lifestyle Treadmill with LED Console	\$3,399.00	\$6,798.00
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	\$2,299.00	\$2,299.00
1	Warranty	Matrix Cardio Warranty - 7 Years - Treadmill Drive Motor 5 Years - Resistance Generator 3 Years - Parts 3 Years - Labor 90 Days - Wear Items	\$0.00	\$0.00
1	PM-2	Preventive Maintenance Service - included on (6) Matrix CV units for 2 Years Quarterly (4X/yr) - N/C	\$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
1	TRADE	Trade-In Credit - (2) Matrix Treadmill, (2) Matrix Elliptical, (1) Matrix Upright Bike, (1) Matrix Recumbent Bike Products must be in proper working order to qualify for credit shown. CFP reserves the right to inspect units prior to pick-up.	-\$1,000.00	-\$1,000.00

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL	
Frame Color Standard Silver			Subtotal	\$16,482.00	
Upholstery Color Standard Black		Standard Black		State Tax	\$0.00
		Customer is responsible for removal & disposal of existing equipment unless otherwise noted. CFP does not provide		Freight	\$1,489.62
Notes		anchoring or wall mounting.		Grand Total	\$17,971.62

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:	Date: Amount Collected: Check No.:						
Received By: (Print Name and Sign)		1)					

Terms and Conditions

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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

Circle Fitness Cardio of 3 yrs parts and 1 yr labor.

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

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 Amount:	\$17,971.62
Payment Terms:	50% Deposit, 50% COD
Deposit Amount:	\$8,985.81
Balance:	\$8,985.81
Signature .	
Print Name: _	
Facility Name:	
Date of Acceptance:	

RPEFQ108-01

Proposal #:

Winchester Ridge CDD Patty Acree Winchester Ridge CDD 904-421-4692 pacreetrailscdd@gmail.com October 1, 2021

Dear Patty Acree,

Thank you for allowing Navitas Credit Corp. to meet your financing needs. Please review the proposed payment options designed to meet almost any budgeting need. If you have any questions or to apply for credit, contact us at mark@commfitnessproducts.com or call 904-562-8318.

Description: Circle Fitness Cardio Machines

(6)

Amount: \$15,053.96

Purchase Option	12	24	36	48	60
Preferred Business: EFA/\$1 Buyout	\$1,473.33	\$768.66	\$538.63	\$424.37	\$356.18

Financing Plan Overview

Preferred Business: EFA/\$1 Buyout This plan should be selected if the company knows upfront that they want to own the equipment. At the end of the contract term the company financing the equipment owns it for \$1.00. This lease also is known as a capital lease and should be treated as a finance purchase.

Note: Payments quoted do not include applicable taxes or fees.

We look forward to meeting your financing needs.

Sincerely,

Mark Smilek

904-562-8318

mark@commfitnessproducts.com

Winchester Ridge CDD Patty Acree Winchester Ridge CDD 904-421-4692 pacreetrailscdd@gmail.com October 1, 2021

Dear Patty Acree,

Thank you for allowing Navitas Credit Corp. to meet your financing needs. Please review the proposed payment options designed to meet almost any budgeting need. If you have any questions or to apply for credit, contact us at mark@commfitnessproducts.com or call 904-562-8318.

Description: Matrix Lifestyle Cardio Machines

(6)

Amount: **\$17,971.62**

Purchase Option	12	24	36	48	60
Preferred Business: EFA/\$1 Buyout	\$1,758.88	\$917.63	\$643.02	\$506.62	\$425.21

Financing Plan Overview

Preferred Business: EFA/\$1 Buyout This plan should be selected if the company knows upfront that they want to own the equipment. At the end of the contract term the company financing the equipment owns it for \$1.00. This lease also is known as a capital lease and should be treated as a finance purchase.

Note: Payments quoted do not include applicable taxes or fees.

We look forward to meeting your financing needs.

Sincerely,

Mark Smilek

904-562-8318

mark@commfitnessproducts.com

Winchester Ridge CDD Patty Acree Winchester Ridge CDD 904-421-4692 pacreetrailscdd@gmail.com October 1, 2021

Dear Patty Acree,

Thank you for allowing Navitas Credit Corp. to meet your financing needs. Please review the proposed payment options designed to meet almost any budgeting need. If you have any questions or to apply for credit, contact us at mark@commfitnessproducts.com or call 904-562-8318.

Description: Bodycraft EXP Cardio Machines

(6)

Amount: \$17,688.64

Purchase Option	12	24	36	48	60
Preferred Business: EFA/\$1 Buyout	\$1,731.19	\$903.18	\$632.90	\$498.64	\$418.51

Financing Plan Overview

Preferred Business: EFA/\$1 Buyout This plan should be selected if the company knows upfront that they want to own the equipment. At the end of the contract term the company financing the equipment owns it for \$1.00. This lease also is known as a capital lease and should be treated as a finance purchase.

