



Rizzetta & Company

Heritage Isle at Viera Community Development District

**Board of Supervisors
Special Meeting
July 22, 2025**

**District Office:
8529 South Park Circle, Suite 330
Orlando, Florida 32819
407.472.2471**

www.heritageisleatvieracdd.org

HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors	VACANT Bob Goldstein Jo Labreque Jon Smallegan Kenneth Walter	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Brian Mendes	Rizzetta & Company, Inc.
District Counsel	Wes Haber	Kutak Rock, LLP.
District Engineer	Ana Saunders	BSE Consultants

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

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (407) 472-2471. 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.

HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

District Office – Orlando FL – (407) 472-2471

Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, FL 33614

www.heritageisleatvieracdd.com

July 15, 2025

**Board of Supervisors
Heritage Isle at Viera Community
Development District**

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Heritage Isle at Viera Community Development District will be held on **July 22, 2025, at 10:30 a.m.** at the **Heritage Isle Clubhouse** located at **6800 Legacy Blvd., Melbourne, FL 32940**. The following is the final agenda for this meeting:

1. CALL TO ORDER / ROLL CALL

2. PUBLIC COMMENT

3. COMMUNITY UPDATES

- A. Juniper Community Update
- B. Monthly Report(s) Update by Supervisor Ken Walter
 - 1. Joint Landscape Committee Reports.....Tab 1
- C. Pond Maintenance Update.....Tab 2
- D. Precision Sidewalk Job ReportTab 3
- E. Hoover Service Report.....Tab 4

4. STAFF REPORTS

- A. District Counsel
 - 1. Phase 3 Irrigation Overhaul RFP
(Under Separate Cover)
- B. District Engineer
 - 1. Updates on Hoover Pump Separation
 - 2. Consideration of Rush Marine Inspection &
Evaluation Proposal.....Tab 5
- C. District Manager
 - 1. Discussion of Vacant Board Seat
 - 2. Updates on Bridge Repairs
 - 3. Updates on Budget

5. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of the Board of Supervisors
Meeting Held on May 20, 2025.....Tab 6
- B. Ratification of Operation and Maintenance Expenditures
for May & June 2025.....Tab 7

6. BUSINESS ITEMS

- A. Ratification of District Items.....Tab 8
 - 1. Savoy Proposal
 - 2. Irrigation Controller Replacement Phase 2
 - 3. Park 5 Berm Plants Proposal
 - 4. Phase 7 Park Irrigation Valve Proposal
 - 5. Funston Berm Revamp Proposal
 - 6. Decoder Module Replacements Clock 5 & 9
 - 7. Galindo Irrigation Small Pipe Repair Proposal
 - 8. Irrigation Valves Replacement Proposal
 - 9. Sign Removal and Installation Proposal
- B. Discussion of Golf Cart Signs

7. SUPERVISOR REQUESTS AND COMMENTS

8. 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 (407) 472-2471.

Very truly yours,

Brian Mendes

Brian Mendes
District Manager

TAB 1

Subject: Joint Landscape Committee (JLC) July 2025 Report

The following report is submitted for the board packets

This report provides a composite Heritage Isle landscape update that addresses the homeowner lots, clubhouse HIDA and CDD properties. The JLC uses a matrix to review contractor performance. Please see attachments A and B.

We use a green, yellow and red ranking on all landscaping and irrigation processes. Here are the highlights from the 10 July 2025 meeting,

Currently, our main focus is to ensure that our landscape services remain on track with the published schedules which includes all services for front and back yards of the homeowner lots, HIDA property, clubhouse and all common areas.

This time of year is a landscaper challenge. This is the peak period for growing which means the lawns, the shrubs, trees, etc are growing at exponential speed! It just seems like the weeds grow the fastest.

Any slip in schedule, especially now, causes more challenges to keep our properties looking sharp.

Juniper is currently resourced with 34 personnel on property. And, as of 11 July 2025, the detailing and weeding is behind schedule by TWO weeks. And now, they are in a catch-up mode. However, we required a get well plan to refocus resources and get back on schedule. As a result, the following planned actions by the Juniper branch manager was provided as follows;

1. Mowing- All properties have been serviced according to schedule.
2. Detail and Pruning- Additional crew will be on property to complete all phases, clubhouse, HIDA and common areas by 30 July 2025. This personnel augmentation will commence on 14 July 2025 and will run through 31 July 2025. At which time they should be back on schedule.
3. Weed Control- Fusilade was applied to all planting beds and areas throughout the community to mitigate torpedo grass. A follow-up application is required and will be accomplished 22-23 July 2025. The plan is to stay on track and complete all weed abatement by the end of July 2025.

A two person weed control team will be on property until the weed control is manageable. Once phases 2 and 5 are completed, then this team will treat all phases in sequential order.

4. Work Orders- 91 in progress. The work order team is addressing these work orders by severity and first in first out process management. The majority of the work orders are for irrigation services.

An eblast was sent out by management to the community to remind homeowners to cease submitting work orders for any unscheduled wet checks. Per the contract, this service is scheduled quarterly. However, any leaks or damaged heads must be reported to management for corrective action.

5. Specialty Team- A 4 person team is now on property to trim the robelini palm trees until completed and back on schedule.

The JLC and our management team are committed to work with Juniper to ensure we receive quality general landscaping , reliable irrigation and processes that keep our properties looking sharp.

Irrigation- it's business as usual. The irrigation team continues to address wiring issues and keeping our overall system operational. Phase 1 is still experiencing wire problems. While repairs are underway, they are using timers on each affected valve box to deliver irrigation to the properties. The vast majority of the timers are deployed in phase 1, and some on clubhouse and a few on common area properties.

The issue rests with lack of irrigation reliability in these older phases (1,2,3). Due to the unreliable wiring, we can experience a drop in irrigation service anytime. When this happens, and it happens frequently, it requires significant time to locate and diagnose the problem. This causes a significant labor requirement on a finite irrigation work crew.

Our irrigation overhaul project will make the irrigation in these older phases and common areas reliable!

Special Mention: For some good news, special thanks to Juniper. The tall palm tree pruning project this year was a total success and improvement from last year. It was well organized . We experienced no palm frond staging. and the work was completed within 4-5 weeks. Last year it took months to complete. BZ to Juniper.

Other items:

CDD Bull nose updates:

- Legacy blvd and Carambola revised estimated completion date (15 July 2025)

CDD park 4 received 9 Crepe Myrtles along the south end of the park path (10 July 2025)

CDD installed two shrub beds adjacent to Quint and Balboa (10 July 2025) . These are nice enhancements to an area that had no landscaping.

Clubhouse- Awaiting proposals from Juniper to refresh areas around the clubhouse.

Quarterly Juniper Education scheduled for 29 July 2025. The topic is "Pollinators"

The next Landscape Corner in the newsletter will be discussing "holly trees"

New Business

- HIDA Phase 3 irrigation overhaul
 - RFP for services has been completed and ready for board approval.
- CDD Phase 3 irrigation (common areas) overhaul being finalized by CDD counsel.
- HIDA homeowner lot landscape draft RFP will be finalized on 16 July 2025 and ready for board decision. The current Juniper homeowner lot landscaping contract expires on 31 December 2025.

Thank you!

June 2025 Landscape Report : Ken W

Hi, please forward the following report to the CDD board of Supervisors.

Juniper has been keeping pace with the maintenance schedules and landscape services on CDD property. Unfortunately, we've experienced some significant irrigation problems that affected phases 1 and 2 and common area.

We had two controller modules that failed . The modules are part of the controllers. They are the operational components on the controller. Because of the failures, they required immediate replacement for both modules. The two failed modules caused some of the wire strands to short out requiring further testing and wire install to restore irrigation. Now Juniper is finalizing the necessary repairs. Also, we had a controller in park 4 that required replacement.

We are now seeing, our irrigation reliability in the older phases become more unreliable. As a community we need to overhaul the irrigation system in the older phases. And due to problems over the last few years, phase 3 was selected as the first phase to receive an overhaul of the 2 wire apparatus in the ground. Phases 1 and 2 will follow. This has been discussed in previous reports. It's time for action.

HIDA has the lead with the irrigation overhaul Request for Information (RFI)process while keeping our manager (Brian) informed with the process. To date they have hosted visits from 4 irrigation companies to ask questions relative to the overhaul and conduct a site survey.

Each company was requested to provide a draft statement of work, plan of action and milestones and cost estimate by 30 June 2025.

Once the packages are received, the the RFP process will begin. We have to work closely with HIDA since two RFPs will be required , one for the homeowner lots and one for the common areas.

In phase 3 , there are 161 valves that service the homeowner lots and 41 valve boxes that service the common areas. There are also approximately 10 shared junction boxes. These valve boxes are tied into the controllers via the solenoids and decoder circuitry. We have two (2) controllers in phase 3.

Due to the nature of this project, in that our irrigation system has shared requirements and are inter-twined, we must collaborate with HIDA for the following reasons:

While CDDs and HOAs in Florida have different roles,they can collaborate on projects that benefit their shared community requirements. These are the recommended FLORIDA requirements when a CDD and HOA collaborate on a project for the benefit of the overall community.

- 1, They must identify a shared need. In our case, it's the irrigation system.
2. Establish roles and responsibilities. For us we need to work as a team, however each entity will be responsible for their financial requirement for their irrigation components within phase 3.
3. Develop Joint Solicitation Documents. Both the CDD and HIDA develop separate RFPs for the same work for their responsible components of the project. Financing the project will require two quotes, one for the HIDA and one for the CDD.

