



Rizzetta & Company

Heritage Isle at Viera Community Development District

**Board of Supervisors
Meeting
October 28, 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	Bob Goldstein Kenneth Walter Jo Labreque Jon Smallegan David Francis	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

October 21, 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 **October 28, 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.....Tab 1
 - 1. September & October CDD Landscape Report
 - 2. Field Service Inspection Report by Rizzetta
 - 3. Consideration of Bull Nose Projects for FY 25-26 (Camberly & Carambola)
- C. Pond Maintenance Update
- D. Hoover ReportsTab 2
 - 1. 6 Month Status Report Heritage Isle North & South

4. STAFF REPORTS

- A. District Counsel
- B. District Engineer
 - 1. Storm Drain Review/ Updates (Under Separate Cover)
 - a. Funston, Boddington Way, Guerrero, Ralston St.
- C. District Manager
 - 1. Updates on Bridge Restoration Project
 - 2. FY 24-25 Financials Review

5. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of the Board of Supervisors Meeting Held on August 26, 2025,Tab 3
- B. Ratification of Operation and Maintenance Expenditures for August 2025.....Tab 4

6. BUSINESS ITEMS

- A. Ratification of District ItemsTab 5
 - 1. Irrigation Repairs on Balboa
 - 2. Irrigation Mainline Repairs
 - 3. Irrigation Repairs in Phase 4
 - 4. Irrigation Repairs on South Legacy
 - 5. Egis Insurance Coverage Policy
- B. Review & Consideration of CDD Annual Goals.....Tab 6
- C. Consideration of Amendment to Irrigation Maintenance Agreement.....Tab 7
- D. Consideration of Pressure Washing Maintenance Proposals.....Tab 8
 - 1. Rolling Suds Power Washing Professionals

2. ExoPro Pressure Washing
3. HP Home Maintenance Solutions
4. Jacobs Pressure Washing

E. Consideration of Hoover Annual Maintenance Agreement.....Tab 9

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.

With appreciation,

Brian Mendes

Brian Mendes
District Manager

TAB 1

Monthly Report(s) Update by Supervisor Ken Walter (September 2025)

Good Morning Board Supervisors,

Hi, please forward the below report to the board of supervisors.

General Landscaping

During the past month, the primary challenge has been the heavy continuous rains. This excessive water saturation affected the mow scheduling throughout HI. In fact , some days were totally lost mow days due to over saturation. During those days they focused the workers on detailing efforts.

Each day, Juniper had their supervisors walk the phases including CDD property. And determined where mowing could be done without rutting the property.

Fortunately, the over saturation didn't significantly affect Legacy blvd. As such, mowing and edging continued. The parks were mowed in tandem with the phases that were mowable.

Trimming- the Legacy blvd hedge line has been trimmed and looks neat and well maintained.

Tree Pruning- low hanging limbs on Legacy blvd hardwoods have been trimmed and look well maintained.

Park 4 trees on the north end has some low hanging limbs requiring pruning. Juniper has been notified.

Parks- detailing continues as Juniper has a routine schedule for the parks.

Mulching- as of this report, Juniper is approximately 50% complete with the entire property. So far, the process has gone very well this year.

Irrigation- wet checks continue, minor adjustment and repairs continue. Then on 17 September we experienced a CDD mainline break at the corner of Abbeyville and Carambola. The irrigation team was right there and secured the pumps to immediately start the repair action. We expect repairs to be completed during the week of 22 September 2025. Details provided via separate correspondence.

Special Projects-

Dead vibernums behind Sansome, west side have been removed and replaced with 7 gallon vibernums

Phase 4 oak restoration is underway. Chris Druse installed 5 live oaks in the center of the park. During a Hurricane many years ago some of the oaks were destroyed by the hurricane. Now this effort restores the much needed trees.

Phase 7 shrub removal- there was a line of shrubs adjacent to the sidewalk that deteriorated to the point they needed removal and replacement. The shrubs were removed, leveled out awaiting sod and some Ixoras to complete the project.

Irrigation-

Due to the heavy rains, property irrigation has been suspended. This has allowed time to make any necessary minor repairs and wet checks on our properties both homeowner lots and CDD.

There has been a number of ebcasts to the community addressing the suspension of irrigation as we deal with the over saturation. And now the irrigation CDD mainline rupture.

Phase 3 irrigation overhaul. We are on track to approve and recommend the vendor of choice. The price for both the HIDA and CDD are reasonable. And are the lowest quotes for the quality work we require, We had 4 vendors submit proposals but only one does irrigation installs as their primary service. And that company is DVI water.

We expect the project to take anywhere from 6-7weeks , there is a time dependency with the utility locates.

The HIDA piece is \$119,225. And the CDD piece is \$27,035. The CDD proposal includes a new controller for \$8,500. The new controller will replace the two older controllers in phase 3. We have 183 zones in phase 3. The new controller can support 225 zones. It's a no brainer. And great deal! The result of this combined HIDA and CDD effort will restore the entire irrigation control system in phase 3!

We expect the HIDA board to approve their piece at the 29 September 2025 HIDA meeting. Once they approve their piece, we will authorize the CDD piece. The work will take 6-7 weeks and expect a start date sometime in October 2025.

Thanks!

Monthly Report(s) Update by Supervisor Ken Walter (October 2025)

Hi, please send the following report to the CDD board of supervisors. And include in the board package.

October came in with heavy rains causing all Heritage Isle properties to become over saturated. Not only did the rains affect landscape services, it affected our overall drainage system. Some of the drains reached near full capacity causing the recede rate to slow down. And to make matters more of a challenge, our sidewalks were also affected, leaving some areas with dirt laden surfaces needing spot power washing until we commence the overall power washing project.

General Landscaping: during all the rain. juniper was able to adjust schedules to accommodate mowing especially on Legacy blvd. With Legacy blvd, most of the areas have adequate grading to prevent ponding. As such, they were able to mow, keeping Legacy blvd presentable.

The parks and pond side property was most affected and mowing had to be delayed until the property could take the mowing without causing unsightly ruts. We have to handle these unusual Mother Nature events with patience to avoid property damage. These mowers are heavy and do not work well in the mud!

The detail crews have been busy with park maintenance trimming hedges and weeding where required. Also the detail crews have been working on Legacy blvd keeping our shrubs trimmed down , keeping their appearance looking sharp. With the fresh application of the mulch, this refresh enhances the general appearance! The side street path shrubs between the phases are being pruned during this time period.

Irrigation: our mainline rupture was repaired by the Juniper irrigation team . Chris and Bill did a great job to determine what needed to be done to repair the damage to get our

irrigation system back on line. As provided via separate correspondence , this repair effort was costly (round numbers) as follows:

Irrigation and 6 inch gate valve	\$22,000
Property Restoration.	4,200
Sidewalk repair estimate.	5,000
Total.	\$31,000

This is an excellent example why we need adequate well trained irrigation personnel on property everyday. They jumped right on the problem and proceeded with the repairs. Now we are in the property restoration phase.

Phase3 irrigation control system (2 wire) overhaul: this project is underway. DVI is prepping the property for work to begin. The valve boxes have been marked and they will work with the county concerning the requirements for property utility locates. I met with Eddie from DVI and Chris Wade from Juniper to go over the requirement to work as a team, information sharing etc, so the project can be a success.

Bull nose refreshes: our FY26 budget has funding for additional refreshes on Legacy blvd. Now that the weather is Cooling down, it's time to address a few more of the corners such as Camberly and Carambola. We will be contacting Chris Druse for his estimate. And will need authority Not to Exceed (NTE) \$10K for both corners.

Other:

Heritage Isle Irritation agreement amendment- this will require approval by the board. It recognizes the HIDA assuming the HIRVA responsibilities. It's an administrative action , no effect on the CDD.

Summary: as we enter the dry season (hopefully) , Juniper can get caught up with normal landscape service scheduling . And keep our overall properties looking sharp!

Thanks!

HERITAGE ISLE AT VIERA CDD

LANDSCAPE INSPECTION REPORT



October 10 , 2025

Rizzetta & Company

Matthew Mironchik – Landscape Specialist

Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

General Notes/Lake WB-VI-36/Galindo Circle

General Notes

- Areas such as main entrance, intersections, walking paths and round-about should be considered high priority detail areas and should be checked every week. Any plant material or irrigation issue that are not up to par should be reported immediately to the maintenance supervisor to bring up to the district.

The following are action items for Juniper to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient of more than a month. **Green text** indicates a proposal has been requested. **Blue text** indicates irrigation. Black Underlined text indicates Board information or decisions.

1. Lake WB-VI-36 was mowed while the are was too wet, leaving ruts. Account Manager is aware and will fix when conditions allow.(Pic.1)



2. In same area behind residence at 3033 Galindo Cir, there is a Canary Island Date Palm in decline with visible fruiting bodies present. A proposal should be made to remove the palm to prevent further spread of disease.(pic.2a>,2b>)



Funston Circle/Lake IVF-W3A

3. Multiple irrigation valve box covers throughout property show signs of mower damage or are missing. Account Manager has been made aware and will have irrigation tech take note of damage to put in work order.(Pic.3a,3b)



4. In High-Visibility Areas, such as Parks and Walking Paths, plant material that has more than 85% die-back, should be removed and a proposal put forth to replace.(pic.4>)

6. At the Northwest corner of Lake IVF-W3A, between Funston Circle and Ahern Place, there is a broken bubbler irrigation head that is not watering anything. This should be capped. Account Manager is aware and will notify irrigation team during wet checks.(Pic.4)



5. High Visibility areas, such as gazebos and sitting areas, should be monitored for crack weeds and sprayed as needed.(Pic.5)



6. On the walking path off Funston N., heading South there is a sprinkler that is flagged, but the head is missing entirely. This needs to be replaced ASAP.(Pic.6>>)



Lake WB-VI-38/Lake WB-VI-37A

7. The repaired erosion area at Lake WB-VI-38, looks good with turf established nicely.(pic.7)



8. On that same lake, some erosion is now starting to form on the Southeast corner. A proposal should be submitted to mitigate the issue before it becomes much bigger.(pic.8>)
9. There is a major wash out in the grass bed, near the walking path around Lake WB-VI-37A(where an Alligator previously made a nest). A proposal should be made to fill this area and cover irrigation lines.(pic.9a>,9b>)



Van Ness Walking Path/Camberly Cir.