Note: Payments quoted do not include applicable taxes or fees.

We look forward to meeting your financing needs.

Sincerely,

Mark Smilek

904-562-8318

mark@commfitnessproducts.com

First Place Fitness Equipment, Inc. 10290 Philips Hwy Unit 1 Jacksonville, FL 32256



Estimate

Date	Estimate #
8/31/2021	E-43955

Ship To

P.O. No.:	Terms:	Rep	Rep TS-C		
Item	Description	Qty	Rate	Total	
XT685	XT685 Treadmill	2	2,999.99	5,999.987	
XE795	The XT685 is our flagship X Series model and features large 3" diameter rollers XE795 Elliptical The Spirit Fitness XE795 features a natural 20" stride length and narrow pedal spacing	2	2,699.99	5,399.987	
XBU55	XBU55 Upright Bike Oversized 7.5" bright blue backlit LCD screen with separate Muscle Activation Program	1	1,699.99	1,699.99	
XBR95	XBR95 Recumbent Bike Durable, comfortable, and smooth are all qualities of the Spirit Fitness XBR95	1	2,199.99	2,199.997	
Delivery 1st Floor Service Hourly Rate	First Floor Delivery + Installation Fee QUARTERLY PM Preventative Maintenance	6 8	200.00	1,200.00T 0.00T	
Extended warranty Discount	5 year parts and labor warranty	1	0.00 -3,000.00	0.00T -3,000.00	

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

Subtotal	\$13,499.94
Sales Tax (7.5%)	\$1,012.50
Total	\$14,512.44

40908378 for TRAILS COMMUNITY DEVELOPMENT DISTRICT - Hold

Hi Trevor,

Based on the total amount of \$14,512.44 please use the below as an estimate.

36 months- \$519.26 with 2 payments due upfront \$295 doc fee

Payment Proposal



Quote Number

3507977-1R

CONTACT: Michelle L. Caruso

COMPANY: Life Fitness
PHONE: 847-288-3620
FAX: 847-288-3756

EMAIL: michelle.caruso@lifefitness.com

IMPORTANT:

Credit review and approval are required.

Prices do not include applicable taxes Rate: 6.99%

Lessee Name	Issue Date
Wincehster Ridge	September 27, 2021

Equipment Quote Total	Expires			
\$28,649.81	Quote is valid for 30 days from Issue Date unless withdrawn by TCFCS in writing prior to such date			

	Payment Options			
	36 Months	48 Months	60 Months	
\$1 Purchase Option				
0 Advance Payment	\$884.49	\$685.92	\$567.17	

Additional Terms:

Rates and terms are subject to change based on market conditions and are contingent upon receipt of a completed credit application, credit review and approval. A \$225 UCC documentation fee applies.

* Personal Guarantor(s) Required

This payment calculator tool is proprietary to TCF Capital Solutions ("TCFCS") and can be used solely for the purpose of providing a financing quote for a transaction that will be referred to TCFCS. Any quote generated by this tool is for discussion purposes only and does not represent a commitment or an offer by TCFCS to enter into a transaction. Any transaction resulting from such quote is subject to credit approval and additional credit enhancements may be required. Neither TCFCS nor Life Fitness is the agent of the other. TCFCS, not being the manufacturer, seller or distributor of the equipment, makes no representation whatsoever with respect thereto.

QUOTE

Quote# 3507977 - 1R

Date 27-SEP-2021 Expires 24-OCT-2021

Bill To

WINCHESTER RIDGE 15431 SPOTTED STALLION TRAIL JACKSONVILLE, DUVAL FL 32234 Contact: Cell: Office: Email:

Ship To

US

WINCHESTER RIDGE 15431 SPOTTED STALLION TRAIL JACKSONVILLE, DUVAL FL 32234 United States Contact: Cell: Office: Email:

Shipment Priority: Requested Delivery Date:



Page 1/3

SALES REPRESENTATIVE

KRISTA LAM Cell: 410-299-4277

Office:

Email: Krista.Lam@lifefitness.com

Life Fitness

Corporate Address:

10601 Belmont Avenue Franklin Park, IL 60131 USA Phone: Main (847) 288-3300 Toll Free (800) 735-3867 **Remittance Address:**

2716 Network Place, Chicago,IL 60673, USA

ONSITE CONTACT

Cell: Email:

Line	Model #	Qty	Unit Price	Unit Discount	Unit Selling Price	TOTAL PRICE
1	OSX ACTIVATE CROSS TRAINER CRC ENG - CrossTrainer Base/LED Console English	2	4,589.00	-1,376.70	3,212.30	6,424.60
2	OSR ACTIVATE RECUMBENT LIFECYCLE CRC ENG - Bike Base/LED Console English	2	2,879.00	-863.70	2,015.30	4,030.60
3	OST ACTIVATE TREAD DOM LOW CRC ENG/ENG - Tread Base/LED Console English	2	5,919.00	-1,775.70	4,143.30	8,286.60
4	FSF3-1007-001 FIT 3 PLAT-FRAME/BLK UPH W/LCLE KIT	1	5,609.00	-1,682.70	3,926.30	3,926.30
5	SADB SIGNATURE ADJUSTABLE DECLINE BENCH - UPH.BLK	1	1,069.00	-320.70	748.30	748.30
6	SURCHARGE Inflationary Commodity Surcharge	1	1.00	1,403.68	1,404.68	1,404.68