4. Advertise and Distribute the Solicitation. This project is already underway.. A request for information (RFI) was communicated to 4 recommended vendors. The vendors have been on property to make their assessments. Each company will be submitting their RFI packages by 30 June 2025. RFI packages are to include a draft SOW, plan of action and milestones and a preliminary quote.

5. Vendor Evaluation and Selection. The vendor evaluations will be accomplished by the management companies (Leland and Rizzetta) augmented with the board liaisons and members from the Joint Landscape Committee as needed. Then the Request for Proposals (RFPs) will be prepared. We expect the RFPs to be released no later than 30 July 2025. This will provide adequate time to create and finalize the RFPs for release. Upon release, the vendors will have until 15 August to submit their proposals.

6. Contract Negotiation and Award. The management companies will jointly negotiate the terms and conditions. The contracts should clearly define the responsibilities of both the HIDA and CDD. Awarding the contracts must be approved by both the CDD and HIDA boards.

7. Project Execution and Oversight. The managers and board liaisons will monitor the project status in accordance with the contract terms. And address any issues that arise.

8. Project Completion and Payment. Once the project is completed to the satisfaction of both the CDD and HIDA, then the final payment can be released.

CDD General Landscaping:

Mowing- All phases have been on schedule and accomplished in concert with the homeowner lots.

Detail- Lifting the Legacy blvd hardwood trees has commenced. The parks and common areas have been detailed. And the property has been sprayed with pre emergent herbicide to mitigate spring weeds. Additionally they will be putting fertilizer on the grass throughout the property during June.

Tall Palm trees- The Wickham palms have been pruned. Legacy blvd is currently underway as the pruning crews commenced work this weekend (14 June 2025).

Bullnose update- the corner of Savoy is in the process of the refresh. We expect the new sod and plants early the week of 16 June. Carambola will follow expecting the refresh to commence during the week of 16 June 2025.

In response to an action item from the May CDD meeting concerning tree and shrub installations, the following is provided:

Tree installation- Chris Druse will be installing new Crepe Myrtles in park 4. These trees will fill in the voids along the sidewalk on the south side.

Hedgeline and Tree installation- Approximately 150ft of hedgeline will be installed along the east side of Quint and Balboa. It will consist of viburnum hedges and a number of Crepe Myrtles

Planting Bed behind the Guardhouse- This area was refreshed with beautiful Ixora shrubs. Big improvement!

Thanks!

Ken Walter
3372 Russ Pl. 32940
Heritage Isle ,CDD, Board of Supervisors, (seat#3)
kwaltercdd@gmail.com
us

ATTACHMENT A

GENERAL LANDSCAPE MAINTENANCE

Date: June 27, 2025




	Mowing	Edging	Hardwood Trees	Shrubs	Weeds **	Fertilization /Herbicide	Robellini's	Detailing
Homeowner Lots			this is a one time a year event	Vendor needs to get back on schedule as they are 1 week behind IF there is no weather issue target completion is in 2 weeks	During summer vendor has a dedicated weed crew- they are spraying fusilade in a 2 step schedule but mother nature may interfere with that		Backyards are the problems Vendor has 1 person who trims all day about 40 houses. Bill checked backyards yesterday and they weren't done. Vendor monitoring situation	Schedule is behind
Clubhouse					Pool area is green as it was sprayed today Despite the recent communication to the community HO's still complaining			
CDD common areas		needs sharper bed lines to prepare for mulch	Bill is working with CDD foreman ken asked to check sidewalks hanging below 8 feet		weeds in the parks			

ATTACHMENT A

**** Ken made a motion and it was seconded to continue with the current plan for the next 2 weeks to mitigate weeds - Vote taken and motion carries**

**** Ken made a motion and it was seconded to continue with the eblasts to the community with Amenity outages**

KEY

Green - Normal	
Yellow - Minor	
Red - Problem & will need Action	

ATTACHMENT B

IRRIGATION

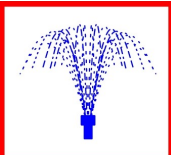
Date: June 27 2025

	Wetchecks	Timers	Regular Maintenance	Outage	Community Communication
Homeowner Lots	Being completed as scheduled	last board mtg 80 add'l timers were requested. Chris provided an inventory of where all are deployed. If there is an outage of more than 1 day eblast needs to be sent to community	Action - Goal is to fix same day	Drop areas - 1/2 phase 1 - 40% are back tentative. Phase 2 on Abbeyville, Carambola	
Clubhouse		under road in front of clubhouse to be resolved after phase 1			
CDD common areas	Monthly	a few by Savoy near Galindo		due to timer deployment	

KEY

Green - Normal	
Yellow - Minor	
Red - Problem & will need Action	

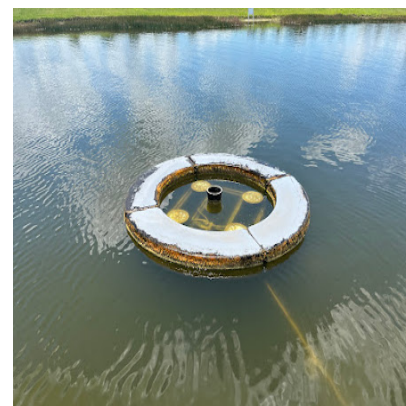
TAB 2



Entrance Left



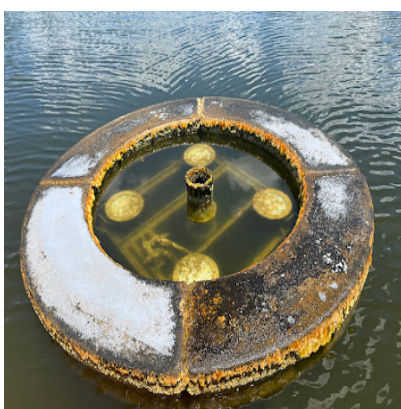
Entrance left before



Entrance left after



Entrance Right



Entrance right before

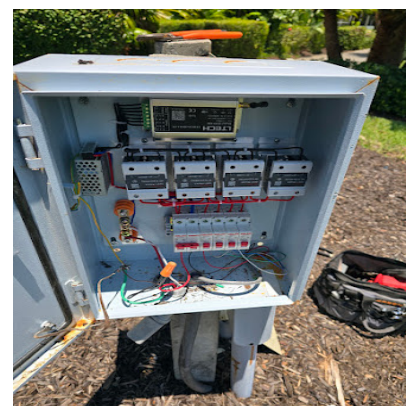


Entrance right after



Entrance Left Light Control Panel

Performed Fountain Maintenance on both fountains. Cleaned floats, lights and intake screens. Checked all electrical readings and timer settings. All ok at departure. *Newly installed light control boxes are showing an alarming amount of rust already.



Entrance Right Light Control Panel

TAB 3

Project Detail

Customer: Heritage Isle CDD

Height: 1/4" to 2"

Slope: 1:12

Location: Repairs

Date: 4/30, 5/1-2, 5/6-7, 2025

Crew: Lee, Jared, Jacob, Elijah

Precision Sidewalk Safety Corp

1202 SW 17th St, Suite 201-122

Ocala, FL 34471

Federal ID # 20-5234927

#	High/8ths	Low/8ths	Inches	Sq Ft	Hazard Location
1	3	2	60	25	2833 Galindo Cir
2	6	5	60	25	2833
3	7	6	60	25	2833
4	6	5	60	25	2813
5	6	4	60	25	2803
6	8	5	60	25	2803
7	3	2	60	25	2773
8	4	3	60	25	2763
9	6	4	60	25	2763
10	6	4	46	25	2763
11	5	4	63	25	2763
12	4	2	60	25	2763
13	4	3	60	25	2763
14	7	5	60	25	2753
15	6	3	60	25	2743
16	3	2	60	25	2733
17	7	6	60	25	2723
18	5	2	60	25	2723
19	4	3	60	25	2713
20	6	5	60	25	2693
21	5	3	60	25	2693
22	10	9	60	25	X2683
23	3	3	60	25	X2703
24	4	2	60	25	X2703
25	8	5	60	25	X2763
26	4	2	60	25	2863
27	4	3	60	25	2833
28	7	4	60	25	X2803
29	8	6	60	25	2943
30	4	0	35	25	2943
31	3	0	25	25	2953
32	8	6	60	25	2953
33	3	2	60	25	2953
34	4	2	60	25	2953
35	7	4	60	25	2963
36	8	0	45	25	2973
37	3	0	15	25	2973
38	6	5	60	25	2973
39	6	0	20	25	2983
40	7	0	40	25	2983
41	6	5	60	25	2993
42	5	0	47	25	3073
43	3	0	13	25	3073
44	5	4	60	25	3093
45	4	3	60	25	3093
46	4	3	60	25	3133
47	3	3	60	25	3133
48	4	2	60	25	3133
49	7	6	60	25	3163
50	4	2	60	25	X 3193
51	6	4	60	25	X 3193
52	4	2	60	25	X 3193
53	4	2	60	25	X 3193