16. Along the waking path, from Van Ness Drive sections of the Viburnum have died out and a proposal should be made to remove and replace the plant material.(pic.10)



1. Heading North from Camberly Circle into the park area, some of the Indian Hawthorn around the statue have died back. A proposal to remove and replace plant material should be made.(pic.11)

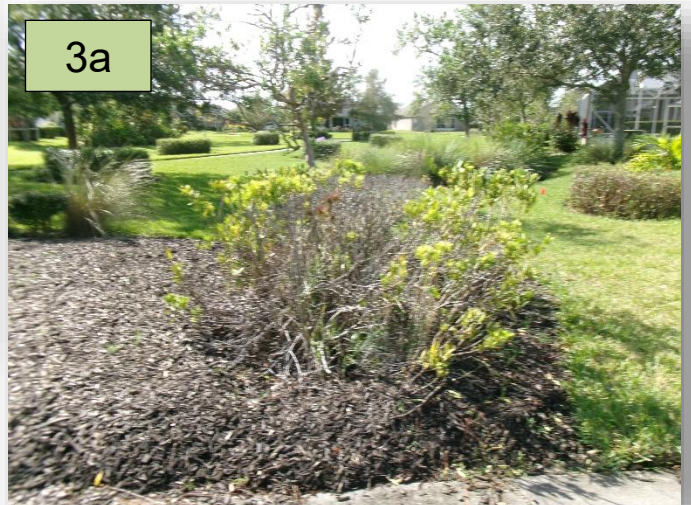


Proposals

1. In the area behind residence at 3033 Galindo Cir, there is a Canary Island Date Palm in decline with visible fruiting bodies present. A proposal should be made to remove the palm to prevent further spread of disease.(pic.1a,1b)
2. Some erosion is now starting to form on the Southeast corner of Lake WB-VI-38 . A proposal should be submitted to mitigate the issue before it becomes much bigger.(pic.2)



3. Any inventory of all dead and dying plants in high visibility areas should be made, and a proposal submitted to remove and/or replace.(pic.3a,3b>>,3c>>)



Proposals



4. There is a major wash out in the grass bed, near the walking path around Lake WB-VI-37A (where an Alligator previously made a nest). A proposal should be made to fill this area and cover irrigation lines. (pic.4a,4b)



TAB 2



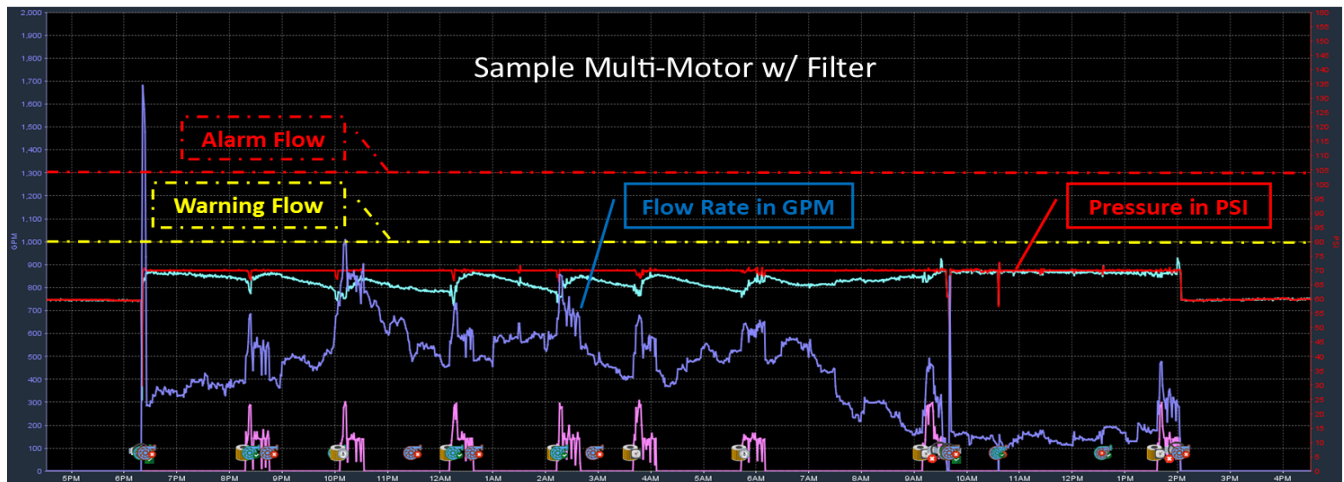
Summary of Station Performance

8593 - Heritage Isle North

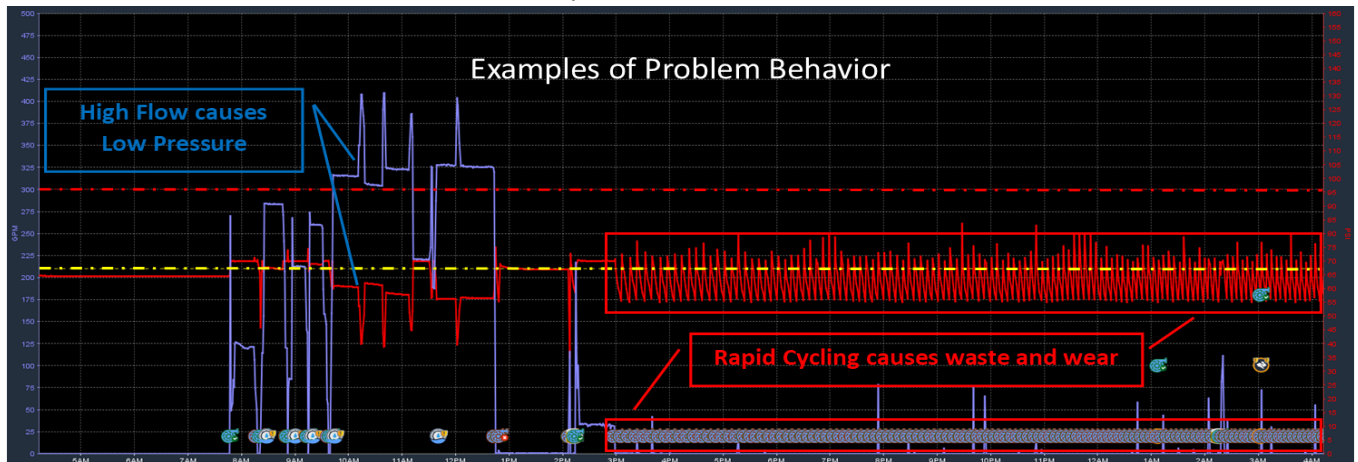
6 Month Status Report for Period Ending 09/01/25

- ✖ Pump Starts - 03/01/25 to 09/01/25
- ✓ Water Windows
- ✓ Valve Control
- ✖ Min / Max Usage Alerts
- ✓ High Flow - Past 1 Month
- ✓ Filter Health - Past 1 Month
- ✓ Monthly Water Usage

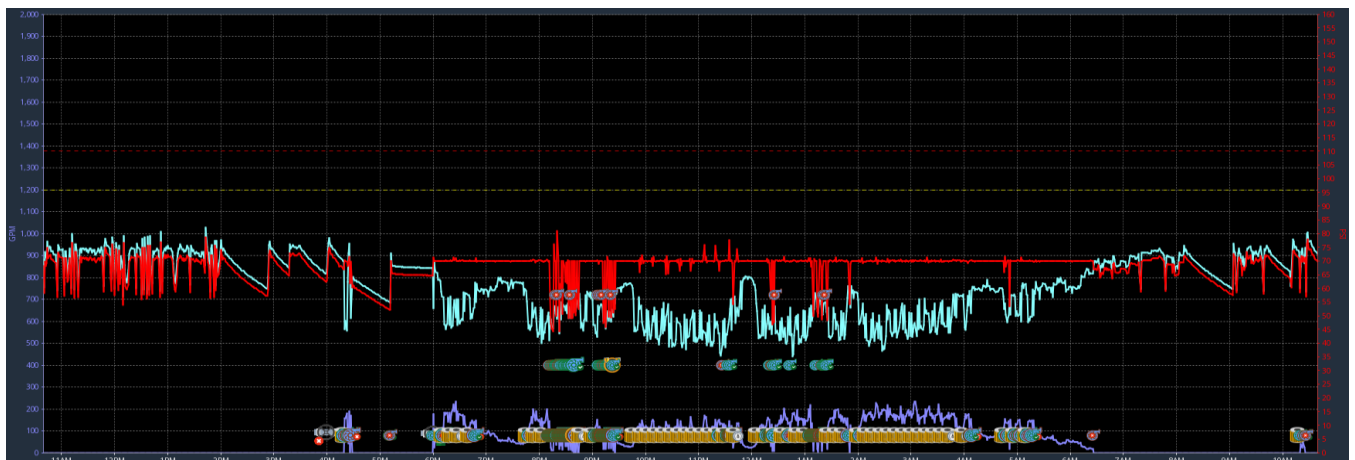
Sample Normal Station



Samples of Common Issues



Your Station Sample



Tasks to Focus On for Site #8593, Heritage Isle North

- This station averaged 7.7 daily Main Pump starts and 16.8 daily Jockey starts, best practice is only a few pump starts per day.
- Consider setting up Min / Max Usage Alerts to send emails when daily irrigation uses more or less water than expected.
- This station has a total of 2 Flowguard Users. Please review the User list.
- Hoover is here to help by phone (954) 971-7350 or email support@hooverpumping.com

Station Health for Site #8593, Heritage Isle North

✖ Pump Starts - 03/01/25 to 09/01/25

Best practice is to see the motors turn on only a few times per day to start and run irrigation. Reducing motor starts prolongs their life and decreases stress on field piping.

	Pump 1	Pump 2	Pump 3	Jockey	Total
Total Pump Starts	1,402	1,440	-	3,090	5,932
Average Daily Starts	7.6	7.8	-	16.8	32.2

✔ Water Windows

Water Windows set the schedule for when this station is open to the field to provide water for irrigation. Closely matching the irrigation schedule allows the station to prevent cycling by not feeding minor field leaks while not irrigating.

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Water Window 1	12:00 AM to 9:00 AM	12:00 AM to 8:00 AM	12:00 AM to 8:00 AM	12:00 AM to 8:00 AM	12:00 AM to 8:00 AM	12:00 AM to 8:00 AM	12:00 AM to 9:00 AM
Water Window 2	6:00 PM to 12:00 AM	6:00 PM to 12:00 AM	6:00 PM to 12:00 AM	6:00 PM to 12:00 AM	6:00 PM to 12:00 AM	6:00 PM to 12:00 AM	6:00 PM to 12:00 AM
Water Window 3		8:00 AM to 4:00 PM	8:00 AM to 4:00 PM	8:00 AM to 4:00 PM	8:00 AM to 4:00 PM	8:00 AM to 4:00 PM	

✔ = Following Best Practices

✖ = Needs Attention

✓ Valve Control

Only when the Shutoff Valve is set to Auto will Flowguard provide its full benefits, using Water Windows and protecting the field when field leaks are detected. When the valve is Open, Flowguard can no longer protect against leaks and breaks.

	Auto	Open	Closed
% of Time Valve Set to:	78.4%	0.0%	21.6%

✗ Min / Max Usage Alerts

Setting Minimum and Maximum Alerts that match the irrigation schedule lets you receive emails whenever the irrigation doesn't run as expected. This makes you aware of missing zones/irrigation and field leaks before they cause damage to the field.

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Minimum Usage Setting	-	-	-	-	-	-	-
Maximum Usage Setting	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Minimum Usage Alerts	0	0	0	0	0	0	0
Maximum Usage Alerts	0	0	0	0	0	0	0

✓ High Flow - Past 1 Month

Using station capacity effectively and efficiently allows the station to use less energy and reduces the wear and tear on the system so it can last longer. Underdemanding the system is wasteful, just as overdemanding is harmful.

	High Flow Warnings	High Flow Trips	High Flow Alarms
1 Month History	0	0	0

✓ Filter Health - Past 1 Month

The filter system prevents clogging of sprinkler heads. These filters are self-cleaning but looping alarms/pressure warnings indicate that a manual filter disc cleaning is needed.