QUOTE

28,649.81

Page 2/3

Quote#

PO Number
Payment Type
Payment Terms
Freight Terms

FOB

3507977 - 1R

Date 27-SEP-2021

Expires 24-OCT-2021

Subtotal	
List Price	33,453.00
Adjustment and Surcharge	-8,631.92
Selling Price	24,821.08
el/Installation	3,828.73

TAXES AS APPLICABLE

Notes:

Purchase Quote.

Estimated tax on the order will be \$1861.59 which is in addition to the total amount listed on the quote.

Freight/Fue

Tax

Total(USD)

3507977 - 1R

Date 27-SEP-2021 Expires 24-OCT-2021

Page 3/3

ADDITIONAL TERMS OF SALE:

- By accepting this Quote, Customer agrees (a) to be bound by the terms hereof and Life Fitness' standard Terms and Conditions of Sale found at https://lifefitness.com/terms-conditions-ofsale; and (b) as applicable, to allow the transaction to proceed without a Customer-issued purchase order or other form of purchase agreement as a condition for payment.
- 2. Life Fitness RECOMMENDS that all strength training equipment be secured to the floor to prevent tipping, rocking or displacement which might occur in the event of unanticipated use of the equipment. Life Fitness also REQUIRES that certain pieces of strength training equipment be secured to the floor. Please contact our Customer Service Department or your account representative for specific details.
- All shipments of Products shall be F.O.B., Life Fitness' dock.
- Life Fitness will issue an invoice corresponding to this Quote upon shipment.
- 5. Life Fitness may ship partial orders.
- Any additional or different terms or conditions which appear on purchaser's document (including its Purchase Orders) that are inconsistent with the Life Fitness Terms and Conditions of Sale shall be voided and of no effect.
- Orders canceled by Customer after shipment (or after production starts for " Built-To-Order" products) are subject to a 20% restocking fee.
- Delays in delivery at Customer's request may result in storage fees (see referenced Terms and Conditions for further details).

- Prices set forth in this Quote are good for 30 days.
- All invoices and any payments due thereon related to this Quote will be in U.S. Dollars and will reflect Exchange Rate at time of shipment.
- Payment terms and credit lines are subject to Life Fitness credit approval.
- 12. Until all Products are paid for in full, Customer grants to, and Life Fitness shall retain, a security interest in and lien on all Products sold to Customer and all proceeds arising from our sale of the Products by Customer and all discounts, rebates and other funds on Customer's account payable by Life Fitness. Customer authorizes Life Fitness to, at any time and from time to time, file financing statements, continuation statements, and amendments thereto that describe the Collateral, and which contain any other information required pursuant to the UCC for the sufficiency of filing office acceptance of any financing statement, continuation statement, or amendment, and Customer agrees to furnish any such information to Life Fitness promptly upon request. Any such financing statement, continuation statement, or amendment may be signed by Life Fitness on behalf of Customer and may be filed at any time in any jurisdiction. Upon Life Fitness' request, a Customer shall execute such documents that may be necessary or reasonable to protect Life Fitness' security interest.
- 13. When accepted, this Quote may be processed, fulfilled, and/or invoiced by Life Fitness and/or its affiliated companies, including, but not limited to, Brunswick Billiards, Cybex, SCIFIT or Indoor Cycling Group (ICG), and Customer agrees to make any required payments to the entity that issued the invoice.
- Life Fitness reserves the right to limit the use of credit cards. A service fee for credit transactions may apply.

- 5. Subscription Services for Halo purchased pursuant to this Quote will automatically remew for a Subscription Term equivalent in length to the then expiring Subscription Term at Life Fitness' then current Subscription Charges unless otherwise provided by Life Fitness in writing. Either Life Fitness or Customer may elect to terminate any such Subscription Services account at the end of Customer's then current Subscription Term by providing notice in compliance with the Subscription Agreement, on or prior to the date thirty (30) days preceding the end of such Subscription Term.
- 16. For Subscription Services for Digital Coach purchased pursuant to this Quote, Customer agrees (a) to be bound by the terms hereof and Life Fitness' Subscription Agreement found at https://lifefitness.com/terms-conditions-of-sale: and (b) the Subscription Term shall be a non-cancelable period of 12 months from activation and may be renewed upon mutual agreement of the parties prior to the expiration of the then current Subscription Term.
- Financing options are available through Life Fitness Leasing. For more information, please contact your local sale representative.
 - . This Quote may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Counterparts may be made and/or delivered via facsimile, electronic mail (including via .pdf) or any electronic signature complying with the United States Electronic Signatures in Global and National Commerce (ESIGN) Act of 2000 (including counterparts delivered via DocuSign), and any counterpart so delivered shall be deemed to have been delivered and be valid and effective for all purposes. No further original counterpart is required to be delivered after an exchange of counterparts by any of the methods described above, and all parties agree to treat such electronically delivered signatures as original signatures and to refrain from asserting the lack of original signatures as a defense against the binding enforceability of this instrument