#	High/8ths	Low/8ths	Inches	Sq Ft	Hazard Location
54	5	4	60	25	X3163
55	4	2	60	25	3102
56	4	3	60	25	3102
57	2	0	48	25	2822 Galindo Cr
58	7	6	60	25	2822
59	2	0	33	25	2822
60	6	4	62	25	2822
61	3	0	48	25	2842
62	7	6	60	25	2882
63	7	1	60	25	2882
64	4	1	60	25	2882
65	2	0	24	25	2882
66	5	0	34	25	2892
67	5	0	45	25	2902
68	2	0	23	25	2902
69	2	0	23	25	2902
70	4	1	60	25	2912
71	6	0	22	25	2942
72	5	0	47	25	2942
73	2	0	46	25	2942
74	4	3	51	25	2942
75	11	5	60	25	2942
76	6	2	60	25	X3003
77	2	0	52	25	X3003
78	3	2	60	25	X3013 JBE
79	8	5	60	25	3307 Bancroft DrLFS
80	3	2	60	25	3307
81	3	2	60	25	3307
82	6	5	60	25	3317
83	7	5	60	25	3357
84	4	3	60	25	3337
85	5	4	60	25	3327
86	4	4	60	25	3307 Bancroft Dr
87	3	1	60	25	X 3357
88	4	2	48	25	X 3407
89	4	0	55	25	X 3407
90	2	0	21	25	X 3407
91	3	0	48	25	X 3467
92	4	1	48	25	3506
93	3	1	60	25	3546
94	3	2	60	25	X 3556
95	4	0	41	25	X 3536
96	2	0	24	25	X 3536
97	3	0	39	25	3467
98	3	0	41	25	3467
99	4	0	49	25	3447
100	2	0	25	25	3447
101	4	1	60	25	3437
102	4	2	60	25	3427
103	3	0	42	25	3427
104	6	4	60	25	3427
105	4	3	60	25	3427
106	4	0	54	25	3417
107	3	0	26	25	3417
108	3	0	39	25	3417
109	4	0	19	25	3417
110	6	0	33	25	3417
111	6	2	48	25	3417
112	2	0	23	25	3576 Bancroft Dr
113	3	0	40	25	3576 Bancroft Dr

#	High/8ths	Low/8ths	Inches	Sq Ft	Hazard Location
114	4	4	60	25	3357
115	2	0	20	25	3357
116	4	3	60	25	3387
117	4	3	60	25	3397
118	3	2	60	25	3407
119	3	2	60	25	6907 Owen Dr
120	3	2	60	25	6907 Owen Dr
121	5	2	60	25	6907 Owen Dr
122	4	2	60	25	6917
123	3	3	60	25	6917
124	4	3	60	25	6927
125	4	3	60	25	6927
126	4	3	60	25	6937
127	4	3	60	25	6957
128	3	2	60	25	6997
129	3	3	60	25	6976
130	5	2	60	25	6966
131	4	2	60	25	6966
132	3	0	36	25	6956
133	2	0	24	25	6956
134	3	3	60	25	6936
135	4	3	60	25	6936
136	3	3	60	25	6916
137	4	3	60	25	6884 Renshaw Dr
138	5	4	60	25	6894
139	2	0	5	25	6894
140	4	3	60	25	6894
141	6	5	60	25	6914
142	6	5	60	25	6934
143	3	2	60	25	6944
144	5	4	60	25	6954
145	4	4	60	25	6965 Renshaw Dr
146	5	4	60	25	6955
147	5	3	60	25	6905
148	8	4	60	25	6895
149	5	2	60	25	X6854
150	4	3	60	25	X6854
151	5	4	60	25	7112 Rossi Way
152	5	4	60	25	7122
153	4	0	41	25	7132
154	8	2	60	25	7152
155	7	3	60	25	7152
156	3	2	60	25	7172
157	3	0	15	25	7182
158	4	0	7	25	7182
159	4	0	38	25	7182
160	5	0	39	25	7182
161	3	0	19	25	7182
162	5	2	60	25	7192
163	2	2	60	25	7192
164	3	0	30	25	7212
165	3	1	60	25	7212
166	6	1	60	25	7212
167	3	0	35	25	7212
168	6	0	40	25	X7212
169	2	0	26	25	7181
170	6	0	36	25	7181
171	4	0	37	25	7181
172	5	0	52	25	7171
173	2	0	30	25	7151

#	High/8ths	Low/8ths	Inches	Sq Ft	Hazard Location
174	5	2	60	25	7151
175	10	0	53	25	7141
176	2	0	12	25	7151
177	6	0	40	25	7151
178	4	1	60	25	7151
179	3	3	60	25	7121
180	5	3	60	25	7121
181	3	0	30	25	7121
182	2	2	60	25	7121
183	4	0	35	25	7121
184	3	0	34	25	7121
185	2	2	60	25	7113 Egbert St
186	4	3	60	25	7113 Egbert St
187	7	6	60	25	7113 Egbert St
188	6	2	60	25	7123
189	4	4	60	25	7143
190	3	0	35	25	7143
191	2	0	38	25	7153
192	5	2	60	25	7163
193	2	1	60	25	7163
194	4	0	52	25	7183
195	4	2	60	25	7183
196	2	0	35	25	7193
197	4	2	60	25	7164
198	2	0	35	25	X7113
199	2	0	43	25	7105 Mendel Way
200	3	1	60	25	7105 Mendel Way
201	2	1	60	25	7115
202	3	0	16	25	7115
203	2	1	60	25	7135
204	4	2	60	25	7135
205	8	0	53	28	7256
206	9	6	60	25	7256
207	2	0	25	25	7246
208	3	0	32	25	7246
209	3	2	60	25	7246
210	3	2	60	25	7226
211	2	2	60	25	7196
212	4	0	22	25	7186
213	2	0	38	25	7186
214	2	0	29	25	7186
215	2	1	60	25	7176
216	3	2	60	25	7166
217	3	3	60	25	7166
218	2	0	25	25	7156
219	2	1	60	25	7126
220	2	0	20	25	7106
221	2	0	25	25	7106
222	3	1	51	25	7106
223	2	2	25	25	7106
224	4	3	60	25	7107 Broderick Dr
225	3	0	37	25	7117
226	2	0	40	25	7117
227	4	0	44	25	7117
228	2	1	60	25	7117
229	2	0	6	25	7117
230	2	2	60	25	7157
231	2	0	24	25	7177
232	3	0	28	25	7177
233	6	0	44	25	7187

#	High/8ths	Low/8ths	Inches	Sq Ft	Hazard Location
234	2	0	31	25	7197
235	3	0	37	25	7217
236	3	1	60	25	7217
237	2	0	18	25	7217
238	2	2	60	25	7237
239	2	0	36	25	7257
240	6	3	60	25	7198
241	6	1	60	25	7198
242	2	1	60	25	7188
243	6	0	50	25	7168
244	6	3	60	25	7198
245	2	0	53	25	7118
246	5	0	34	25	X3304 Gurrero Dr
247	2	0	19	25	X3444
248	3	0	31	25	X3444
249	4	0	43	25	X3464
250	7	5	60	25	X3464
251	3	2	27	25	X3484
252	3	3	34	25	X3484
253	3	0	24	25	3535
254	2	0	21	25	3535
255	2	0	15	25	3535
256	8	0	42	25	3535
257	5	0	42	25	3535
258	5	0	39	25	3535
259	2	0	32	25	3555
260	2	0	31	25	3575 Gurrero Dr
261	4	3	60	25	3695
262	2	1	60	25	3735
263	2	0	32	25	3735
264	2	0	28	25	3735
265	2	0	27	25	3735
266	2	0	26	25	3735
267	2	0	22	25	3735
268	2	1	60	25	3745
269	2	0	29	25	3785
270	3	0	20	25	3785
271	3	2	60	25	3805
272	3	1	60	25	3754
273	3	0	19	25	3754
274	2	0	37	25	3754
275	3	0	39	25	X3695
276	3	1	60	25	3694
277	4	0	42	25	3634
278	8	0	42	25	3594
279	2	0	13	25	3594
280	2	0	34	25	3574
281	3	0	28	25	3574
282	3	0	29	25	3574
283	3	2	60	25	3554
284	3	1	60	25	3534
285	2	0	39	25	3534
286	6	0	56	25	3514
287	6	3	60	25	3504
288	5	0	40	25	3504
289	3	0	22	25	3474
290	7	5	60	25	3474
291	2	1	60	25	3354
292	6	0	50	25	3344
293	7	0	44	25	3344

#	High/8ths	Low/8ths	Inches	Sq Ft	Hazard Location
294	2	0	14	25	3344
295	3	0	40	25	3324
296	3	2	60	25	3324
297	2	0	55	20	3354 Guerro Cir
298	2	2	60	25	3404
299	3	2	60	25	3434
300	4	2	60	25	3454
301	6	4	60	25	3464
302	4	0	37	25	3564
303	2	0	18	25	3564
304	2	0	25	25	3564
305	2	0	33	25	3564
306	5	0	37	25	3604
307	3	0	55	25	3674
308	2	0	23	25	3674
309	2	0	19	25	3674
310	3	0	48	25	3684
311	2	1	60	25	3694
312	2	0	15	25	X 3695
313	2	0	37	25	X 3695
314	3	0	19	25	X 3695
315	2	0	9	25	X 3705
316	2	0	31	25	X 3705
317	2	0	21	25	X 3705
318	2	0	23	25	X 3735
319	2	0	32	25	X 3735
320	3	0	12	25	X 3735
321	2	0	45	25	X 3735
322	2	1	60	25	3754
323	2	2	60	25	3764
324	2	0	32	25	3764
325	4	2	60	25	3764
326	2	0	23	25	3784
327	2	0	29	25	3784
328	2	0	24	25	3784
329	2	0	30	25	3784
330	2	0	22	25	3804
331	2	0	23	25	3804
332	2	0	25	25	3804
333	2	0	24	25	3804
334	3	0	45	25	3595
335	2	0	50	25	3595
336	8	0	32	25	3595
337	5	3	60	25	X 3454
338	2	0	56	25	X 3454
339	3	0	29	25	X 3454
340	2	0	22	25	X 3454
341	3	2	60	25	X 3434
342	3	0	45	25	X 3404
343	2	0	24	25	X 3404
344	2	0	26	25	7121 Ralston St
345	3	3	60	25	7161
346	5	3	60	25	7210
347	2	0	26	25	7180
348	3	2	60	25	7170
349	4	1	60	25	7140
350	4	2	60	25	7141 Ralston St
351	3	0	34	25	7201
352	3	2	60	25	7250
353	2	0	27	25	7150