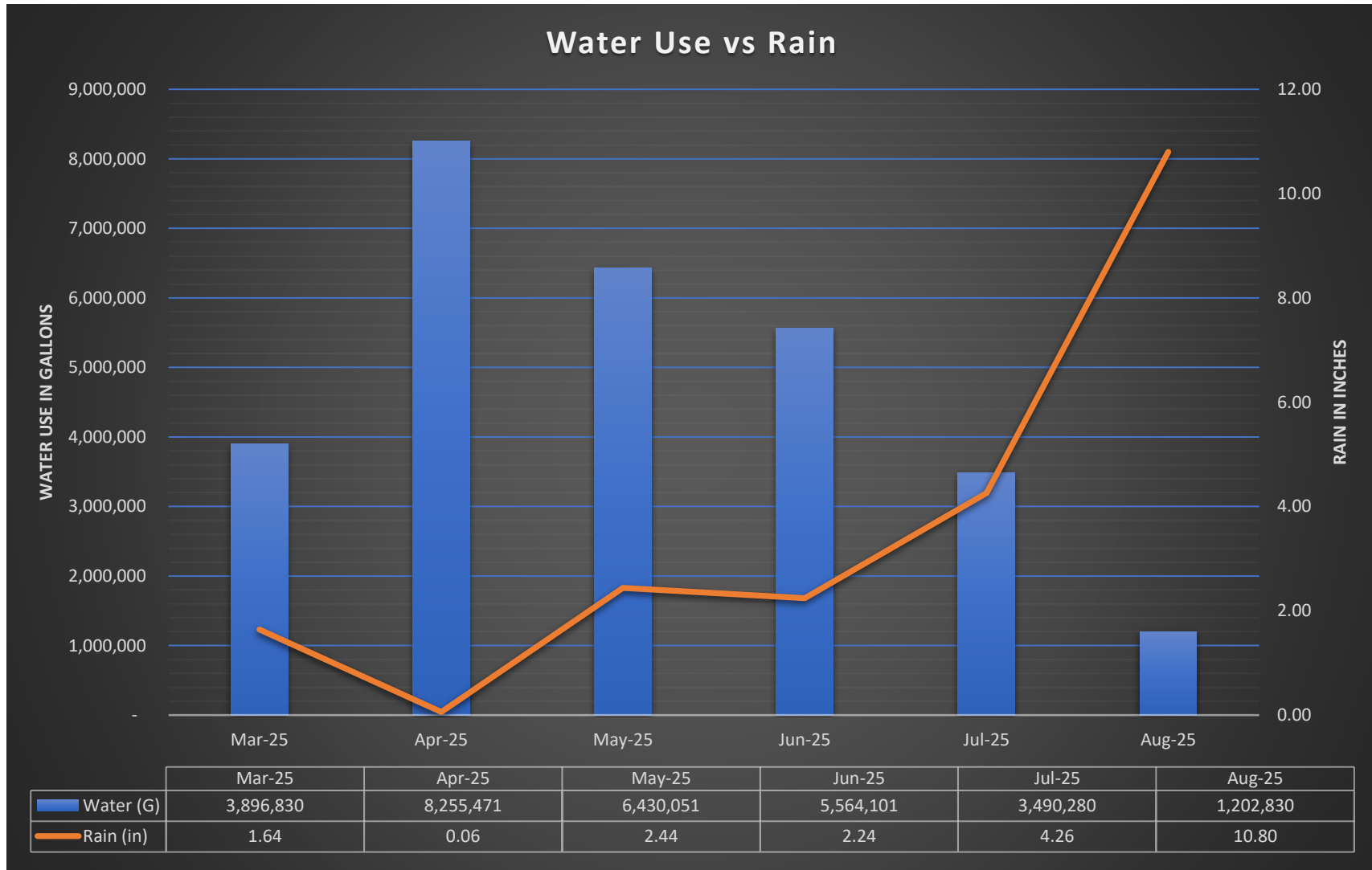
	Looping Alarms	Pressure Warning
1 Month History	1	1

✓ = Following Best Practices

✗ = Needs Attention

✓ Monthly Water Usage

Months with more rainfall should have reduced water usage due to reduced need for irrigation. Rainfall totals and water usage should be inversely related.



✓ = Following Best Practices

✗ = Needs Attention

Communication for Site #8593, Heritage Isle North**Flowguard Users**

These are the Users who have been given access to this station on Flowguard. Each person who will access your station should have their own User Account. Review the Users below and let us know if anyone needs to be added or removed.

User Name	Full Name	Email
cwade	Chris Wade	Darkwingduck79@hotmail.com
bmendez	Brian Mendez	BMendes@rizzetta.com

Open Service Proposals

These service proposals are still outstanding and have not been approved. We recommend reviewing them so that these proposals that may have been forgotten and/or deferred can be reevaluated and approved.

No Open Service Proposals Found

✓ = Following Best Practices

✗ = Needs Attention



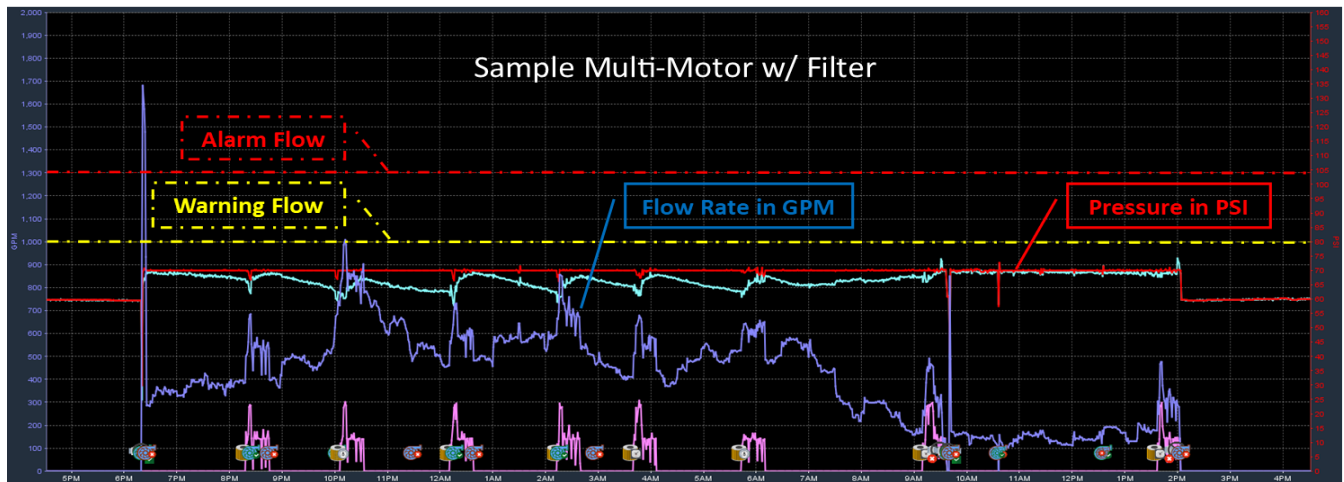
Summary of Station Performance

9153 - Heritage Isle South

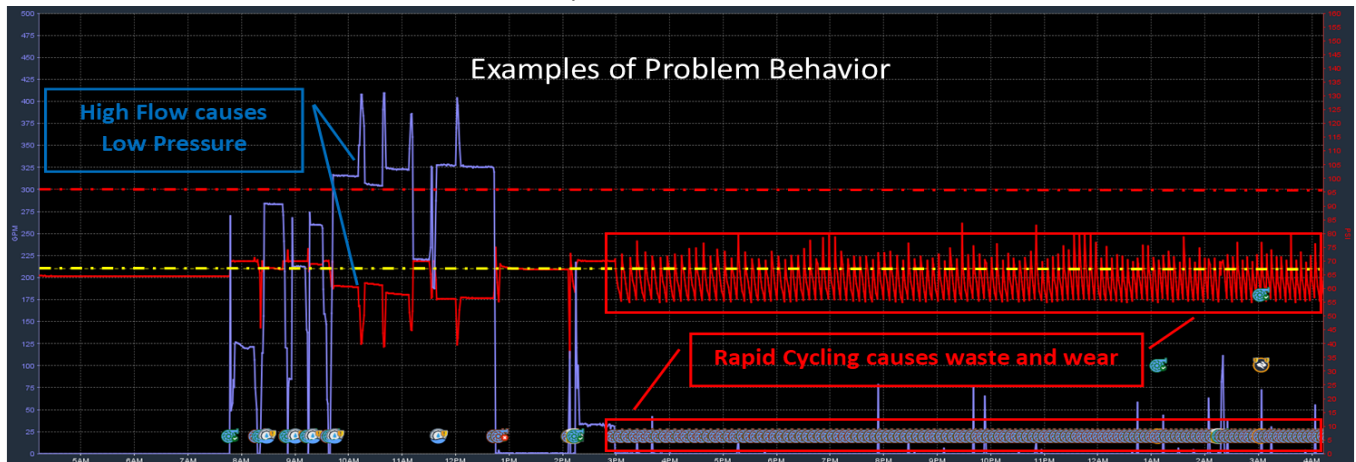
6 Month Status Report for Period Ending 09/01/25

- ✖ Pump Starts - 03/01/25 to 09/01/25
- ✓ Water Windows
- ✓ Valve Control
- ✖ Min / Max Usage Alerts
- ✖ High Flow - Past 1 Month
- ✓ Filter Health - Past 1 Month
- ✓ Monthly Water Usage

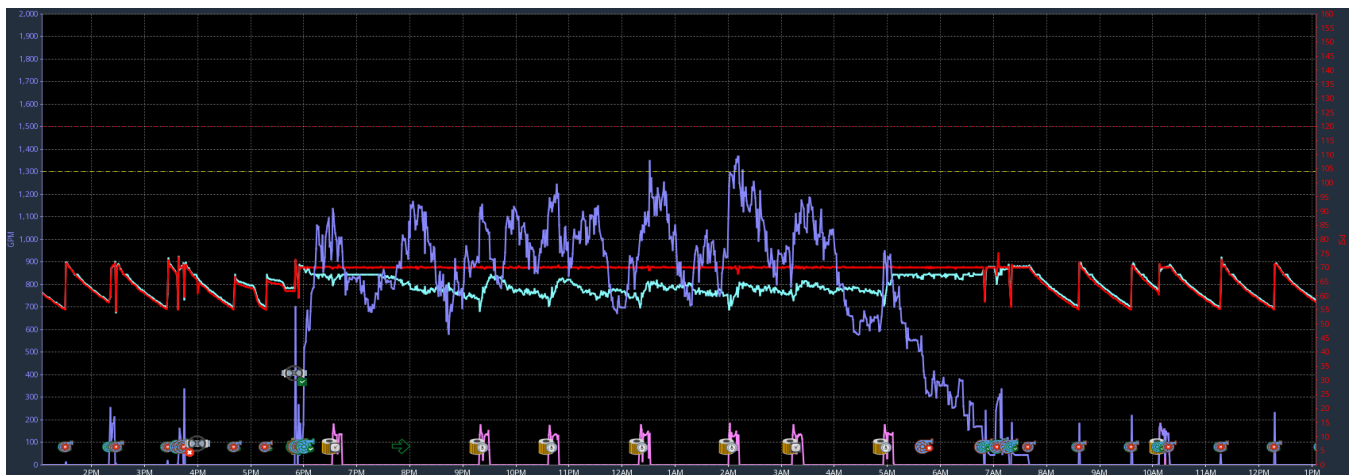
Sample Normal Station



Samples of Common Issues



Your Station Sample



Tasks to Focus On for Site #9153, Heritage Isle South

- This station averaged 4.3 daily Main Pump starts and 15.8 daily Jockey starts, best practice is only a few pump starts per day.
- Consider setting up Min / Max Usage Alerts to send emails when daily irrigation uses more or less water than expected.
- High Flow has been occurring recently, check the field for breaks and/or rebalance irrigation zones.
- This station has a total of 2 Flowguard Users. Please review the User list.
- Hoover is here to help by phone (954) 971-7350 or email support@hooverpumping.com

Station Health for Site #9153, Heritage Isle South

✖ Pump Starts - 03/01/25 to 09/01/25

Best practice is to see the motors turn on only a few times per day to start and run irrigation. Reducing motor starts prolongs their life and decreases stress on field piping.