ADDITIONAL TERMS OF SALE - CONSUMERS:

- 19. By accepting this Quote, Customer agrees to be bound by the terms hereof and Life Fitness' standard Terms and Conditions of Sale Direct To Consumer found at https://lifefitness.com/terms-conditions-of-sale, as may be amended from time to time.
- 20. ALL SALES ARE FINAL. NO RETURNS, REFUNDS, OR EXCHANGES EXCEPT AS PROVIDED IN THE TERMS AND CONDITIONS OF SALE DIRECT TO CONSUMER.
- 21. All Items above shall apply except for Items No. 1, 3, 7 and 8.



\$1 out Lease/Finance Proposal 9/30/2021

Prepared by: John Papadopoulos

Contact: 954-636-8571

johnp@terracefinance.com

Vesta Property Services	Term Options:	36	48	60
- Winchester Ridge				
John Williams	Purchase Price:	\$23,656.20	\$23,656.20	\$23,656.20
15431 Spotted Stallion Trail	Sales Tax:	\$0.00	\$0.00	\$0.00
Jacksonsville, FL 32234	Down Payment:	\$0.00	\$0.00	\$0.00
	Finance Amount:	\$23,656.20	\$23,656.20	\$23,656.20
	Monthly Payment:	\$772.48	\$597.02	\$492.02

Dealer:

SOFITCO	Equipment:	Fitness	\$23,656.20
Kevin Handzel			
27 Nickajack N		SubTotal:	\$23,656.20
Santa Rosa Beach FL 32459		Add Sales Tax:	\$0.00
404-697-5366	Les	s Down Payment:	
kevin@so-fitco.com		Total:	\$23,656,20

Apply online https://terracefinance.com/apply/

Email John Papadopoulos at johnp@terracefinance.com or call 954-636-8571 for details.

TERRACE FINANCE 2580 Anthem Village Drive, Suite B | Henderson, NV | 89052

Terrace Finance Corp is not a lender. We help customers find financing through our curated multi lender network.



27 Nickajack North, Santa Rosa Beach FL 32459

Sold To

Vesta Property Services - Winchester Ridge John Williams 15431 Spotted Stallion Trail

Jacksonsville, FL 32234

Phone 404-697-5366

Fax

Name:

QUOTE

Number: FL0927AKH

Date: Sep 27, 2021

For questions, please call your Sales Rep:

Kevin Handzel 404-697-5366

Ship To

Vesta Property Services - Winchester Ridge John Williams

15431 Spotted Stallion Trail Jacksonsville, FL 32234

Phone 404-697-5366

Fax

	Salespersor	1	P.O. Number	Installer		Terms	
	Kevin Handze	el		SEFR		50% down / net Install	
Qty	Manufacturer	Description	n		List Price	Sofitco Price	Ext. Price
2	Core	4 SERIES T	READMILL WITH 10" L	CD	\$3,999.00	\$2,250.00	\$4,500.00
2	Core	4 SERIES C	ROSS TRAINER WITH	WITH 10" LCD	\$2,999.00	\$1,821.43	\$3,642.86
2	Core	4 SERIES R	ECUMBENT BIKE WIT	H 10" LCD	\$2,999.00	\$1,830.88	\$3,661.76
1	BATCA	BATCA 4 St	ation w Leg Press		\$11,000.00	\$8,395.00	\$8,395.00
1	TAG	TAG Sit Up	Bench - BLACK		\$398.00	\$306.15	\$306.15
1	SOFITCO	Trade In all	Equipment		\$0.00	-\$1,200.00	-\$1,200.00
1	SOFITCO	SOFITCO D	elivery, Assembly & Ins	tallation	\$0.00	\$1,600.00	\$1,600.00
Please o	contact me if I can be	of further assist	ance.			SubTotal	\$20,905.77
						Freight	\$1,100.00
Sales Tax \$1,650.43					\$1,650.43		
DEPENI	DING ON INSTALL L	OCATION. CAI	R 30 DAYS BUT TAX RAT NCELLATIONS SUBJECT	TO A 20% RESTO	CKING FEE AND	Total	\$23,656.20
FORFEITURE OF DEPOSIT. ALL EQUIPMENT COVERED BY MANUFACTURER'S WARRANTY. DELIVERIES PROVIDED BY SOFITCO AUTHORIZED INSTALLERS. PROPERTY REMAINS PROPERTY OF SOFITCO UNTIL PAID IN FULL. LEAD TIMES: CARDIO: 4-6 WEEKS. STRENGTH: 6-8 Deposit Paid 0.00			0.00				
			AND SIGNED INVOICE HAVE BOTH BEEN RECEIVED. PROPER ELECTRICAL & NETWORKING REQUIREMENTS. Amount Due		\$23,656.20		
I accept	the terms and cond	itions of this o	rder:				
Signed:			Date:				