#	High/8ths	Low/8ths	Inches	Sq Ft	Hazard Location
354	3	0	38	25	7150
355	2	0	33	25	7103 Halleck St
356	3	1	60	25	7143
357	4	2	60	25	7153
358	3	1	60	25	7173
359	6	4	60	25	7203
360	5	2	60	25	7252
361	5	4	60	25	7222
362	2	0	43	25	7182
363	5	0	41	25	7172
364	3	0	25	25	7162
365	4	0	39	25	7132
366	4	0	42	25	7132
367	2	0	50	25	7132
368	2	0	8	25	7132
369	2	0	9	25	7132
370	4	0	39	25	7133 Halleck St
371	6	0	32	25	7143
372	4	2	60	25	7152
373	4	3	72	30	7021 Abbeyville Rd
374	3	2	8	0	Sec 2
375	3	0	30	25	7021
376	2	0	32	25	7021
377	3	0	43	25	7021
378	4	0	51	25	7021
379	4	0	46	20	7011
380	3	0	55	20	7001
381	4	0	58	20	7001
382	3	0	53	20	6971
383	3	2	60	20	6971
384	4	0	39	25	6951
385	2	0	47	20	6931
386	2	0	24	20	6931
387	3	0	36	20	6931
388	5	0	36	20	6931
389	3	0	54	30	6900
390	6	0	41	20	6900
391	3	0	43	20	6930
392	3	0	37	20	6930
393	2	0	34	25	6940
394	3	0	33	25	6940
395	3	0	20	25	6970
396	3	2	60	25	6980
397	4	3	60	25	6960 Abbeyville Rd
398	4	0	27	25	7021
399	4	0	31	25	7021
400	3	1	60	25	6931
401	4	0	24	25	6911
402	3	0	28	25	6911
403	2	0	21	25	6911
404	2	0	29	25	6911
405	2	0	30	25	7003 Premonition Dr
406	2	0	30	25	7003
407	4	0	54	25	6993
408	2	0	9	25	6993
409	3	0	51	20	6953
410	3	1	60	20	6913
411	3	2	60	25	6903
412	2	0	57	20	6972
413	2	0	54	25	6982

#	High/8ths	Low/8ths	Inches	Sq Ft	Hazard Location
414	3	0	57	30	6992
415	4	3	60	25	Preminition Dr at Carmabola Cir
416	6	0	26	25	X 6913
417	5	3	60	25	X 6913
418	4	4	60	24	6972
419	3	0	20	25	7003 Premonition Dr
420	3	0	20	20	7003
421	3	0	56	30	6975 Lovington Way
422	2	1	60	30	6965
423	4	0	51	25	6955
424	3	0	49	30	6935
425	3	0	53	15	6924
426	2	0	43	10	6934
427	4	0	56	30	6964
428	6	3	59	35	6974
429	4	0	19	25	Lovington Way at Carambola Cir
430	5	0	43	25	Lovington Way at Carambola Cir
431	4	3	60	25	Lovington Way at Carambola Cir
432	3	0	23	25	Lovington Way at Carambola Cir
433	5	0	31	25	Lovington Way at Carambola Cir
434	4	3	60	25	6944
435	6	0	44	25	6944
436	7	4	60	25	6955
437	5	2	60	25	6945
438	3	1	60	25	6987 Floristana Dr
439	3	3	61	30	6957
440	4	2	60	20	6937
441	3	1	60	25	6937
442	5	4	60	25	6937
443	3	0	37	25	6927
444	2	0	34	25	x6927
445	2	0	48	30	x6927
446	3	0	54	25	x6927
447	3	1	60	20	x6957
448	2	0	28	25	x6957
449	4	0	23	25	3345 Moonstone Ln
450	3	0	39	20	3345
451	2	0	27	25	3355
452	3	0	53	25	3365
453	3	3	59	25	3385
454	3	0	35	25	3385
455	3	0	25	25	3385
456	4	4	60	25	3395
457	6	3	60	25	3345
458	5	1	60	25	3415
459	4	2	60	25	3415
460	6	3	60	40	3425
461	2	0	40	25	3424
462	3	2	60	25	3414
463	2	1	60	25	3414
464	4	0	26	25	3414
465	5	0	57	30	3404
466	3	0	15	30	B
467	6	0	52	25	3394
468	2	0	30	25	3384
469	2	0	35	25	3384
470	4	2	58	30	3374
471	3	0	54	20	3364
472	5	0	52	30	3364
473	5	2	60	30	B

#	High/8ths	Low/8ths	Inches	Sq Ft	Hazard Location
474	4	0	50	25	3344
475	2	0	29	30	X6888 McGrady Dr
476	3	0	31	30	X6888 McGrady Dr
477	3	0	55	20	X6888 McGrady Dr
478	2	0	43	25	6929
479	3	0	54	25	6929
480	3	2	60	25	6939
481	3	0	36	25	6949
482	3	0	35	25	6949
483	4	0	56	30	6949
484	4	0	52	30	B
485	2	0	45	25	6969
486	4	3	60	25	6969
487	6	4	22	25	6979
488	3	0	38	25	6999
489	3	2	60	25	6978
490	2	1	60	25	6968
491	2	1	60	25	6968
492	3	2	60	25	6968
493	3	0	25	25	6958
494	3	0	38	25	6938
495	4	0	40	25	6938
496	3	2	60	25	6928
497	5	0	21	25	6908
498	5	2	60	25	6888
499	3	0	40	25	6888
500	4	0	33	20	Carambola Cir 3303
501	3	3	60	20	3303
502	5	0	54	20	3303
503	6	5	72	80	3303
504	4	0	33	20	3303
505	3	0	34	20	3333
506	4	3	60	20	3333
507	3	2	60	20	3333
508	4	2	60	20	3343
509	4	4	60	20	3353 PG
510	3	2	60	20	3353
511	4	0	27	20	3363 PG
512	7	0	39	20	3363 PG
513	6	0	45	25	3363
514	3	0	38	20	3373
515	2	0	24	20	3373
516	2	1	60	20	3373
517	6	4	60	20	3373
518	4	0	37	20	3383
519	4	2	60	20	3383
520	4	0	33	20	3393
521	2	0	32	20	3393
522	5	4	60	20	3403
523	3	2	60	20	3403
524	3	0	52	20	3403
525	4	2	60	20	3403
526	5	4	60	20	3403
527	3	2	60	20	3403
528	5	4	56	20	3413
529	3	0	35	20	3413
530	4	2	60	20	3413
531	4	3	60	20	3413
532	4	4	60	20	3413
533	3	0	50	20	3413

#	High/8ths	Low/8ths	Inches	Sq Ft	Hazard Location
534	3	0	57	20	3423
535	3	0	9	20	3423
536	4	0	30	20	3433 PG
537	5	0	35	20	3433 PG
538	3	0	10	20	3433
539	4	0	37	20	3433
540	4	3	60	20	3433
541	4	3	60	20	3443
542	6	3	60	20	3443
543	2	2	60	20	3463
544	3	0	38	20	3463
545	4	0	48	20	3463
546	2	0	22	20	3463
547	6	4	60	20	3483
548	8	7	51	50	3483
549	5	3	60	20	3503
550	3	2	60	20	3503
551	8	4	60	20	3523
552	3	0	34	20	3523
553	3	0	12	20	3523
554	5	3	60	20	3533
555	6	0	56	20	3543 PG
556	3	0	28	20	3543
557	4	0	36	20	3543
558	7	4	60	20	3543
559	4	0	41	20	3553
560	5	0	28	20	3553
561	4	0	43	20	3553
562	8	3	61	20	3563
563	3	0	39	20	3563
564	7	4	60	20	3563
565	3	0	29	20	3563
566	6	0	37	20	3573
567	3	0	34	20	3573
568	4	3	60	20	3583
569	4	3	60	20	3593
570	5	4	60	20	3593
571	4	3	60	20	3593
572	5	0	52	20	3593
573	2	2	60	20	3593
574	3	0	36	20	3593
575	6	3	60	20	3603
576	4	0	29	20	3603
577	2	0	26	20	3603
578	4	4	60	20	3623
579	4	3	60	20	3623
580	3	0	7	20	3623
581	3	0	9	20	3623
582	4	3	60	20	3653 CB
583	4	2	60	25	X 3303 Carambola Cir
584	5	2	60	25	X 3303 Carambola Cir
585	3	2	60	25	X 3313
586	4	3	60	25	X 3343
587	4	0	24	25	X 3343
588	3	0	27	25	X 3343
589	2	0	14	25	X 3343
590	2	0	35	25	X 3343
591	4	0	37	25	X 3343
592	2	0	23	25	X 3343
593	4	0	30	25	X 3343