	Pump 1	Pump 2	Pump 3	Jockey	Total
Total Pump Starts	794	800	-	2,902	4,496
Average Daily Starts	4.3	4.3	-	15.8	24.4

✔ Water Windows

Water Windows set the schedule for when this station is open to the field to provide water for irrigation. Closely matching the irrigation schedule allows the station to prevent cycling by not feeding minor field leaks while not irrigating.

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Water Window 1	12:00 AM to 9:00 AM	12:00 AM to 8:00 AM	12:00 AM to 8:00 AM	12:00 AM to 8:00 AM	12:00 AM to 8:00 AM	12:00 AM to 8:00 AM	12:00 AM to 9:00 AM
Water Window 2	6:00 PM to 12:00 AM	6:00 PM to 12:00 AM	6:00 PM to 12:00 AM	6:00 PM to 12:00 AM	6:00 PM to 12:00 AM	6:00 PM to 12:00 AM	6:00 PM to 12:00 AM
Water Window 3		8:00 AM to 4:00 PM	8:00 AM to 4:00 PM	8:00 AM to 4:00 PM	8:00 AM to 4:00 PM	8:00 AM to 4:00 PM	

✔ = Following Best Practices

✖ = Needs Attention

✓ Valve Control

Only when the Shutoff Valve is set to Auto will Flowguard provide its full benefits, using Water Windows and protecting the field when field leaks are detected. When the valve is Open, Flowguard can no longer protect against leaks and breaks.

	Auto	Open	Closed
% of Time Valve Set to:	78.9%	0.0%	21.1%

✗ Min / Max Usage Alerts

Setting Minimum and Maximum Alerts that match the irrigation schedule lets you receive emails whenever the irrigation doesn't run as expected. This makes you aware of missing zones/irrigation and field leaks before they cause damage to the field.

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Minimum Usage Setting	-	-	-	-	-	-	-
Maximum Usage Setting	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Minimum Usage Alerts	0	0	0	0	0	0	0
Maximum Usage Alerts	0	0	0	0	0	0	0

✗ High Flow - Past 1 Month

Using station capacity effectively and efficiently allows the station to use less energy and reduces the wear and tear on the system so it can last longer. Underdemanding the system is wasteful, just as overdemanding is harmful.

	High Flow Warnings	High Flow Trips	High Flow Alarms
1 Month History	30	2	0

✓ Filter Health - Past 1 Month

The filter system prevents clogging of sprinkler heads. These filters are self-cleaning but looping alarms/pressure warnings indicate that a manual filter disc cleaning is needed.

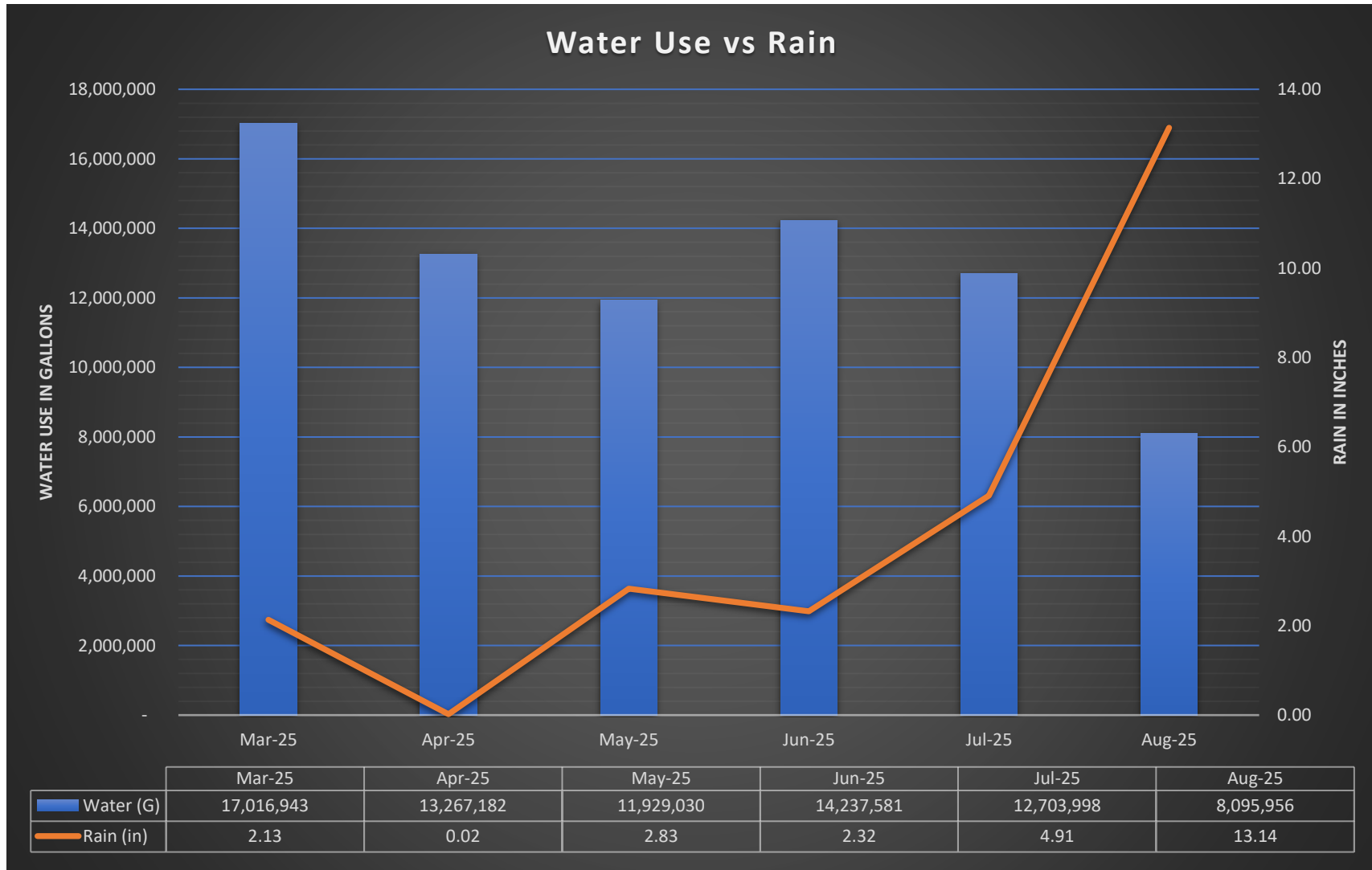
	Looping Alarms	Pressure Warning
1 Month History	0	0

✓ = Following Best Practices

✗ = Needs Attention

✓ Monthly Water Usage

Months with more rainfall should have reduced water usage due to reduced need for irrigation. Rainfall totals and water usage should be inversely related.



✓ = Following Best Practices

✗ = Needs Attention

Communication for Site #9153, Heritage Isle South**Flowguard Users**

These are the Users who have been given access to this station on Flowguard. Each person who will access your station should have their own User Account. Review the Users below and let us know if anyone needs to be added or removed.

User Name	Full Name	Email
cwade	Chris Wade	Darkwingduck79@hotmail.com
bmendez	Brian Mendez	BMendes@rizzetta.com

Open Service Proposals

These service proposals are still outstanding and have not been approved. We recommend reviewing them so that these proposals that may have been forgotten and/or deferred can be reevaluated and approved.

No Open Service Proposals Found

✓ = Following Best Practices

✗ = Needs Attention

TAB 3

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 **August 26, 2025, at 10:32 AM.** at the Brevard County Government Center, Florida Room, located at 2725 Judge Fran Jamieson Way, Viera, FL 32940.

Present and constituting a quorum:

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 Mcgee	District Counsel, Kutak Rock LLP
Ana Saunders	District Engineer, BSE Consultants
Bill Fisher	Landscape Maintenance, Juniper

Audience Present

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

The Members of the Board and District Staff conducted the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

A member of the audience raised a concern regarding budget increases, referencing specific line items that showed an increase in the budget.

A member of the audience commented that the CDD Board is making their best effort to manage operations effectively.

THIRD ORDER OF BUSINESS

Community Updates

A. Juniper Community Update

Mr. Fisher updated the Board Members and audience on lawn mowing setbacks due to weather.

Mr. Fisher advised the Members of the Board about current projects currently ongoing.

Mr. Fisher commented on the detail work scheduled to take place this week.

Mr. Goldstein commended Juniper on their landscaping performance.

B. Monthly Report(s) Updates by Supervisor Ken Walter

1. Joint Landscape Committee Reports
2. Updated on Landscape Inspection Services

Mr. Walter reported that overall landscaping projects are going as planned.

Mr. Walter reviewed landscape reports with Members of the Board and audience.

Mr. Walter commented to the Board regarding staffing and labor demands of the summer schedule.

Mr. Walter continued reviewing the detailed report from the agenda with the members of the Board.

Mr. Walter reviewed the upcoming Juniper enhancement projects through the property.

Ms. LaBrecque inquired about the irrigation located in Balboa.

Mr. Walter reviewed the details of the landscape irrigation proposals with the Members of the Board.

On a Motion by Mr. Goldstein, seconded by Mr. Smallegan, with all in favor, the Board of Supervisors approved giving authority, not to exceed \$45,000, for Mr. Mendes and Mr. Walter to finalize irrigation RFP with HIDA, for Heritage Isle at Viera Community Development District.

C. Pond Maintenance Update

Mr. Goldstein invited Aquagenix to update the Board Members about the pond

88 maintenance.

89
90 John with Aquagenix reviewed soft stem rush treatments and options for eel
91 grass removal with the Members of the Board.

92
93 John warned the Board that removing eel grass can promote algae growth within
94 the ponds.

95
96 Mr. Mendes commented on previous bids for the Boards consideration.

97
98 John stated that Aquagenix will provide revised bids for soft stem rush.

99
100 Mr. Mendes stated that he sent Aquagenix an email regarding the soft stem bids.

101
102
103 **FOURTH ORDER OF BUSINESS**

Staff Reports

104
105 **A. District Counsel**

106
107 Mr. Mcgee reviewed details of the irrigation agreement with the Members of the
108 Board.

109
110 Mr. Mendes reviewed the annual goals currently being executed.

111
112 Mr. Mendes stated he will send the Members of the Board a report of the annual
113 goals.

114
115 **B. District Engineer**

116
117 Ms. Saunders updated the board about ongoing Hoover irrigation project.

118
119 Mr. Mcgee stated he is working with Hoover to ensure more testing is done.

120
121 Mr. Mendes stated he will connect Hoover, Juniper and Mr. Walter together to finalize
122 the Hoover project's location.

123
124 Mr. Goldstein reviewed upcoming bridge repairs with the Members of the Board.

125
126 **C. District Manager**

- 127
128 1. Presentation of Vacant Board Seat Applicants
129 2. Website Audit
130

131 Mr. Mendes reviewed the vacant board seat applicants with the Members of the
132 Board and invited applicants to present themselves to the Board.
133

134 Al Rose presented himself to the Board Members for the vacant seat consideration.

135
136
137 Ms. LaBrecque inquired about when Mr. Rose retired and inquired why Mr. Rose has
138 not applied for the Board seat previously.

139
140 Mr. Rose responded to Ms. LaBrecque's inquiry.

141
142 Mr. Walter inquired about if Mr. Rose had previously been a fiduciary.

143
144 Mr. Rose responded to Mr. Walkers inquiry stating "yes".