Ask About Equipment Lease Options

Title:

09/29/21 Page 1 of 1

^{**}Several terms are available. Minimum Lease Option purchase required - \$5,000. Payments based on credit and may vary (or change) accordingly.



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.

LEASE INFO for Southeastern Fitness

 $500 \times 36 = 18,000$ which is MORE than the cost of buying the equipment outright.

southeastfit.com

Orlando 407-355-9901 Tampa 813-961-1174 Jacksonville 904-519-8211

From: Patty Acree < pacreetrailscdd@gmail.com > Sent: Wednesday, September 15, 2021 11:49 AM

To: Info < info@southeastfit.com >

Subject: Re: Southeastern Fitness Contact Form

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 assosiated 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
		<u> </u>	Sub	total	

 Subtotal
 \$7,350.00

 Sales Tax (7.5%)
 \$551.25

 Total
 \$7,901.25

Tab 11

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

Tab 12

mrscbuck@gmail.com linkedin.com/in/corina-k-buck-a206761a2/

Project Approval Group Underwriter

Results driven professional with a successful record of accomplishments as a quality control senior specialist, peer trainer, & team motivator. Outstanding organizational and implementation skills which are backed by the highest level of work ethic, high values and results. Excellent communications and presentation skills that effectively convince and motivate others in the implementation of creative solutions. Proven ability to work under pressure, manage multiple projects, and meet tight deadlines. Expert in risk identification, trending, root cause, & resolution.

KEY COMPETENCIES

Strategic Thinking Motivation Detail Oriented Problem Solving
Quality Control
Process Improvement

Team Building Risk Analysis Customer Service

EXPERIENCE

JPMorgan Chase & Co. Jacksonville, FL Project Approval Group Underwriter II

• Underwrite loans for Condominium, Planned Unit Development (PUD) and project

JPMorgan Chase & Co. Jacksonville, FL MB Quality Senior Specialist III

5/2011-03/2020

5/2011-03/2020

SME to help all Servicing Quality Control Reps and supervisors adjust to their new positions conducting side by sides, training, internal audits and daily evaluations of production and quality for three weeks.

- Point of contact for DART recertification project and Servicing Quality Rewrite project.
- Trained Manila employees via SeeMe meetings for Private & Asset 1st and 2nd Lien income and non-income loan reviews which included audit reviews.
- Process 12.57 daily average Private and Asset mortgage home loans for quality.
- Process 9.08 daily average Government FHA, USDA and VA default mortgage loans for quality.
- Perform reviews for review for specialty loans for Litigation, FHA uninsured and assisted with GSE Flex Mod loans, High and Low Balance Specialty Loans & Matured Specialty Loans.
- Trained for Chase Home Lending policy and procedures & helped with policy and procedure rewrite.
- Received several Spot Awards for going Above and Beyond.
- Conducted training classes for USDA processing procedures, DART recertification, & special projects.

JPMorgan Chase & Co. Milwaukee, WI Subordination Processor

12/2010 - 5/2011

- Processed subordination requests that come from loan officers at various offices
- · Performed reviews on refinance mortgages and home equity lines of credit
- Reviewed 1003's, title and appraisals daily for accurate information
- Process shipping documents via Fedex for the original agreement and process redo requests.

American General Life Brokerage, Milwaukee, WI Licensing Specialist & Document Specialist

4/2003 - 1/2010

Entered new business applications. Completed Licensing and Contracting paperwork.

- Processed MIB (Medical Information Bureau) files and cross trained in contract maintenance.
- Trained others within the department and overseas (via Intraweb)

AFFILIATIONS & MEMBERSHIPS

Executive Culture Council Site Lead member since 2015
Leader for the Career Development and Retention Group 2015-2016
Business Resource Groups: Member of Volunteer Leadership Group & PRIDE
NextGen Top Professionals Award Recipient 2019

ASHLEY GUIOA

15634 Palfrey Chase Dr., Jacksonville, FL., 32234 * Cell (904) 424-3221 * Email: ashleyguioa@gmail.com

Summary: Seasoned financial professional skilled in various realms of the financial industry including criminal investigations, SAR writing, regulatory/compliance, Internal Audit, managing, and analysis. Fraud based investigation experience includes domestic, international, retail, and non-retail transactions via cardholder/merchant activity through various channels including wire transfers, Zelle, PayPal, Cash App, and other payment methods of the like.