#	High/8ths	Low/8ths	Inches	Sq Ft	Hazard Location
594	3	0	26	25	X 3343
595	3	1	60	25	X 3343
596	3	1	60	25	X 3403
597	3	0	30	25	X 3403
598	3	0	19	25	X 3403
599	2	0	18	25	X 3403
600	3	1	51	25	X 3403
601	3	0	33	25	X 3403
602	2	0	21	25	X 3403
603	2	0	23	25	X 3403
604	3	0	32	25	X 3403
605	4	2	60	25	X 3413
606	3	2	54	25	X 3413
607	3	0	54	25	X 3413
608	2	2	60	25	X 3413
609	6	2	40	25	X 3413
610	5	3	60	25	X 3413
611	4	2	60	25	X 3433
612	4	3	60	25	3452
613	3	2	60	25	3452
614	7	0	23	25	3452
615	4	1	60	25	3462
616	5	4	60	25	3472
617	3	3	60	25	3482
618	6	0	27	25	3482
619	4	0	22	25	3502
620	4	0	31	25	3502
621	3	0	17	25	3502
622	7	0	48	25	3502
623	3	2	60	25	3512
624	6	0	48	25	3512
625	3	0	12	25	3512
626	3	1	60	25	3522
627	3	0	34	25	3522
628	4	0	31	25	X 3553
629	3	0	26	25	X 3553
630	5	4	60	25	3702
631	4	0	27	25	3762
632	4	0	26	25	3762
633	3	0	22	25	3762
634	4	0	27	25	3762
635	4	3	60	25	3792
636	5	4	60	25	3802
637	7	4	72	30	Corner of Carambola Cir
638	6	4	60	25	3862 Carambola Cir
639	7	4	60	25	3872
640	4	4	60	25	3872
641	3	2	60	25	3673 Carambola Cir
642	4	2	60	25	3673
643	4	0	42	25	3703
644	3	0	16	25	3703
645	2	1	60	25	3703
646	5	5	60	25	3763
647	3	0	34	25	3763
648	3	1	60	25	3793
649	4	2	45	25	3803
650	2	1	60	25	3803
651	3	0	29	25	3803
652	2	0	32	25	3833
653	4	3	60	25	3833

#	High/8ths	Low/8ths	Inches	Sq Ft	Hazard Location
654	7	4	60	25	3853
655	4	1	60	25	3873
656	3	0	32	25	3873
657	4	3	60	25	3953 Carambola Cir
658	4	3	60	25	3953
659	5	2	60	25	3953
660	10	7	60	25	3953
661	7	4	60	25	3933
662	4	2	60	25	3923
663	4	3	60	25	3883
664	4	2	60	25	3873
665	3	2	60	25	3873
666	10	0	43	25	3802 Carambola Cir
667	3	2	64	50	3802 storm drain
668	7	0	43	25	3802
669	2	0	17	25	3802
670	7	0	36	25	x3893
671	6	2	66	25	6963 Kepler Dr
672	5	0	46	25	6963 Kepler Dr
673	3	0	39	25	6953
674	6	2	60	25	6933
675	3	2	60	25	6933
676	4	0	52	25	6923
677	4	1	60	25	6923
678	3	1	60	25	6913
679	4	0	51	25	6912
680	3	0	39	25	6912
681	3	2	60	25	6912
682	5	3	60	25	6932
683	3	3	60	25	6942
684	4	3	60	25	6962 Keplar Dr
685	8	5	60	25	6942
686	7	2	60	25	X3171
687	8	3	60	25	X3171
688	3	1	60	25	3191 Camberly Cir
689	6	0	42	25	3191
690	2	0	13	25	3191
691	4	1	60	25	3191
692	2	0	18	25	3181
693	3	0	32	25	3181
694	3	0	33	25	3181
695	4	0	38	25	3171
696	3	2	60	25	3171
697	5	4	60	25	3171
698	2	0	16	25	3131 Camberly Cir
699	4	0	32	25	3131 Camberly Cir
700	5	0	37	25	3131 Camberly Cir
701	3	0	20	25	3131 Camberly Cir
702	2	0	30	25	3121
703	2	0	17	25	3121
704	3	0	39	25	3121
705	2	0	37	25	3121
706	9	8	60	25	3121
707	4	2	60	25	3111
708	6	2	60	25	3101
709	5	0	19	25	3091
710	6	0	33	25	3091
711	11	8	60	25	3071
712	3	1	60	25	3071
713	6	6	60	25	3031

#	High/8ths	Low/8ths	Inches	Sq Ft	Hazard Location
714	3	0	32	25	3031
715	3	0	28	25	3021
716	7	3	60	25	3021
717	4	2	60	25	3011
718	6	0	51	25	3011
719	8	4	60	25	3011
720	7	5	60	25	3001
721	8	4	60	25	3001
722	3	0	43	25	3001
723	2	0	44	25	2991
724	5	0	41	25	2981
725	4	0	48	25	2981
726	6	2	60	25	2971
727	3	0	36	25	2971
728	7	4	60	25	2951
729	3	1	60	25	2951
730	4	1	60	25	2951
731	5	0	39	25	2951
732	3	1	60	25	2941
733	3	0	45	25	2941
734	6	4	60	25	2931
735	5	0	38	25	2931
736	4	2	60	25	2931
737	3	3	60	25	2921
738	3	1	60	25	2921
739	2	2	60	25	2911
740	3	2	60	25	X3151 Camberly Cir
741	3	2	60	25	X3131
742	5	2	60	25	X3121
743	2	0	24	25	X3121
744	3	0	44	25	X3101
745	4	2	60	25	X3101
746	3	2	60	25	X3091
747	3	2	60	25	X3091
748	3	2	60	25	X3081
749	4	2	60	25	X3081
750	5	4	60	25	X3081
751	6	4	60	25	X3081
752	8	7	72	25	3010
753	7	6	16	0	Sec 2
754	3	0	30	25	3000
755	3	0	30	25	3000
756	4	3	60	25	3000
757	3	3	66	25	X2971
758	5	4	60	25	2960
759	4	2	60	25	2960
760	5	3	60	25	2940
761	3	2	60	25	2960
762	9	6	60	25	2940
763	6	5	66	25	2940
764	4	2	60	25	2940
765	3	0	37	25	2940
766	3	0	23	25	2940
767	6	0	39	25	2940
768	3	0	21	25	2940
769	5	3	60	25	2940
770	3	2	60	25	2940
771	4	2	60	25	X2931
772	4	3	60	25	X2921
773	3	0	35	25	X2911

#	High/8ths	Low/8ths	Inches	Sq Ft	Hazard Location
774	3	0	38	25	X2911
775	3	0	22	25	X2911
776	4	0	36	25	2901
777	5	2	60	25	2901
778	2	0	30	25	X2901
779	4	3	60	25	X2901
779	3,009	1,067	36,185	19,027	TOTALS

TAB 4



Service Report

Scheduled: 6/13/2025 Tech: AAA
Warranty Expires: 12/1/2022
Maint Expires: 11/30/2025

Work Order#: **186259**

2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 855-365-PUMP (7867)

Bill to Customer #: 5822
Heritage Isle at Viera CDD
Attn:
c/o Rizzetta & Company
8529 South Park Circle Ste #330
Orlando, FL, 32819
Tel: 407-472-2471 Fax: 407-472-2478
Cust. P.O.#

Job Site: Site ID# **9153**
Heritage Isle South
Legacy Blvd
Melbourne, FL 32940
Tel: -- Contact: Brian Mendes
Maintenance: FG2
Model: HC2F-60J20PDV-460/3-HMR3L-Z

Pump System

Station Design: 1,300 GPM at 70 PSI

Job Completed YES ☒ NO ☐

Hoover Additional Work Required YES ☐ NO ☒

System Operating YES ☒ NO ☐

Additional Work Required By Customer YES ☐ NO ☒

Nature of Call

Visit #2 of 2, Year 1 of 1, Level 5 Tighten electrical connections, check surge protection, and test control logic, Adjust pressure tank to correct set point (if applicable), Verify motor connections within junction boxes, Grease motor bearings (if applicable), Check condition of motor seal(s) (if applicable), Clean wye-strainer(s) and flush all hydraulic tubing, Clean filtration system control filter(s) (if applicable), Clean rain gauge and replace protective basin filter (if applicable), Replace panel AC unit filter (if applicable), Clean enclosure, skid, and slab, Verify proper operation of Variable Frequency Drives (VFDs) (if applicable), Test flow meter(s) and pressure transducer(s) for proper operation, Evaluate pump performance, Check UPS backup battery, Check RCS operation and rebuild (if applicable), Check level transducer operation (if applicable), Check HMI (if applicable), Rebuild shut-off valve (if applicable), Check operation of chemical pump (if applicable) per proposal# MA 6815. Service pre-authorized for up to \$0.00

Work Performed

Hoover technician Tony sent an email/text to Brian prior to arrival.