145
146 Mr. Mendes presented Cynthia's resume to the Members of the Board.

147
148 Cynthia was not in attendance at this Board Meeting.

149
150 David Francis presented himself to the Members of the Board.

151
152 Mr. Goldstein inquired about a potential conflict between HOA and CDD.

153
154 Susan Zahler introduced herself to the Board Members.

155
156 Members of the Board considered the applicants and wrote down votes for the
157 considered applicants.

158
159 Mr. Mendes read the votes into the record.

160
161 Mr. Francis wins the vacant Board seat with 3 votes.

162
163 Mr. Francis swears in as a Member of the Board.

164
165 The meeting recessed at 11:59 a.m. and reconvened at 12:17 p.m.

166
167 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution
2025-05, Designating Officers**

168
169
170 Ms. LaBrecque nominated Mr. Goldstein for Chairman.

171
172 Mr. Goldstein nominated Mr. Walter for Vice Chairman.

173
174 Mr. Mendes opened the discussion regarding the item for consideration.

175
176 Mr. Goldstein commented on record regarding the Chairman nomination.

177

On a Motion by Mr. Goldstein, seconded by Ms. LaBrecque, with all in favor, the Board of Supervisors approved Mr. Goldstein's nomination of himself for Chairman of the Board, for Heritage Isle at Viera Community Development District.

On a Motion by Mr. Goldstein, seconded by Mr. Smallegan, with all in favor, the Board of Supervisors nominates Mr. Walter for Vice Chairman of the Board, for Heritage Isle at Viera Community Development District.

On a Motion by Mr. Goldstein, seconded by Ms. LaBrecque, with all in favor, the Board of Supervisors adopted Resolution 2025-05, Designating Officers, with Mr. Goldstein appointed as Chairman and Mr. Walter as Vice Chairman, for Heritage Isle at Viera Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on July 22, 2025

Mr. Mendes reviewed the meeting minutes with the board and asked if any changes were requested.

No changes were requested.

On a Motion by Mr. Goldstein, seconded by Mr. Walter, with all in favor, the Board of Supervisors approved the Board of Supervisor Regular Meeting minutes held July 22, 2025, for Heritage Isle at Viera Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for July 2025

Mr. Mendes reviewed the operation and maintenance expenditures and asked if there were any questions.

Mr. Smallegan inquired about Juniper billing.

Mr. Mendes reviewed billing inquiries with the Members of the Board.

Mr. Goldstein inquired about the contract with Juniper.

Mr. Walter reviewed Juniper contract with the Board.

Discussion ensued amongst the Board regarding landscape RFP for the upcoming year 2026.

Ms. Saunders inquired about irrigation mapping.

Mr. Walter commented that the irrigation mapping will be done as they complete irrigation RFP.

Discussion amongst the Board continued.

On a Motion by Mr. Smallegan, seconded by Ms. LaBrecque, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for July (\$100,034.40), for Heritage Isle at Viera Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of District Items

1. Irrigation Timer Replacement Proposal
2. Phase 7 Pathway Enhancement Proposal
3. Juniper Annual Mulch Proposal
4. Druse Landscaping Live Oak Installation Proposal
5. Druse Landscaping Dead Viburnum Removal Proposal
6. Juniper Replacement of Annuals Proposal (Under Separate Cover)
7. Juniper Irrigation Repairs in Balboa (Under Separate Cover)

Mr. Mendes presented the items for ratification and items under separate cover to the Board of Supervisors and asked if there were any questions.

Mr. Walter reviewed the items for ratification with the Board.

Mr. Goldstein inquired about the Druse Landscaping work orders.

Mr. Walter commented about splitting the work between Juniper and Druse Landscaping.

On a Motion by Ms. LaBrecque, seconded by Mr. Goldstein, with all in favor, the Board of Supervisors ratified, the Irrigation Timer Replacement Proposal, Phase 7 Pathway Enhancement Proposal, Juniper Annual Mulch Proposal, Druse Landscaping Live Oak Installation Proposal, Druse Landscaping Dead Viburnum Removal Proposal, Juniper Replacement of Annuals Proposal (Under Separate Cover) and the Juniper Irrigation Repairs in Balboa (Under Separate Cover), for Heritage Isle at Viera Community Development District.

NINTH ORDER OF BUSINESS

Discussion of CDD Gmail Account

Ms. LaBrecque Reviewed CDD Gmails for the Boards consideration.

Mr. Walter requested clarification of the Gmail function.

On a Motion by Ms. LaBrecque, seconded by Mr. Francis, with all in favor, the Board of Supervisors approved Heritage Isle Gmail to be used as the primary inquiry Email, for Heritage Isle at Viera Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Solenoid Replacement Proposal

Mr. Mendes presented the solenoid replacement proposal to the Board of Supervisors and asked if there were any questions. There were none.

On a Motion by Mr. Goldstein, seconded by Mr. Smallegan, with all in favor, the Board of Supervisors approved the Solenoid Replacement Proposal, for Heritage Isle at Viera Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Precision Sidewalk Safety Proposal

Mr. Mendes reviewed the Precision Sidewalk safety proposal with the Board of Supervisors and asked if there were any questions. There were none.

On a Motion by Mr. Smallegan, seconded by Ms. LaBrecque, with all in favor, the Board of Supervisors approved the Precision Sidewalk Safety Proposal, for Heritage Isle at Viera Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Rizzetta & Company Contract for District Management Services

Mr. Mendes reviewed the Rizzetta & Company contract for district management services with the Board of Supervisors and asked if there were any questions.

Mr. Mendes reviewed the contract against the budget and stated that it is aligned with the adopted budget.

Mr. Smallegan inquired about the field services.

On a Motion by Mr. Smallegan, seconded by Ms. LaBrecque, with all in favor, the Board of Supervisors approved the Rizzetta & Company Contract for District Management Services, for Heritage Isle at Viera Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Bench Pressure Washing Proposal (Under Separate Cover)

Mr. Mendes reviewed the bench pressure washing proposal with the Board of Supervisors and asked if there were any questions.

The Members of the Board reviewed the proposal and discussed options for moving forward with the bench pressure washing.

On a Motion by Mr. Francis, seconded by Ms. LaBrecque, with all in favor, the Board of Supervisors approved not to exceed \$1,000 for additional benches, for Heritage Isle at Viera Community Development District.

On a Motion by Mr. Francis, seconded by Ms. LaBrecque, with all in favor, the Board of Supervisors approved the HP Home Maintenance Bench Pressure Washing Proposal, for Heritage Isle at Viera Community Development District.

FOURTEENTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2025/2026 Final Budget

1. Consideration of Resolution 2025-06, Adopting FY 25-26 Final Budget

Mr. Walter reviewed the current financials with the Members of the Board.

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

A member of the audience commented on rescheduling the bi-annual sidewalk cleaning.

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

The Members of the Board discussed the last time the pressure washing was completed and discussed the upcoming cost of the pressure washing services.

Mr. Mendes made supporting comments on the pressure washing operations.

The Members of the Board stated they will consider this proposal in October and will include HOA Apron count in bid as a separate agreement.

Mr. Mendes reviewed the budget with the Board in detail.

The Board Members reviewed the standing of the reserve accounts.

Mr. Smallegan commented on the most recent bridge repairs.

Members of the Board and District Staff discussed the bridge repairs being scheduled for the next fiscal year.

On a Motion by Ms. LaBrecque, seconded by Mr. Goldstein, with all in favor, the Board of Supervisors adopted Resolution 2025-06, Adopting FY 25-26 Final Budget, for Heritage Isle at Viera Community Development District.

FIFTEENTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2025/2026 Special Assessments

1. Consideration of Resolution 2025-07, Imposing Special Assessments

Ms. Saunders reviewed Resolution 2025-07, Imposing Special Assessments with the Members of the Board and asked if there were any questions. There were none.

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

There were no public comments at this time.

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

On a Motion by Mr. Smallegan, seconded by Mr. Francis, with all in favor, the Board of Supervisors adopted Resolution 2025-07, Imposing Special Assessments, for Heritage Isle at Viera Community Development District.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Goldstein welcomed David Francis to the Board of Supervisors.

Mr. Francis thanked the Members of the Board for the opportunity.

Mr. Francis inquired for clarity on communication procedures between Members of the Board.

Ms. Saunders made supporting comments regarding proper Board Member communication procedures.

Discussion ensued amongst the Board regarding engagement between the HOA and CDD.

Mr. Mendes and Ms. Saunders stated they will work together to plan a phone call with Mr. Walter and Mr. Francis to review Board communication procedures.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. LaBrecque, seconded by Mr. Francis, the Board of Supervisors, with all in favor, adjourned the meeting at 1:49 p.m., for Heritage Isle at Viera Community Development District.

[SIGNATURES ON FOLLOWING PAGE]

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

Secretary/Assistant Secretary

Chairman/Vice Chairman

389

390

391

392

TAB 4

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 August 2025 Presented For Board Approval

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

The total items being presented: **\$33,527.06**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Heritage Isle at Viera Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
B S E Consultants Inc.	300075	21453	Engineering Services 06/25	\$1,350.00
Bob Goldstein	300082	BG082625	Board of Supervisors Meeting 08/26/25	\$200.00
Doggie Doo Doo Disposal Services	300078	20028	Monthly Service and a Serice Call 08/25	\$522.00
Druse Landscaping & Tree	300079	8855	Install Plants 07/25	\$4,480.00
Druse Landscaping & Tree Service	300079	8856	Crape Myrtles installed 07/25	\$1,440.00
Florida Power & Light Company	20250826-1	FPL Monthly Summary 07/25 ACH	Summary Electric Services 07/25	\$7,053.43
Gannett Florida LocaliQ	300083	0007251390	Legal Advertising 07/25	\$158.51
HP Home Maintenance Solutions, LLC	300081	460	spot pressure wash & sign removal 07/25	\$1,500.00
JoAnne M. LaBrecque	300084	JL082625	Board of Supervisors Meeting 08/26/25	\$200.00
Jon Smallegan	300085	JS082625	Board of Supervisors Meeting 08/26/25	\$200.00
Kenneth F. Walter	300086	KW082625	Board of Supervisors Meeting 08/26/25	\$200.00
Rizzetta & Company, Inc.	300077	INV0000101223	District Management Fees 08/02	\$7,198.34
Rizzetta & Company, Inc.	300080	INV0000101336	Mass Mailing - Budget Notice 08/25	\$2,374.24

Heritage Isle at Viera Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
School Now	300076	INV-SN-874	School Now CDD ADA-PDF 07/25	\$384.38
TIGRIS Aquatic Services, LLC	300087	3827298	Aquatic Service 08/25	\$3,011.58
TIGRIS Aquatic Services, LLC	300087	3827299	Aquatic Service 08/25	\$3,011.58
Trutech LLC	300088	INV-316540	Recurring Service - Yard Animals 04/25	\$164.00
Trutech LLC	300088	INV-424021	Recurring Service - Yard Animals 07/25	<u>\$79.00</u>
Report Total				<u>\$33,527.06</u>

TAB 5

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 356647

Bill To
Heritage Isle at Viera CDD - Maintenance c/o Rizzetta and Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

RECEIVED
10/06/25

Date	Due Date
09/15/25	10/15/2025
Account Owner	PO#
WILLIAM FISHER	

Item	Qty/UOM	Rate	Ext. Price	Amount
#355985 - Pressurized line break				\$1,348.00
<i>Lateral Components - 09/11/2025</i>				
Irrigation Tech Labor	5.00HR	\$75.00	\$375.00	
PVC Pipe 2 1/2 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	20.00FT	\$3.90	\$78.08	
NDS Pro-Span PVC Expansion Repair Coupling 2-1/2 in. Socket x Spigot SLIP FIX	1.00EA	\$106.94	\$106.94	
Hunter PGV Globe/Angle Valve Plastic 2 in. w/ Flow Control FIPT x FIPT	1.00EA	\$450.00	\$450.00	
3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V	8.00EA	\$6.08	\$48.64	
2" - 2.5" Misc Fittings	13.00EA	\$22.26	\$289.34	

Repairs to the pressurized line break that was located between 3153 and 3163 Balboa the line was broken due to several factors the valve box was placed directly on the piping and valves it should have been cut to fit the irrigation lines in the area so this could have been avoided and the box would not push the pipe and valve down which leads to stress fractures and as the pipe ages they will break we also found a hole in the pipe where it was being fed from the mainline as it was put together incorrectly they were at varying heights which also causes the pipes to weaken and crack the whole was caused by the improper angle that was used when it was put together we had to cut out all the old piping and valves and rebuild them so they were done correctly we cut the valve box to properly fit around the piping to prevent future issues..