Skills:

- > Excellent in investigative, analytical, and research roles
- Sound and rationale decision making while under SLAs, deadlines, or impromptu to projects
- Strong attention to detail and the ability to multitask
- > Enthusiastic team player, who can also perform well individually, with strong written and oral communication abilities
- Strong system knowledge in Lexis Nexis, Adobe, Microsoft Office, Excel, PowerPoint, and others

Education: ITT Technical Institute, Jacksonville, FL

Bachelors of Science Degree in Criminal Justice, September, 2013

Experience:

Lifestyles HOA Volunteer

September, 2021- present

Reviews and approves ARC requests for H/O based on the legal and governing docs for the community

Rizzetta HOA Volunteer

August, 2021 – September, 2021

Reviews and approves ARC requests for H/O based on the legal and governing docs for the community

Abacus (Alegeus - Contract), Jacksonville, FL

May, 2021 – Present

Fraud Team Manager

- Analyze overall fraud metrics, identifying and reporting emerging trends to leaders
- Identify suspicious activity by monitoring daily reporting and flag any deviation from normal patterns of system behavior
- Determine proper resolution of all defined alert report items
- Analyze fraud databases and report on operational performance
- Join fraud data with other data sources to derive end-to-end performance metrics for fraud
- Examine client data to look for errors and take action to ensure client records are accurate
- Design and implement new internal and external Fraud reports
- Respond to ad hoc requests for reporting and data analysis
- Perform investigations regarding actual and suspected fraud and provide appropriate resolution and/or guidance to the business unit.

ASHLEY GUIOA

PPP Loan Forgiveness Underwriter

- Responsible for deciding loan approval based on submitted and verified documentation/income requirements per the government's SBA program
- Negotiating loan terms with clients per their qualifications and bank's risk management
- > Accountable for final loan approval and distribution

AML RightSource (USAA - Contract), Jacksonville, FL

August, 2020 - December, 2020

Sr. AML/Financial Crimes Investigator (short term contract)

- Investigates on suspicious alerted activity for USAA customers including transactions types such as ACH wires in/out, Zelle, Cash App, credit card, insurance, etc.
- Mitigates or escalates alerts as applicable per filing thresholds, expert analysis/decision making, and regulatory guidelines
- Conducts AML/BSA investigations derived from various sources such as government list matches (e.g., FinCEN 314(a), EU, OFAC), Subpoenas, CIP failures, suspicious activity escalations, etc. ¬ Perform 1st level reviews on Internal Review Form (IRF) narratives and memo dispositions for case files

Deutsche Bank, Jacksonville, FL

December, 2017-August, 2020

Sr. AML Investigator/SAR Writer

- > Solely responsible for the electronic filing of SARs on behalf of DB via FinCEN
- Works closely with members of senior management including Business Managers, Corporate Security, Legal, Central Compliance and Regulatory Compliance
- ➤ Conducts AML/BSA investigations derived from various sources such as government list matches (e.g., FinCEN 314(a), EU, OFAC), Subpoenas, CIP failures, suspicious activity escalations, etc. ¬ Perform 1st level reviews on Internal Review Form (IRF) narratives and memo dispositions for case files
- Provides case documentation, upon request, from various law enforcement agencies including, CIA, FBI, local law enforcement, FinCEN, etc. in a timely and efficient manner
- Responsible for the research and response to other business lines pertaining to PCR inquiries/hits on individuals and entities
- > Investigations are focused and worked around the AML/BSA regulations and SLAs

EY (ERNST& YOUNG), Jacksonville, FL

January 2017-December 2017

Sr. AML Analyst

- Responsible for identifying if an AML/BSA case warrants a SAR filing based on the investigation conducted as well as current filing thresholds
- Assisted in procedure writing for current and past projects
- Filed SARs with FinCEN if filing criteria is met and/or if the suspicious financial activity warrants a filing and cannot be mitigated
- Thoroughly investigates SIRs filed within the bank, collecting all possible evidence on the case and suspects involved via tracing methods, video images, camera footage, etc.

US Bank, Jacksonville, FL

June 2014-January 2017

Fraud Analyst/Pre-Paid Card Complaints Team Lead (December 2015-January 2017)

- Responsible for the oversight of the Pre-Paid Card Complaints division ensuring regulatory guidelines, specifically Reg E, and internal policies and procedures were adhered to
- Investigated account activity including fraudulent based transactions via cardholder/merchant activity through various channels including wire transfers, Zelle, PayPal, Cash App, and other payment methods of the like

ASHLEY GUIOA

- Managed 6 team members closely in which I was also responsible for interviewing/hiring process, and training for all new employees
- Organized and lead weekly and monthly meetings with Sr. Management pertaining to self-identified issues within the pre-paid card complaint process
- Create and implement solutions for the self -identified issues

Internal Auditor (June 2014-December 2015)