- Upon arrival, the technician checked and torqued connections in panel.
- Checked and torqued connections in VFD.
- Checked all motor cased motors and greased motors.
- Verified tank pressure.
- Cleaned y-strainer.
- Replaced AC filter.
- Checked filter discs and pods.
- Removed a leaking air relief valve and installed a plug.
- Ran water and tested system for operation.
- Checked and cleaned rain gauge and replaced filter for rain gauge.
- Hosed off skid.
- Wiped down components.
- Left system as it was found.
- Maintenance complete.

Work Order#: 186259

2801 N. Powerline Road • Pompano Beach, FL 33069 • (954) 971-7350 • Fax (954) 975-0791

1 of 2



Service Report

Scheduled: 6/13/2025 Tech: AAA
Warranty Expires: 12/1/2022
Maint Expires: 11/30/2025

Work Order#: **186259**

2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 855-365-PUMP (7867)

Work Performed



TAB 5



June 5, 2025

Ana Saunders, P.E.
B.S.E. Consultants, Inc.
312 S. Harbor City Boulevard, Suite 4
Melbourne, FL 32901

RE: Heritage Isle Community Pedestrian Bridges

Subject: Inspection Price Proposal

Ms. Saunders,

Per B.S.E. Consultants, Inc.'s request, RUSH Marine LLC. is pleased to provide this proposal to perform inspection services of five pedestrian bridges located within the Heritage Isle community. See below for additional details concerning the services provided and a cost summary.

Inspection Services Include:

- RUSH Marine will provide all labor, equipment, and materials to complete all necessary work.
- RUSH Marine will inspect the condition of the timber materials, including piling, stringers, decking, handrails, and retaining walls for signs of damage and deterioration.
- RUSH Marine will inspect the condition of the hardware materials, including thru-bolts, nuts & washers, nails & screws, and tie-back systems for signs of damage and corrosion.
- RUSH Marine will inspect the condition of the soil surrounding the bridges, retaining walls, and concrete approach slabs for signs of erosion.
- Upon completion of the inspection, RUSH Marine will provide B.S.E. with a report outlining the findings and recommendations for repairs.

Excluded Items:

- Furnishing of all materials, labor, and equipment associated with the recommended repairs.

Clarifications:

- Following Notice to Proceed, we are anticipating that it will take 4 days to mobilize and perform the necessary inspections at the five pedestrian bridge locations.
- The Heritage Isle security or management team shall allow for street parking and the loading and unloading of equipment for our team at each bridge location.



Continuation of Clarifications

- RUSH Marine has performed preliminary inspections of the superstructure from the top side of all five bridges. To provide a report as requested, it is necessary to mobilize waterside equipment to perform the necessary inspections on the underside of the bridge structures and bulkhead approaches.

Cost summary:

The total cost associated with this scope of work is **\$15,025.00 (Fifteen Thousand Twenty-Five dollars)**. No additional contingency funds have been included. Following submission of the evaluation report, RUSH Marine can provide a cost estimate for the necessary repairs based on the recommendations provided within the evaluation report.

Should this proposal be acceptable, please provide a purchase order at your earliest convenience so our team can continue with the remaining inspection and provide the requested evaluation report.

Please do not hesitate to contact us, should you have any questions regarding this proposal. We would like to thank you for this opportunity as we look forward to working with the B.S.E. staff on this project.

Sincerely,
RUSH MARINE LLC.

A handwritten signature in blue ink that reads "Anthony Landry".

Anthony Landry
President – RUSH Marine LLC.

TAB 6

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.

**HERITAGE ISLE AT VIERA
COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors of Heritage Isle at Viera Community Development District was held on **May 20, 2025, at 12:30 p.m.** at the Brevard County Government Center, Florida Room, located at 2725 Judge Fran Jamieson Way, Viera, FL 32940.

Present and constituting a quorum:

Jay Williams	Board Supervisor, Chairman
Bob Goldstein	Board Supervisor, Vice Chairman
Jo LaBrecque	Board Supervisor, Assistant Secretary
Jon Smallegan	Board Supervisor, Assistant Secretary
Kenneth Walter	Board Supervisor, Assistant Secretary

Also present were:

Brian Mendes	District Manager, Rizzetta & Company
Kyle Magee	District Counsel, Kutak Rock LLP
Ana Saunders	District Engineer, BSE Consultants
Chris Wade	Landscape Maintenance, Juniper
Dave Thomas	Landscape Maintenance, Juniper
Bill Fisher	Landscape Maintenance, Juniper
Cotton Roberts	Aquatic Maintenance, Aquagenix

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Williams called the meeting to order and called the roll. Quorum was established.

SECOND ORDER OF BUSINESS

Audience Comments

A member of the audience complimented the District regarding landscape refreshments and expressed the importance communication efforts regarding landscape enhancements. The audience member also complimented Supervisor Walter on his

performance.

THIRD ORDER OF BUSINESS

Community Updates

A. Juniper Community Update

Mr. Williams and the Juniper team briefed the Board about current operations and projects in the community.

Mr. Williams updated the Board of Supervisors regarding the mow schedules and ongoing projects at the parks.

Mr. Williams commented about issues with weed control and that Juniper is doing their best to work through the obstacles.

Mr. Williams updated the Board of Supervisors regarding palm pruning and discussed a fertilizer program being rendered.

B. Field Inspection Updates

No Board or audience discussion ensued.

C. Monthly Report Update by Supervisor Ken Walter

Mr. Walter complimented Juniper's performance during the drought season.

Mr. Walter reviewed his reports with the Board of Supervisors and District Staff.

Mr. Walter reviewed the massive irrigation project being prepped for next year.

Mr. Walter reviewed proposals needed from Juniper.

Mr. Walter reviewed the completed FPL project.

Supervisor Goldstein complimented the new FPL conversion project.

Mr. Walter reviewed the joint landscape committee's progress.

Supervisor Goldstein inquired about additional irrigation bids for other phases.

D. Pond Maintenance Update

Mr. Roberts reported on progress with pond maintenance and that stem rush treatments have been progressing well.

Mr. Roberts discussed possible hydrilla treatment with the Board.

Mr. Williams requested Aquagenix to prep a pamphlet of treatment updates.

Mr. Mendes stated that the treatments have been looking good.

The Board thanked Aquagenix for their performance.

Mr. Roberts reported that the water's health looks great.

Mr. Walter suggested before and after pictures.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. McGee briefed the Board on upcoming budget discussion.

Mr. Williams inquired about Form 1 forms.

B. District Engineer

Ms. Saunders briefed and reviewed all engineering updates with the Board of Supervisors.

Ms. Saunders reported on struggles with bridge bids.

Ms. Saunders prepped the Board on the upcoming hurricane season.

Mr. Williams requested a hurricane e-blast be prepped and sent out to residents.

Mr. Walter commented regarding the needed square footage for sidewalks for upcoming pressure wash project.

Ms. LaBrecque commented about residents putting debris near storm drains.

Mr. Walter inquired about separation of irrigation system.

Ms. Saunders explained efforts from the team regarding this matter.

Discussion ensued amongst the Board regarding issues with the looping system.

Mr. Walter requested meeting with Ms. Saunders and Mr. Wade to review this connection issue.

C. District Manager

1. Presentation of Registered Voter Count
2. Website Audit

- 139 3. Quarterly Newsletter Update
140 (Under Separate Cover)
141 4. Sidewalk Repairs Update
142

143 Mr. Mendes reviewed all agenda items with the Board and asked if there were any
144 questions.

145
146 Mr. Williams reviewed the newsletter success.

147
148 Mr. Mendes stated that he will follow up regarding the Quint sidewalk repair.

149
150 Mr. Mendes reviewed the sidewalk repairs progression.

151
152 **FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of
the Board of Supervisors'
Meeting held on March 25, 2025**

153
154
155
156 Mr. Williams presented the meeting minutes from the Board of Supervisors meeting held on
157 March 25, 2025 and asked if any changes were requested. There were none.

158
159 Mr. Mendes stated that the School Now billing the District was not double billed and that the
160 financial statements confirm this.

161
On a Motion by Mr. Smallegan, seconded by Mr. Walter, with all in favor, the Board of
Supervisors approved the Board of Supervisor Regular Meeting minutes held March 25,
2025, in substantial form, for Heritage Isle at Viera Community Development District.

162
163 **SIXTH ORDER OF BUSINESS**

**Ratification of Operation and
Maintenance Expenditures for
March – April 2025**

164
165
166
167 Mr. Williams presented the expenditures to the Board of Supervisors and asked if there were
168 any questions.

169
170 Mr. Walter commented about Juniper billing issues.

171
On a Motion by Mr. Walter, seconded by Ms. LaBrecque, with all in favor, the Board of
Supervisors ratified the operation and maintenance expenditures for March
(\$49,508.15) and April (\$144,037.33), for Heritage Isle at Viera Community
Development District.

172
173 **SEVENTH ORDER OF BUSINESS**

Ratification of District Items

- 174
175 **1. Decoder Replacements Proposal**
176 **2. Replacement of Seasonal Annuals Proposal**

3. Tree Stump Removal Proposal

4. Agreement for Aquatic Maintenance Services

5. Carambola Bullnose Revamp Proposal

6. Chair's Acceptance of the FY 2024 Financial Audit

7. Legacy Blvd Mainline Break Proposal

8. FPL LED Lighting Agreement

9. Guard Shack Enhancements Proposal

10. Consideration of Engagement Letter for FY 2025 Auditing Services

11. Irrigation Maintenance and Decoder Installation Proposal

Mr. Williams presented the items for ratification to the Board of Supervisors and asked if there were any questions.