Grand Total \$1,348.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$55,808.00	\$35,558.60	\$41,122.86	\$0.00	\$0.00

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980



September 23, 2025

Contract No. - 363536

Heritage Isle at Viera CDD - Maintenance

Proposal to remove the sidewalk and repair a leak in the mainline on the corner of Abbyville and Carambola

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Irrigation Tech Labor	160.00	\$65.00	\$10,400.00
Mini Excavator Renatal	1.00	\$1,519.56	\$1,519.56
4" Trash Pump Rental	1.00	\$247.26	\$247.26
Irrigation Tech Labor	0.00	\$75.00	\$0.00
			\$12,166.82

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Lateral Components	\$0.00	\$12,166.82
Control Components	\$0.00	\$0.00
		\$0.00
		\$12,166.82

Sale	\$12,166.82
Sales Tax	\$0.00
Total	\$12,166.82

By _____
CHRIS WADE

Date 9/23/2025

Juniper Landscaping of Florida
LLC

By _____

Date _____

Heritage Isle at Viera CDD -
Maintenance



September 29, 2025

Contract No. - 363536.1

Heritage Isle at Viera CDD - Maintenance

Proposal to remove the sidewalk and repair a leak in the mainline on the corner of Abbyville and Carambola

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Cut saw and saw blade	1.00	\$494.58	\$494.58
6 DI Resilient seat gate valve mj x la	1.00	\$2,356.00	\$2,356.00
6" wedge resistant onelok	6.00	\$310.00	\$1,860.00
6x12 MJ L/P SLEEVE C153 IMP Ductile Iron	2.00	\$432.16	\$864.32
6 C900 DR18 BLUE GASKETED JOINT PIPE	1.00	\$44.54	\$44.54
Irrigation Technician Labor	45.00	\$65.00	\$2,925.00
Maintenance Division Labor	6.00	\$65.00	\$390.00
Floritam Saint Augustine, 01 SF MATERIAL ONLY	400.00	\$1.33	\$533.30
Unscreened Fill Dirt Bulk (per ton)	2.00	\$24.10	\$48.20
			\$9,515.94

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Irrigation Wet Check	\$0.00	\$8,544.44
ME: Landscape Enhancements	\$0.00	\$971.50
		\$0.00
		\$9,515.94

Sale	\$9,515.94
Sales Tax	\$0.00
Total	\$9,515.94

By _____
CHRIS WADE

Date 9/29/2025

Juniper Landscaping of Florida
LLC

By _____

Date _____

Heritage Isle at Viera CDD -
Maintenance



September 29, 2025

Contract No. - 363536.2

Heritage Isle at Viera CDD - Maintenance

Proposal to remove the sidewalk and repair a leak in the mainline on the corner of Abbyville and Carambola

ITEM	QTY	UNIT PRICE	TOTAL PRICE
6 C900 DR18 BLUE GASKETED JOINT PIPE	1.00	\$255.48	\$255.48
			\$255.48

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Irrigation Wet Check	\$0.00	\$255.48
		\$0.00
		\$255.48

Sale	\$255.48
Sales Tax	\$0.00
Total	\$255.48

By _____
CHRIS WADE

Date 9/29/2025

Juniper Landscaping of Florida
LLC

By _____

Date _____

Heritage Isle at Viera CDD -
Maintenance

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 359829

Bill To
Heritage Isle at Viera CDD - Maintenance c/o Rizzetta and Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	Due Date
09/30/25	10/30/2025
Account Owner	PO#
WILLIAM FISHER	

Item	Qty/UOM	Rate	Ext. Price	Amount
#359559 - Replacement of a stuck valve in Phase 4				\$450.00
<i>Control Components - 09/30/2025</i>				
Hunter Globe Valve ICV Glass Filled Nylon 2 in. w/ Flow Control FIPT x FIPT	1.00EA	\$450.00	\$450.00	

Proposal to replace a valve that is sticking on located in phase 4 Guerrero park west side near the sidewalk

Grand Total \$450.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$55,808.00	\$35,558.60	\$41,122.86	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 360983

Bill To
Heritage Isle at Viera CDD - Maintenance c/o Rizzetta and Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	Due Date
09/30/25	10/30/2025
Account Owner	PO#
WILLIAM FISHER	

Item	Qty/UOM	Rate	Ext. Price	Amount
#349818 - Valve replacement on south legacy				\$900.00
<i>Control Components - 09/30/2025</i>				
Hunter Globe Valve ICV Glass Filled Nylon 2 in. w/ Flow Control and Filter Sentry FIPT x FIPT	2.00EA	\$450.00	\$900.00	

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

Grand Total **\$900.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$55,808.00	\$35,558.60	\$41,122.86	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Heritage Isle at Viera Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

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

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

About FIA

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

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

Competitive Advantage

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

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

How are FIA Members Protected?

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

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

What Are Members Responsible For?

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

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

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

Quotation being provided for:

Heritage Isle at Viera Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125627

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$1,060,242
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

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

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

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

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

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

TOTAL PROPERTY PREMIUM

\$7,522

Extensions of Coverage

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

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

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

CRIME COVERAGE

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

Deadly Weapon Protection Coverage

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

AUTOMOBILE COVERAGE

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

GENERAL LIABILITY COVERAGE (Occurrence Basis)

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

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

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

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

Cyber Liability sublimit included under POL/EPLI

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



PREMIUM SUMMARY

Heritage Isle at Viera Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125627

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$7,522
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,922
Public Officials and Employment Practices Liability	\$3,566
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$15,510

IMPORTANT NOTE

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

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

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

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

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

Heritage Isle at Viera Community Development District

(Name of Local Governmental Entity)

By: Brian Mendes
Signature

Brian Mendes
Print Name

Witness By: Giovanni Massimino
Signature

Giovanni Massimino
Print Name

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

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

**Heritage Isle at Viera Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

QUOTATIONS TERMS & CONDITIONS

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

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

☒	Building and Content TIV	\$1,060,242	As per schedule attached
☐	Inland Marine	Not Included	
☐	Auto Physical Damage	Not Included	

Signature: Brian Mendes Date: 9/30/2025

Name: Brian Mendes

Title: District Manager/Assistant Secertary

**Heritage Isle at Viera Community Development District**

Policy No.: 100125627
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
1	Entry Way, Sign,Fence		2005	10/01/2025	\$87,099		
	Wickham Rd & Legacy Blvd Viera FL 32940		Joisted masonry	10/01/2026		\$87,099	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
2	Pump Wells & Controllers,irrigation from pump		2005	10/01/2025	\$316,725		
	Wickham Rd & & Legacy Blvd Viera FL 32940		Pump / lift station	10/01/2026		\$316,725	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
3	Bridge		2006	10/01/2025	\$23,227		
	Carambola Circle & Gurrero Dr. Viera FL 32940		Bridges	10/01/2026		\$23,227	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
4	Bridge		2006	10/01/2025	\$23,227		
	Camberly Circle & Galindo Dr. Viera FL 32940		Bridges	10/01/2026		\$23,227	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
5	Bridge		2006	10/01/2025	\$23,227		
	Carambola Circle & Funston Circle Viera FL 32940		Bridges	10/01/2026		\$23,227	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
6	Bridge		2006	10/01/2025	\$23,227		
	Funston Circle & Sansome Circle Viera FL 32940		Bridges	10/01/2026		\$23,227	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
7	Bridge		2006	10/01/2025	\$23,227		
	Quint Dr and Balboa Dr. Viera FL 32940		Bridges	10/01/2026		\$23,227	

Sign: Brian MendesPrint Name: Brian MendesDate: 9/30/2025

**Heritage Isle at Viera Community Development District**

Policy No.: 100125627
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
8	Community Monument Sign - Phase I - North Entrance		2004	10/01/2025	\$20,904			
	NE Corner of Legacy Blvd & Savoy Drive Viera FL 32940		Masonry non combustible	10/01/2026			\$20,904	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
9	Community Monument Sign - Phase I - South Entrance		2004	10/01/2025	\$20,904			
	NE Corner of Legacy Blvd & Camberly Circle Viera FL 32940		Masonry non combustible	10/01/2026			\$20,904	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
10	Community Monument Sign - Phase 2 - North Entrance		2004	10/01/2025	\$20,904			
	SW Corner of Legacy Blvd & Carambola Circle Viera FL 32940		Masonry non combustible	10/01/2026			\$20,904	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
11	Community Monument Sign - Phase 2 - South Entrance		2004	10/01/2025	\$20,904			
	SW Corner of Legacy Blvd & Carambola Circle Viera FL 32940		Masonry non combustible	10/01/2026			\$20,904	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
12	Community Monument Sign - Phase 3 - North Entrance		2004	10/01/2025	\$20,904			
	NE Corner of Legacy Blvd & Galindo Circle Viera FL 32940		Masonry non combustible	10/01/2026			\$20,904	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
13	Community Monument Sign - Phase 3 - South Entrance		2004	10/01/2025	\$20,904			
	NE Corner of Legacy Blvd & Galindo Circle Viera FL 32940		Masonry non combustible	10/01/2026			\$20,904	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
14	Community Monument Sign - Phase 4 - North Entrance		2004	10/01/2025	\$20,904			
	SW Corner of Legacy Blvd & Gurrero Drive Viera FL 32940		Masonry non combustible	10/01/2026			\$20,904	

Sign: Brian MendesPrint Name: Brian MendesDate: 9/30/2025

**Heritage Isle at Viera Community Development District**

Policy No.: 100125627
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Date	Covering	Replaced
15	Community Monument Sign - Phase 4 - South Entrance		2004	10/01/2025	\$20,904		\$20,904	
	SW Corner of Legacy Blvd & Bancroft Drive Viera FL 32940		Masonry non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Date	Covering	Replaced
16	Community Monument Sign - Phase 5 - North Entrance		2006	10/01/2025	\$20,904		\$20,904	
	NE Corner of Legacy Blvd & Quint Drive Viera FL 32940		Masonry non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Date	Covering	Replaced
17	Community Monument Sign - Phase 5 - South Entrance		2006	10/01/2025	\$20,904		\$20,904	
	NE Corner of Legacy Blvd & LeConte Street Viera FL 32940		Masonry non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Date	Covering	Replaced
18	Community Monument Sign - Phase 6 - North Entrance		2006	10/01/2025	\$20,904		\$20,904	
	SW Corner of Legacy Blvd & Funston Circle Viera FL 32940		Masonry non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Date	Covering	Replaced
19	Community Monument Sign - Phase 6 - South Entrance		2006	10/01/2025	\$20,904		\$20,904	
	SW Corner of Legacy Blvd & Funston Circle Viera FL 32940		Masonry non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Date	Covering	Replaced
20	Community Monument Sign - Phase 7 - North Entrance		2006	10/01/2025	\$20,904		\$20,904	
	SW Corner of Legacy Blvd & Sansome Circle Viera FL 32940		Masonry non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Date	Covering	Replaced
21	Community Monument Sign - Phase 7 - North Entrance		2006	10/01/2025	\$20,904		\$20,904	
	SW Corner of Legacy Blvd & Sansome Circle Viera FL 32940		Masonry non combustible	10/01/2026				