- > Auditor for all internal departments within the bank as well as client accounts for the Pre-Paid Card division
- Ensured that all internal policies and guidelines were obeyed as well as outside laws and regulations mitigating risk within the bank
- Maintained accountability within the individual or department when an audit failed warranting that there was a clear understanding of expectations and that corrections were made immediately, if applicable

Merrill Lynch/Bank of America, Jacksonville, FL

June2011-June 2014

<u>Legal/Compliance Specialist; Global Compliance (July 2012-June 2014)</u>

- Created, drafted, completed, and maintained over 100 departmental procedures
- Maintained compliance standards per the legalities of the bank as well as outside regulators including OCC, SEC, FINRA, NYSE, NFA, etc.
- Performs internal audits on individuals throughout various lines of business ensuring they are in compliance pertaining to their specific job roles/functions
- Project manager for several large projects per Sr. management's request
- Initiated and prepared written and oral communications for Sr. management when resolving escalated compliance issues firm wide with all lines of business
- Verified factual data via ad-hoc reports for information integrity
- Legal liaison providing superior analysis/communication between the firm's legal counsel and Sr. management on a constant basis
- Administrative responsibilities such as schedule, prepare, and host project meetings with Sr. management via conference calling/web interaction including material presentations via PowerPoint when applicable

Legal Analyst; Legal & Estate Team- Hybrid Role/Team Lead (June 2011-July 2012)

- Administrative/legal liaison to Merrill Lynch's legal counsel pertaining to court ordered obligations for deceased/estate, divorce, guardianship, custodianship, and trust accounts during the litigation process
- Exposed to strong legal research pertaining to individual state laws along with being responsible for reviewing, approving, and forwarding legal documents
- Supervised and was responsible for the quality control of 6-10 individuals
- Handled escalated legal related issues for a team of 30 individuals as needed

STONE LAKEY

OBJECTIVE I would be honored to serve our surrounding communities.

Willing to relocate to // Authorized to work in the US for any employer

WORK HISTORY GENERAL MANAGER

FLO-AIR LLC - JACKSONVILLE, FL (SEP 2020 - CURRENT)

• Accounts Payable and Receivable • Oversee Daily Operations of the Business • Ensure the creation and implementation of a strategy designed to grow the business • Design strategy and set goals for growth control budgets and optimize expenses • Ensure employees are motivated and productive • Ensure assignments are completed and goals are met in a timely manner • Managing both the revenue and cost elements of the companies income statement • Train all new employees • Ensuring proper licensing of all employees • Business to Business marketing strategy

ROUSTABOUT

DIAMOND OFFSHORE DRILLING, INC (DEC 2019 – JUNE 2020)

• Assisted crane operator in moving thousands of pounds in tools and equipment daily. • Performed inspections on cranes used to move personnel and equipment around a loot oil rig. • Performed tasks in rig safety, cleaning, chipping, and painting • Attended daily and weekly safety meetings. Installing C5 pumps at different well sites. • Worked with different departments, with members of different nationalities to accomplish daily goals and tasks. • Maintaining production volumes opening and closing of well heads. testing wells and maintaining process equipment.

LEAD MITIGATION TECHNICIAN

PAUL DAVIS RESTORATION - JACKSONVILLE, FL (DEC 2018 - MAR 2020)

- Acknowledge guest issues and resolved their problems quickly and efficiently.
 Professionally represent the PDR principles of honesty and integrity.
 Responsible for making sure customers are happy with any mitigation service that is provided
 On Call when assigned due to 24/7 Emergency services
 Proficient utilization of applicable cleaning equipment.
 Proactive communication with management and team leaders.
 Show up clean, work clean, leave work area cleaner than it was when you arrived, and clean up after yourself
 Restock supplies as needed
 Job site security and safety
 Effectively communicated with other coworkers and upper management to ensure complete care of customers via phone or in person.
- Compile reports on overall guest satisfaction. Train new employees as told to do so.

SALES AGENT

PHP AGENCY - JACKSONVILLE, FL (SEP 2017 - DEC 2019)

• Sell life insurance to customers in the state of Florida • Responsible for making phone calls each day to sell our services • Recruit others from all over Florida to

work with our team • Ensure customers are happy when they purchase our life insurance • Attend monthly meetings to go over progress and goals

INSTALLER

ATLANTIC MARBLE - JACKSONVILLE, FL (SEP 2017 - DEC 2018)

• Installed marble and granite kitchen and bathroom counter tops • Responsible for making sure the job was done accurately and efficiently • Extracted and kitchen and bathroom counter tops • Fabricated cultured marble vanity tops • Installed framing for marble bathtubs

MANAGER

NORTHEASTERN LAWN AND LANDSCAPE – JACKSONVILLE, FL (AUG 2016 – SEP 2017)

Manager to a three-person crew • Managed the schedule for my crew and I weekly • Billed customers through quick books after setting their accounts up •
 Repaired any equipment that needed it • Ensured that all customers were happy with the service provided by my crew and I • Scoped jobs to estimate services for customers that requested it