The Board of Supervisors requested Druse's billing info be updated.

On a Motion by Mr. Walter, seconded by Mr. Smallegan, with all in favor, the Board of Supervisors ratified all the agenda items under column 6A, for Heritage Isle at Viera Community Development District.

Mr. Mendes presented the resolution to Board of Supervisors and asked if they had any questions. There were none.

On a Motion by Mr. Walter, seconded by Mr. Smallegan, with all in favor, the Board of Supervisors adopted Resolution 2025-04, (name), in substantial form, for Heritage Isle at Viera Community Development District.

Ms. LaBrecque commented about a potential email opportunity.

Mr. McGee commented about potential sunshine violations.

EIGHTH ORDER OF BUSINESS

Public Hearing on District Policies

1. Consideration of Resolution 2025-02, Adopting Sidewalk Vehicle Policies

Mr. Williams commented about the rule revisions.

Mr. Williams quoted a residents reference regarding health needs to be considered.

Discussion ensued amongst the Board regarding the consideration of rules.

The Board and District Staff discuss the rules in detail and signage.

On a Motion by Ms. LaBrecque, seconded by Mr. Walter, with all in favor, the Board of Supervisors opened the public hearing, for Heritage Isle at Viera Community Development District.

Mr. Williams reviewed the public hearing to the audience.

On a Motion by Ms. LaBrecque, seconded by Mr. Williams, with all in favor, the Board of Supervisors opened the public comments, for Heritage Isle at Viera Community Development District.

A member of the audience spoke regarding education efforts to community.

District Counsel commented staying on topic for the public hearing.

On a Motion by Mr. Walter, seconded by Ms. LaBrecque, with all in favor, the Board of Supervisors closed the public comments, for Heritage Isle at Viera Community Development District.

Mr. Williams commented regarding wording and the rule revision.

On a Motion by Mr. Williams, seconded by Mr. Walter, with all in favor, the Board of Supervisors adopted Resolution 2025-02, Adopting Sidewalk Vehicle Policies, in substantial form, for Heritage Isle at Viera Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Approving the FY 2025/2026 Proposed Budget & Setting

Mr. Williams reviewed the budget in detail with the Board of Supervisors and asked if there were any questions.

Mr. Walter spoke regarding extensive budget preparation and review of active contracts.

Mr. Walter presented photos of the sidewalk sealant.

Mr. Smallegan spoke about prior reviews of searching for sealers.

The Board discussed this topic in detail.

Mr. Williams continued reviewing the budget in detail by line item.

Mr. Walter stated supporting comments in mitigating increases.

Ms. Labrecque inquired about the different cost per lot.

Mr. McGee responded to the inquiry.

Mr. Mendes commented about an operational audit being completed.

Discussion ensued amongst the Board of Supervisors and District Staff regarding operational audits.

The Board of Supervisors requested to table the audits until further notice.

The Board of Supervisors discussed tree planting services.

Mr. Mendes stated that he will work with Juniper and Supervisor Walter for adding trees to the community.

Mr. Williams made some closing comments highlighting a successful preparation for this years budget.

On a Motion by Mr. Smallegan, seconded by Ms. LaBrecque, with all in favor, the Board of Supervisors adopted Resolution 2025-03, Approving the FY 2025/2026 Proposed Budget & Setting, for Heritage Isle at Viera Community Development District.

TENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

A member of the audience stated that he will assist Supervisor Walter with a memo to go out to the community.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Smallegan, seconded by Ms. LaBrecque, the Board of Supervisors, with all in favor, adjourned the meeting at 2:49 p.m., for Heritage Isle at Viera Community Development District.

[SIGNATURES ON FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chairman/Vice Chairman

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326

“Exhibit A”
Resident Email

From: Paul Greenis <pggreenis@gmail.com>
Date: Tuesday, May 20, 2025 at 8:54 AM
To: Brian Mendes <BMendes@rizzetta.com>
Cc: Ken Walter <kwalter38@cfl.rr.com>, Jr. E. J. Jay Williams <jay4heritageisle@gmail.com>, Jo LaBrecque <JoAnneLaB@gmail.com>
Subject: Re: [EXTERNAL]Fwd: CDD Resolution 2025-02

Oh, an should the CDD Board elect to pass resolution 2025-02 as currently proposed, with a further reality check, I believe our local TV stations and Newspapers might be interested in knowing that children, particularly a 6 yr old, will have to use her manual push scooter in the unsafe bike lanes on Legacy Blvd.

What do I mean by unsafe... well there are no bike lanes around the circle by clubhouse, so one would have to use their scooter or bike “in the narrow street” in order to navigate around the circle.

And the HIDA Roads and Gates Committee has recommended adding additional stop signs along Legacy Blvd...and why...because so many vehicles, and yes residents too, speed down Legacy.

So, now the CDD, via resolution 2025-02, wants children and other's, to use the INCOMPLETE and UNSAFE bike lanes verses the safe sidewalk.

Since we're part of the Viera community, has the CVCA review this proposed resolution as their rules tend to take precedence?

Gee, I wonder how all the golf carts, bicycles, scooters, mobility scooters, joggers, walkers can safely travel along the sidewalks on Pineda Blvd all the way from Wickham road, starting near Heritage Isle all the way to A1A??

Please reconsider amending resolution 2025-02 to simply say that “Caution, Pedestrians Have The Right of Way, and all others must safely yield to them” or something to that effect. And I do think restricting golf carts from sidewalks is an appropriate action.

Please read my email into the CDD records.

Regards,
Paul Greenis
3150 Le Conte St.

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TAB 7

HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, FL 32819

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

WWW.HERITAGEISLEATVIERACDD.ORG

Operation and Maintenance Expenditures May 2025 Presented For Board Approval

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

The total items being presented: **\$59,737.77**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Heritage Isle at Viera Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Doggie Doo Doo Disposal Services	300034	19407	Monthly Service 05/25	\$512.00
Druse Landscaping & Tree Service	300039	8821	Tree Services 05/25	\$825.00
Florida Power & Light Company	20250528-1	Monthly Summary 04/25 ACH	Summary Electric Services 04/25	\$6,357.19
Gannett Florida LocaliQ	300040	0007094136	Legal Advertising 04/25	\$423.58
Juniper Landscaping of Florida, LLC	300038	328479	Irrigation Repair - Replacement of Controller #21 04/25	\$10,014.45
Juniper Landscaping of Florida, LLC	300042	332662	Landscape Maintenance 05/25	\$26,772.00
Kutak Rock, LLP	300037	3554954	Legal Services 02/25	\$367.50
Rizzetta & Company, Inc.	300035	INV0000098904	District Management Fees 05/25	\$7,198.34
TIGRIS Aquatic Services, LLC	300036	3827295	Aquatic Service 04/25	\$3,011.58
U.S. Bank	300041	7725409	Trustee Fees S2017 04/01/25 - 03/31/25	<u>\$4,256.13</u>
Report Total				<u>\$59,737.77</u>

HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, FL 32819

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

WWW.HERITAGEISLEATVIERACDD.ORG

Operation and Maintenance Expenditures June 2025 Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$107,139.37**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Heritage Isle at Viera Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
B S E Consultants Inc.	300051	21221	Engineering Services 05/25	\$500.00
Bob Goldstein	300053	BG052025	Board of Supervisors Meeting 05/20/25	\$200.00
Doggie Doo Doo Disposal Services	300043	19615	Monthly Service 06/25	\$512.00
Druse Landscaping & Tree Service	300056	8837	Plants, Mulch and Landscaping Serices 06/25	\$960.00
Emmett J Williams, Jr	300046	EW052025	Board of Supervisors Meeting 05/20/25	\$200.00
Florida Power & Light Company	20250624-1	FPL Monthly Summary 05/25 ACH	Summary Electric Services 05/25	\$7,545.80
Fountain Kings, Inc.	300052	INV-0699	Quarterly Fountain Maintenance 05/25	\$275.00
Gannett Florida LocaliQ	300057	0007039255	Legal Advertising 03/25	\$165.17
Gannett Florida LocaliQ	300057	0007145799	Legal Advertising 05/25	\$161.84
Hoover Pumping Systems Corp.	300055	187167	A/C Service Call 04/25	\$2,045.68
HP Home Maintenance Solutions, LLC	300058	428	Dog station relocated 06/25	\$150.00
HP Home Maintenance Solutions, LLC	300058	429	storage of signs 06/25	\$240.00
JoAnne M. LaBrecque	300047	JL052025	Board of Supervisors Meeting 05/20/25	\$200.00

Heritage Isle at Viera Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Jon Smallegan	300048	JS052025	Board of Supervisors Meeting 05/20/25	\$200.00
Juniper Landscaping of Florida, LLC	300044	333078	Bed Prep - Plant, Sod, Debris Removal, Dwarf Ixora and Grass	\$1,676.70
Juniper Landscaping of Florida, LLC	300044	333079	Bed Prep - Plant, Sod, Debris Removal, Dwarf Ixora, Enhancement	\$1,837.70
Juniper Landscaping of Florida, LLC	300044	333080	Seasonal Annuals Spring and Soil 05/25	\$5,234.56
Kenneth F. Walter	300049	KW052025	Board of Supervisors Meeting 05/20/25	\$200.00
Precision Sidewalk Safety Corp.	300054	b-2750	Sidewalk Repairs 05/25 - Remaining Balance	\$56,876.00
Precision Sidewalk Safety Corp.	300054	b-2750 A	Sidewalk Repairs 05/25- Desposit	\$17,749.00
Rizzetta & Company, Inc.	300045	INV0000099681	District Management Fees 06/25	\$7,198.34
TIGRIS Aquatic Services, LLC	300050	3827296	Aquatic Service 05/25	<u>\$3,011.58</u>
Report Total				<u>\$107,139.37</u>