Sign: Brian MendesPrint Name: Brian MendesDate: 9/30/2025

**Heritage Isle at Viera Community Development District**

Policy No.: 100125627
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
22	Community Monument Sign - Phase 8 - North Entrance		2006	10/01/2025	\$20,904		\$20,904	
	NE Corner of Legacy Blvd & Ingerson Drive Viera FL 32940		Masonry non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value		Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
23	Community Monument Sign - Phase 8 - South Entrance		2006	10/01/2025	\$20,904		\$20,904	
	NE Corner of Legacy Blvd & Balboa Drive Viera FL 32940		Masonry non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value		Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
24	Gazebo		2007	10/01/2025	\$17,420		\$17,420	
	N Wickham Rd & Lake Andrew Dr Viera FL 32940		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value		Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
25	Street Lights (3) - N. Entrance - 3 Double Light P		2012	10/01/2025	\$19,510		\$19,510	
	Legacy Blvd & Judge Fran Jamieson Way Viera FL 32940		Electrical equipment	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value		Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
26	Street Lights (2) - S. Entrance - 2 Single Light P		2012	10/01/2025	\$11,846		\$11,846	
	Legacy Blvd & Wickham Rd Viera FL 32940		Electrical equipment	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value		Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
27	Irrigation Equipment in Clubhouse		1996	10/01/2025			\$9,552	
	6800 Legacy Blvd Viera FL 32940		Pump / lift station	10/01/2026	\$9,552			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value		Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
28	Irrigation Clock in clubhouse		1996	10/01/2025			\$6,968	
	6800 Legacy Blvd Viera FL 32940		Pump / lift station	10/01/2026	\$6,968			

Sign: Brian MendesPrint Name: Brian MendesDate: 9/30/2025

**Heritage Isle at Viera Community Development District**

Policy No.: 100125627
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering	Replaced
29	Irrigation Clock - behind Clubhouse		1996	10/01/2025		\$6,968		\$6,968
	6800 Legacy Blvd Viera FL 32940		Electrical equipment	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering	Replaced
30	Irrigation Clocks (2) @ \$6,000 each - in Park		1996	10/01/2025		\$13,936		\$13,936
	Quint Drive & Pacheco Lane Viera FL 32940		Electrical equipment	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering	Replaced
31	Irrigation Clocks (2) @ \$6,000 each		1996	10/01/2025		\$13,936		\$13,936
	Funston Circle Viera FL 32940		Electrical equipment	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering	Replaced
32	Irrigation Clocks (2) @ \$6,000 each		1996	10/01/2025		\$13,936		\$13,936
	Off Legacy Blvd Viera FL 32940		Electrical equipment	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering	Replaced
33	Irrigation Clocks (2) @ \$6,000 each - in Park		1996	10/01/2025		\$13,936		\$13,936
	Carambola Circle Viera FL 32940		Electrical equipment	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering	Replaced
34	Irrigation Clocks (2) @ \$6,000 each - in Park		1996	10/01/2025		\$13,936		\$13,936
	Guerrero Drive & Bancroft Drive Viera FL 32940		Electrical equipment	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering	Replaced
35	Irrigation Clocks (2) @ \$6,000 each - in Park		1996	10/01/2025		\$13,936		\$13,936
	Galindo Circle Viera FL 32940		Electrical equipment	10/01/2026				

Sign: Brian MendesPrint Name: Brian MendesDate: 9/30/2025

**Heritage Isle at Viera Community Development District**

Policy No.: 100125627
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value		
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
36	Irrigation Clocks (2) @ \$6,000 each		1996	10/01/2025	\$13,936	\$13,936		
	Camberly Circle & Grayson Drive Viera FL 32940		Electrical equipment	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value		
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
37	Benchs (2) @ \$600 each		2006	10/01/2025	\$1,394	\$1,394		
	In Park off Guerro Dr & Bancroft Dr Viera FL 32940		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value		
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
38	Benchs (2) @ \$600 each		2006	10/01/2025	\$1,394	\$1,394		
	In park off Galindo Cir Viera FL 32940		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value		
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
39	Benchs (2) @ \$600 each		2006	10/01/2025	\$1,394	\$1,394		
	In Park off Carambola Circle Viera FL 32940		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value		
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
40	Benchs (2) @ \$600 each		2006	10/01/2025	\$1,394	\$1,394		
	In Park off Funston Circle Viera FL 32940		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value		
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
41	Benchs (2) @ \$600 each		2006	10/01/2025	\$1,394	\$1,394		
	In Park off Quin Dr & Pacheco Lane Viera FL 32940		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value		
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
42	Entry Monument Sign		2014	10/01/2025	\$29,033	\$29,033		
	Legacy Blvd & Judge Fran Jamieson Way Viera FL 32940		Masonry non combustible	10/01/2026				
			Total:	Building Value \$1,043,722		Contents Value \$16,520		Insured Value \$1,060,242

Sign: Brian MendesPrint Name: Brian MendesDate: 9/30/2025

TAB 6

Heritage Isle at Viera CDD

3434 Colwell Ave, Suite 200

Tampa, FL 33614

407-472-2471 (ext.4404)

bmendes@rizzetta.com

Subject: Annual Goals and Achievement Report – 2025

In compliance with recent Florida legislation requiring all Community Development Districts (CDDs) to set annual goals and provide a year-end report on their progress, the Heritage Isle at Viera CDD is pleased to share its **2025 Annual Goals and Achievement Report**.

Annual Goals Set for 2025:

1. Operational Goals

- Maintain community infrastructure, including landscaping, stormwater systems, and amenity facilities, to high standards.
- Ensure timely completion of scheduled maintenance and repairs.
- Improve operational efficiency through enhanced vendor coordination and performance monitoring.

2. Financial Goals

- Operate within the approved budget while maintaining quality service delivery.
- Evaluate and implement cost-saving measures without reducing service levels.
- Maintain adequate reserve funding for long-term capital needs.

Year-End Achievements:

Operational Achievements:

- Successfully completed all scheduled maintenance projects.
- Maintained consistent service levels with positive resident feedback on landscaping, amenities, and facility upkeep.
- Improved operational oversight by implementing regular vendor performance reviews.

Financial Achievements:

- Ended the fiscal year within budget.
- Negotiated service contracts resulting in cost savings while preserving quality.
- Maintained reserve funds at target levels to support future infrastructure needs.

The Board is proud to report that the Heritage Isle at Viera CDD successfully met its established operational and financial goals for the year. We remain committed to responsible stewardship of District resources and to providing a well-maintained, financially sound community for our residents.

Sincerely,

District Manager: Brian Mendes

Heritage Isle at Viera Community Development District

TAB 7

AMENDMENT TO HERITAGE ISLE IRRIGATION MAINTENANCE AGREEMENT

THIS AMENDMENT (“Amendment”) is made and entered into as of the 28th day of October 2025, by and between:

HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to chapter 190, Florida Statutes, located in Brevard County, Florida, and whose address is 8529 South Park Circle, Suite 330, Orlando, Florida 32819 (“District”), and

HERITAGE ISLE DISTRICT ASSOCIATION, INC., a Florida not-for-profit corporation, whose address is c/o Leland Management, 6800 Legacy Blvd., Viera, Florida 32940 (“HIDA”), and

TERRACES AT HERITAGE ISLE, a Florida not-for-profit corporation, whose address is c/o Sentry Management, 597 Haverty Court, Suite 110, Rockledge, Florida 32955 (“Terraces” and together with the District and HIDA, the “Parties”).

RECITALS

WHEREAS, on August 23, 2022, the District, HIDA, Terraces, and Heritage Isle Residential Villages Association, Inc. (collectively, the “Original Parties”) entered into an agreement for irrigation system maintenance services (“Original Agreement”), as amended from time to time; and

WHEREAS, HIDA merged with Heritage Isle Residential Villages Association, Inc. and, as the surviving entity, HIDA (“Merged Entity”) has assumed all duties, responsibilities, obligations, rights, prerequisites, assets, interests, and authority of the Heritage Isle Residential Villages Association, Inc.; and

WHEREAS, pursuant to Section 11 of the Original Agreement, the Original Parties desire to amend the Original Agreement to reflect the merger and to substitute the Merged Entity as a party to the Original Agreement in place of the Original Parties; and

WHEREAS, any terms not otherwise defined herein shall have the meaning set forth in the Original Agreement; and

WHEREAS, each of the Parties hereto has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants contained herein, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. The Original Agreement is hereby affirmed, and the Parties hereto agree that it continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Amendment, nothing herein shall modify the rights and obligations of the Parties under the Original Agreement. All of the remaining provisions remain in full effect and fully enforceable.

SECTION 2. The Services Agreement is hereby amended to include the following:

A. The Merged Entity is hereby substituted as a party to the Original Agreement in place of Heritage Isle District Association, Inc. and Heritage Isle Residential Villages Association, Inc. All references to Heritage Isle District Association, Inc. and Heritage Isle Residential Villages Association, Inc. in the Original Agreement shall be deemed to refer to HIDA.

B. HIDA hereby assumes all of the rights, duties, obligations, and liabilities of the Heritage Isle Residential Villages Association, Inc. and HIDA under the Original Agreement as of the date of the merger.

C. Except as expressly modified by this Amendment, all terms and conditions of the Original Agreement shall remain in full force and effect.

D. This Amendment shall be governed by and construed in accordance with the laws of the State of Florida.

E. This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be deemed an original, but all of which together shall constitute one and the same instrument.

SECTION 3. All other terms of the Original Agreement shall remain in full force and effect and are hereby ratified.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first above written.

[signatures on following page]

IN WITNESS WHEREOF, the Parties execute this Amendment on the day and year first written above.

ATTEST:

**HERITAGE ISLE AT VIERA
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

WITNESS:

**HERITAGE ISLE DISTRICT
ASSOCIATION, INC.**

By: _____

By: _____
Its: _____

WITNESS:

TERRACES AT HERITAGE ISLE

By: _____

By: _____
Its: _____

TAB 8



HISTORY



Rolling Suds is a respected, family-owned company with a **35-year legacy** of delivering outstanding **power washing services** to homeowners, property owners, and businesses.

In 2022, we expanded our reach through franchising, and now proudly serve communities with over **250 locally owned and operated locations** across the United States.

Rolling Suds of Melbourne – Palm Bay **services all of Brevard County, FL.**

Our mission is to transform ideas into reality through teamwork, innovation, and unwavering determination. Together, we tackle challenges head-on, support one another, and create meaningful impact in our community. We make it happen, inspiring others to do the same.



SERVICES



POWER WASHING

Our professionally trained technicians will utilize pressure washing to clean durable surfaces such as **concrete, stone, and brick** that can withstand **more forceful pressure**. High pressure cleaning effectively tackles tough stains, oil, mold, mildew and more.

SOFT WASHING

Our professionally trained technicians will utilize soft washing to clean older or more **delicate surfaces such as stucco, vinyl, roofs, painted or stained wood**. This method will effectively remove dirt, mold, stains, and contaminants while protecting the integrity of the surface.