LEAD

SILVER BAY SEAFOODS - SITCA, AK (JULY 2016 - SEP 2016)

Ran valves of a fish house • Sent fish to four different departments using air driven valves • Required to work sixteen-hour days, seven days a week •
 Responsible for flushing hoppers that were used to store fish • Cleaned station multiple times throughout the day to OSHA standards

BREAKDOWN COORDINATOR

CYPRESS TRUCKLINES/ SUNBELT – JACKSONVILLE, FL (JULY 2015 – JULY 2016)

• Issued PO numbers to companies nationwide • Answered calls from truck drivers that needed assistance if they had an issue • Located truck drivers on the map when they called • Responsible for dispatching mechanic to the truck driver that was having issues • Daily documentation of trucks in the yard and any issues they may have had • Daily evaluation of all trucks still in the yard • Required to log in all PO's used for the day as well as services that our trucks needed

FOREMAN

BTI HD DRILING - JACKSONVILLE, FL (FEB 2015 - JUNE 2019)

Responsible for a four-person crew • Gave direct orders to crew to ensure drilling with GPR device was going as needed for long distance underground piping •
 Fused pipes together using a heat fusion machine • Experience with backhoes, forklifts, and other heavy machinery

SKILLS • Insurance Sales • Heavy Equipment Operation • Construction • Restoration Industry Experience • Water Damage Restoration • Mold Remediation • Fire Restoration • Crane • Backhoe Operation • Customer Service • Sales Experience • Backhoe Operation • Strategic Orientation • Leadership • Results Orientation • Business Acumen • Problem Solving

Page | 2 Stone lakey

EDUCATION HIGH SCHOOL DIPLOMA

University Christian School – Jacksonville, FL (Aug 2010 – June 2014)

CERTIFICATIONS PERSONAL SAFETY AND SOCIAL RESPONSIBILITY (U.S. COAST GUARD APPROVED) Jan 2020 to

AND LICENSES Present

PERSONNEL TRANSFER BASKET/SWING ROPE (U.S. COAST GUARD APPROVED) Dec 2019 to Present

TROPICAL HELICOPTER UNDERWATER ESCAPE TRAINING 5194 WITH COMPRESSED AIR EMERGENCY BREATHING SYSTEM (OPITO APPROVED) Dec 2019 to Dec 2023 (EXPIRES 12.09.2023)

PERSONAL SURVIVAL TECHNIQUES (U.S. COAST GUARD APPROVED) Jan 2020 to Present

BASIC FIRE FIGHTING (U.S. COAST GUARD APPROVED) Jan 2020 to Present

FIRST AID AND CPR (U.S. COAST GUARD APPROVED) Jan 2020 to Present

IADC RIGGPASS Dec 2019 to Present

WATER DAMANGE RESORTATION (66709885) Dec 2020 to Present

Page | 3 Stone lakey

Tab 13

TRAILS COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISOR OATH OF OFFICE

UNITED STATES OF AMER TRAILS COMMUNITY DEVE AS SUCH EMPLOYEE OR OF	RICA, AND BEING EMPLO ELOPMENT DISTRICT AND FICER, DO HEREBY SOLEN	CATE OF FLORIDA AND OF THE DYED BY OR AN OFFICER OF A RECIPIENT OF PUBLIC FUNDS MNLY SWEAR OR AFFIRM THAT D STATES AND THE STATE OF
SIGNATURE		
<u>ACKNOV</u>	WLEDGMENT OF OATH BE	EING TAKEN
STATE OF FLORIDA COUNTY OF DUVAL		
online notarization this known to me or has produced _ described in and who took the af Trails Community Developmen	day of, who personally appropriate dath as a Member to District and acknowledged to	means of physical presence or 2021, by peared before me, and is personally as identification, and is the person per of the Board of Supervisors of the physical physical presence or physical presence
oath for the purposes therein ex	pressed.	
(NOTARY SEAL)		
	Notary Public, State of I	Florida
	Print Name:	
	Commission No.:	Expires:

Tab 14

RESOLUTION 2022-01

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 2021-06; and

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

Section 1.

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

	is hereby appointed as Assistant Secretary.
Section 2.	
	is hereby appointed as Assistant Secretary.
Section 3.	
<u> </u>	is hereby appointed as Assistant Secretary.
Section 4.	This Resolution shall become effective immediately upon its adoption.
PASSED AN	ND ADOPTED THIS 12 th DAY OF OCTOBER, 2021.
	THE TRAILS COMMUNITY
	DEVELOPMENT DISTRICT
	CHAIRMAN/VICE CHAIRMAN
ATTEST:	
ASSISTANT SECF	DETADV
assistant sech	ALIANI

AUDIENCE COMMENTS AND SUPERVISOR REQUESTS

ADJOURNMENT