TAB 8

ESTIMATE

Druse Landscaping & Tree
Service LLC
1557 Cooling St
Melbourne, FL 32935

drusemlbrn@aol.com
+1 (321) 446-5578

C/O

Bill to

Heritages Isles CDD
6972 Lake Gloria BLVD.
Orlando, FL 32955
United States

Ship to

Heritages Isles
6972 Lake Gloria BLVD.
Orlando, FL 32955
United States

Estimate details

Job Site: Savoy

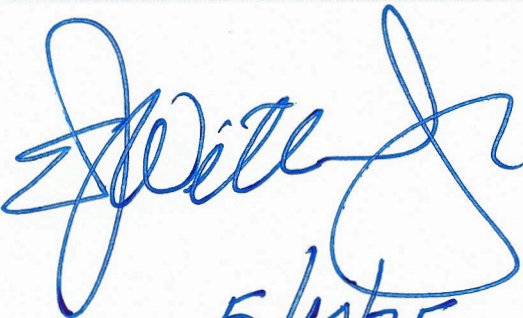
Estimate no.: 3858

Estimate date: 05/07/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Landscaping Services	Labor for removal and grading.	30	\$50.00	\$1,500.00
2.		Plants	3 gallon Ixoras Red.	6	\$18.00	\$108.00
3.		Brevard County Landfill Disposal Fee	Green Waste Fee.	6	\$50.00	\$300.00
4.		Sod	Flortam Sod per pallet installed.	4	\$450.00	\$1,800.00
Total						\$3,708.00

Accepted date

Accepted by


5/14/25



May 15, 2025

Contract No. - 341889

Heritage Isle at Viera CDD - Maintenance

Replacement of timer #6 located in phase 2 the one that has damage due to ant infestation

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Irrigation Tech Labor	5.00	\$75.00	\$375.00
Hunter ACC2 Decoder 75 Station with Plastic Pedestal	1.00	\$8,560.58	\$8,560.58
Hunter ACC2 Decoder Expansion Module 75 Station	1.00	\$1,228.87	\$1,228.87
			\$10,164.45

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Control Components	\$0.00	\$10,164.45
		\$0.00
		\$10,164.45

Sale	\$10,164.45
Sales Tax	\$0.00
Total	\$10,164.45

By _____
CHRIS WADE

Date 5/15/2025

Juniper Landscaping of Florida
LLC

By  _____

Date 5/15/25 _____

Heritage Isle at Viera CDD -
Maintenance



Proposal

Proposal No.: 342288

Proposed Date: 05/19/25

PROPERTY:	FOR:
Heritage Isle at Viera CDD - Maintenance 3434 Colwell ave, Suite #200 Tampa FL 33614	Park 5 Berm

Park 5 Berm

- Preparation of area for plants and mulch without disturbing the Gopher Tortoise borrow
- Installation of 15-3g trinnette
- Installation of 12 bags of coco brown mulch

ITEM	QTY	UOM	TOTAL
Park 5 Berm			
Site Prep			\$120.00
Bed Prep - Plant, Sod, Debris Removal	2.00	HR	
Landscape Material			\$547.19
Enhancement Labor	2.00	HR	
Trinette Arboricola, 03 gallon - 03G	15.00	03g	
Cocobrown Mulch, 03CF bag - 03CF	12.00	03CF	
Total:			\$667.19

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

<u>Brian Mendes</u>	<u>05/19/25</u>
Signature (Owner/Property Manager)	Date
<u>Brian Mendes</u>	
Printed Name (Owner/Property Manager)	
<u>Signature - Representative</u>	<u>Date</u>



May 19, 2025

Contract No. - 342547

Heritage Isle at Viera CDD - Maintenance

Valve replacement at the park in phase 7 behind 5988 Van Ness and a broken pipe in the same location

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Irrigation Tech Labor	1.00	\$75.00	\$75.00
NDS Pro-Span PVC Expansion Repair Coupling 2-1/2 in. Socket x Spigot SLIP FIX	1.00	\$106.94	\$106.94
Sch 40 PVC Coupling 2-1/2 in. Socket	1.00	\$6.82	\$6.82
Hunter Globe Valve ICV Glass Filled Nylon 2 in. w/ Flow Control and Filter Sentry FIPT x FIPT	1.00	\$450.00	\$450.00
3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V	2.00	\$3.80	\$7.60
			\$646.36

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Lateral Components	\$0.00	\$188.76
Control Components	\$0.00	\$457.60
		\$0.00
		\$646.36

Sale	\$646.36
Sales Tax	\$0.00
Total	\$646.36

By _____
CHRIS WADE

Date 5/19/2025

Juniper Landscaping of Florida
LLC

By _____

Date _____

Heritage Isle at Viera CDD -
Maintenance



Proposal

Proposal No.: 342293

Proposed Date: 05/19/25

PROPERTY:	FOR:
Heritage Isle at Viera CDD - Maintenance Brian Mendez 6800 Legacy Blvd Melbourne, FL 32940	Funston Berm

Funston Berm Revamp

- Removal of Wax Myrtle that is over grown for the area
- Clean up of dead/dying Fakahatchee Grass along the bottom border of the planting bed
- Installation of 35-3g Dwarf Ixora

ITEM	QTY	UOM	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)			
Site Prep			\$600.00
Bed Prep - Plant, Sod, Debris Removal	10.00	HR	
Landscape Material			\$904.62
Enhancement Labor	4.00	HR	
Dwarf Ixora, 03 gallon - 03G	35.00	03g	
Total:			\$1,504.62

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

<u>Brian Mendes</u>	<u>05/27/25</u>
Signature (Owner/Property Manager)	Date
<u>Brian Mendes</u>	
Printed Name (Owner/Property Manager)	
 <u>Signature - Representative</u>	 <u>Date</u>



May 23, 2025

Contract No. - 343425

Heritage Isle at Viera CDD - Maintenance

Proposal to replace two decoder modules that have burnt out one is in phase one clock 9 and the other is in phase two clock 5

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Irrigation Tech Labor	2.00	\$75.00	\$150.00
Hunter ADM-99 Decoder Output Module for ACC Wall Mount Controller	1.00	\$1,698.58	\$1,698.58
Hunter ACC2 Decoder Expansion Module 75 Station	1.00	\$1,228.87	\$1,228.87
			\$3,077.45

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Control Components	\$0.00	\$3,077.45
		\$0.00
		\$3,077.45

Sale	\$3,077.45
Sales Tax	\$0.00
Total	\$3,077.45

By _____
CHRIS WADE

Date 5/23/2025

Juniper Landscaping of Florida
LLC

By *Brian Mendes*

Date 05/27/25

Heritage Isle at Viera CDD -
Maintenance



Proposal

Proposal No.: 347541

Proposed Date: 06/16/25

PROPERTY:	FOR:
Heritage Isle at Viera CDD - Maintenance Brian Mendez 6800 Legacy Blvd Melbourne, FL 32940	pressurized line repair behind 2903 Galindo

Pressurized line brake behind 2903 Galindo repair

ITEM	QTY	UOM	TOTAL
Irrigation Renovation			
Lateral Components			\$716.62
Irrigation Tech Labor	6.00	HR	
NDS Pro-Span PVC Expansion Repair Coupling 3 in. Socket x Spigot SLIP FIX	1.00	EA	
3" Misc Fittings	2.00	EA	
2" - 2.5" Misc Fittings	4.00	EA	
PVC Pipe 2 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	5.00	FT	
Total:			\$716.62

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



June 30, 2025

Contract No. - 349818

Heritage Isle at Viera CDD - Maintenance

Replacement of 2 valves on legacy Blvd. south one near Savoy and the other near Galindo

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Hunter Globe Valve ICV Glass Filled Nylon 2 in. w/ Flow Control and Filter Sentry FIPT x FIPT	2.00	\$450.00	\$900.00
			\$900.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Control Components	\$0.00	\$900.00
		\$0.00
		\$900.00

Sale	\$900.00
Sales Tax	\$0.00
Total	\$900.00

By _____
CHRIS WADE

Date 6/30/2025

Juniper Landscaping of Florida
LLC

By _____

Date _____

Heritage Isle at Viera CDD -
Maintenance

ESTIMATE



Prepared For

Heritage Isle CDD
3434 Colwell Suite 200
Tampa, Florida 33614
(407) 472-2741

HP Home Maintenance Solutions LLC

2812 Shelburne Way
Saint Cloud , Florida 34772
Phone: (407) 412-3731
Email: hphomemaintenancesolutions@gmail.com
Web: Www.hphomemaintenancesolutions.com

Estimate # 165

Date 06/27/2025

Description	Rate	Quantity	Total
Signs reinstalling, grinding, concrete repair	\$1,750.00	1	\$1,750.00
Removal and reinstalling 14 signs with concrete. 3 concrete grinding and storm concrete repair.			
Subtotal			\$1,750.00
Total			\$1,750.00

Heritage Isle CDD