WHAT WE WASH

RESIDENTIAL

SIDING • ROOF • DECK • PATIO • FENCE • SOFFIT • GUTTER • GARAGE DOOR
• DRIVEWAY • SIDEWALK • CURB • OUTDOOR FURNITURE • LANDSCAPE
FEATURE • WALKWAY • SPORT COURT

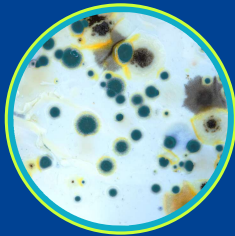
COMMERCIAL

BUILDING • HIGH RISE • MUNICIPAL PROPERTY • PARKING LOT • MULTI-
LEVEL PARKING STRUCTURE • COMMERCIAL PROPERTY • DUMPSTER PAD •
APARTMENT BUILDING • HOA COMMUNITIES • HOSPITAL •
UNIVERSITY/SCHOOL • RETIREMENT COMMUNITIES • PROPERTY
MANAGEMENT COMPANY • WATER TOWER • STADIUMS • HEAVY EQUIPMENT

WHAT WE ELIMINATE



DIRT



MOLD



MILDEW



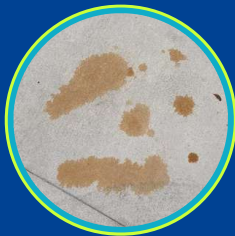
OIL



SALT RESIDUE



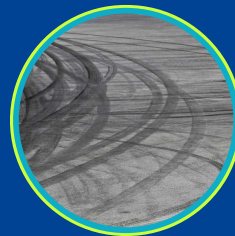
GUM



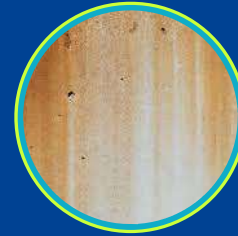
STAINS



GRAFFITI



TIRE MARKS



RUST

& MORE

COMMERCIAL

Service 2-3X Faster
Clean up to 5 Stories Without a Lift
2x Required Insurance Coverage
Licensed & Bonded
Extensive Experience & References
Custom Maintenance Packages
24/7 Scheduling

Enhance Appearance
Prevent Deterioration
Prepare Surfaces for Renovation
Restore Healthy Living/Working Spaces
Elevate Pricing Value



BEFORE & AFTER



SIMILAR PROJECTS



Jacksonville National Cemetery

500,000 sq ft of sidewalk

Rolling Suds of Jacksonville-St. Augustine

Ave Maria Master Planned Community

712,800 sq ft of sidewalk

Rolling Suds of Naples-Ft. Meyers



TESTIMONIALS



“Technicians were **on time**, worked through the day, with **very little disruption** for our residents. They were professional and cleaned up after themselves. We will recommend them to our other property management colleagues. Great job!”

Delia M. Cooke (Property Manager)



“Things went really well and everything looked great...thank you for your effort and for your partnership. You were **organized and responsive**, which was very helpful in a stressful time of getting things accomplished.”

CBRE Commercial Real Estate Services (General Manager)

“Great job with the removal of **years of spray paint graffiti** on natural rock surfaces! Rolling Suds brought back the original beauty of the cave/cavern with **no harm** to the cave wildlife!”

Joel Dempsey (Graffiti Removal Client)

PROPRIETARY SOLUTION & TRUCKS



Over the past three decades, Rolling Suds has meticulously developed and perfected our **proprietary cleaning formula**. This advanced solution is scientifically engineered to make dirt and grime removal faster and more efficient, all while being **safe for families, pets, and the environment**.



Our Rolling Suds trucks are crafted and assembled in-house, featuring a **unique design unlike any other**. Equipped with all necessary water and equipment onboard, our trucks offer a **safer, faster, and more cost-effective solution for our customers**.

SUDS IN THE SKY



Rolling Suds and Alpha Drones USA have teamed up to equip all Rolling Suds locations with **cutting-edge commercial power washing drones**.



Devin Hollenbaugh

Owner & Operator

Rolling Suds of Melbourne – Palm Bay FL



321-312-5777



Devin.Hollenbaugh@rollingsuds.com

SCAN FOR A FREE ESTIMATE





ESTIMATE

Rolling Suds of Melbourne - Palm Bay
2280 Avocado Avenue Unit 6 Melbourne FL 32935
Devin.Hollenbaugh@rollingsuds.com
(321) 312-5777

Estimate #

Date

Total

8-1

Mon Oct 20, 2025

\$41,687.00

Prepared For:

Brian Mendes Rizzetta Company
6800 Legacy Blvd
Melbourne, Florida 32940
(407) 472-2471
bmendes@rizzetta.com

Service Location:

Brian Mendes Rizzetta Company
6800 Legacy Blvd
Melbourne, Florida 32940
(407) 472-2471
bmendes@rizzetta.com

Description	QTY	Price	Amount
Sidewalk; 833,750 sq ft Our expert cleaning service will carefully remove any mold, mildew, algae, and dirt from your surfaces using our powerful but safe cleaning solution. Once we're done, we'll rinse your surfaces with water, leaving them looking and feeling refreshed. Price includes the cost of fire hydrant access and the cost of water. Estimated Completion Time: 4 Weeks, weather and conditions permitting.	1	\$41,687.00	\$41,687.00
Sub total			\$41,687.00
Total			\$41,687.00

Terms:

Estimates are an approximation of charges to you, and they are based on the anticipated details of the work to be done. It is possible for unexpected complications to cause some deviation from the estimate. If additional parts or labor are required you will be contacted immediately.

Notes:

Due to the age and condition of the concrete, certain deep-set stains or surface discolorations—often referred to as “shadows”—may remain visible after cleaning. These typically occur where iron oxide, rust, irrigation runoff, or organic matter has permanently altered the surface.

Rolling Suds will make every reasonable effort to achieve a uniform, clean appearance through standard washing and treatment methods; however, complete restoration of color consistency across all sidewalks cannot be guaranteed without resurfacing or chemical bleaching beyond the normal cleaning process.

Rust stains are evident in some areas of sidewalks. Rust removal specialty chemical treatment can be applied with customer approval at a cost of \$25.00 per treatment area.

Areas not owned or maintained by the CDD (including private driveway aprons, walkways within the clubhouse and the pool deck) are excluded from this scope unless specifically authorized in writing.

Thank you for your business



Source: Associa

August 20, 2025 17:53 ET

Associa Advantage Announces New Vendor Partnership with Rolling Suds

DALLAS, Texas, Aug. 20, 2025 (GLOBE NEWSWIRE) -- [Associa Advantage](#), the vendor management and savings program of [Associa](#), North America's largest community association management firm, is pleased to announce its newest preferred vendor partnership with [Rolling Suds](#), the premier national power washing company.

Through this partnership, Associa-managed communities will gain access to Rolling Suds' professional-grade power washing services, backed by more than 30 years of proven industry expertise. This collaboration further supports Associa Advantage's mission to provide homeowners and communities with exceptional offers from trusted local and national vendors.

"Associa Advantage is dedicated to building partnerships that bring real value to the communities we serve," said Jennifer Shannon, President of Associa Advantage. "Rolling Suds has established itself as a leader in its industry by delivering consistent, high-quality results. We are excited to connect our branches, team members, and communities with their services through this new partnership."

Rolling Suds has built a reputation for excellence by combining best-in-class equipment, highly trained professionals, and a streamlined process that delivers unmatched results for both residential and commercial clients. Their national presence and trusted name make them a strong addition to the Associa Advantage partner network.

About Associa

With more than 300 branch offices across North America, Associa is building the future of community for more than 7.5 million residents worldwide. Our 15,000+ team members lead the industry with unrivaled education, expertise, and trailblazing innovation. For more than

45 years, Associa has brought positive impact and meaningful value to communities. To learn more, visit www.associaonline.com.

About Rolling Suds

Rolling Suds is the premier national power washing company, bringing unparalleled standards to an unregulated industry. Founded more than 30 years ago, Rolling Suds has served hundreds of thousands of commercial and residential customers by hiring the best people, using the best equipment, and providing the best experience in the industry. With a national presence and decades of proven results, Rolling Suds streamlines commercial power washing needs across the country with efficiency and quality. For more information, visit <https://www.rollingsudsfranchise.com/>.



Proposal for Exterior Concrete/Walkway Cleaning

HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT
DISTRICT (CDD)

Submitted by:
Exo-Pro Pressure & Soft Wash Solutions
9 Florence Court
Palm Coast, FL 32137
☎ 386-864-3033
✉ ExoProSolutions@gmail.com

EXO-PRO 
PRESSURE AND SOFT WASH SOLUTIONS

Section 1 – Company Overview

Exo-Pro Pressure & Soft Wash Solutions specializes in large-scale exterior cleaning, concrete restoration, and preventative maintenance for residential communities, HOAs, educational facilities, and healthcare campuses across Florida. Our team combines extensive industry experience with advanced soft-wash and drone-assisted application technology to deliver consistent, safe, and efficient cleaning at scale—from single-story sidewalks to multi-story structures up to 180 feet high.

We use environmentally responsible cleaning methods tailored to each surface type and condition. Our standard process utilizes CitraShield®, a biodegradable, non-corrosive cleaner that removes and prevents organic growth without damaging concrete or landscaping. When conditions require, we integrate traditional soft-wash and pressure-washing techniques to ensure the best possible results while maintaining surface safety and integrity.

Our focus is on preventative maintenance—helping communities preserve long-term value by keeping surfaces clean year-round rather than allowing buildup to reoccur between cleanings.

Selected Past Performance

Exo-Pro and its commercial division have successfully completed numerous large-scale projects for municipalities, school districts, healthcare systems, and higher-education institutions, including:

- Old Kings Elementary School (Flagler County Schools) – Full campus cleaning
- Flagler Palm Coast High School – Complete campus cleaning, sidewalks, and common areas
- Rymfire Elementary School – Roof cleaning and full campus concrete cleaning
- Indian Trails Middle School – Recently awarded for roof and campus cleaning
- Daytona State College – DeLand Campus – Entire campus cleaning
- Daytona State College – New Smyrna Beach Campus – Entire campus cleaning
- Daytona State College – Daytona Beach Campus – Ongoing maintenance contract
- AdventHealth Memorial Hospital, Daytona Beach – Multi-building exterior soft-wash and quarterly maintenance

All selected past performance has been awarded within the past two years, totaling more than \$446,000 in revenue, demonstrating Exo-Pro's proven capability, reliability, and scalability for projects of this size and scope.

Our work is known for quality, safety, and reliability, minimizing disruption to students, residents, and staff while delivering visible, lasting results.

Pricing Commitment: Exo-Pro's proposed multi-year pricing model includes a 0 % escalation through the first three annual maintenance cycles. This pricing commitment is offered contingent upon the District awarding a minimum three-year term under the

outlined maintenance plan. Shorter-term or one-year renewals may be subject to standard annual adjustments for fuel, labor, and material costs.

Section 1A – Leadership & Ownership Commitment

Exo-Pro Pressure & Soft Wash Solutions is proudly veteran-owned and operated by Rob Wood, who brings more than three decades of leadership, service, and community investment to every project.

Rob is a U.S. Air Force veteran with over ten years of active-duty service and leads a certified Service-Disabled Veteran-Owned Small Business (SDVOSB). Following his military career, Rob spent over 20 years in higher education leadership, mentoring and developing teams while building a reputation for accountability, reliability, and integrity.

As both the owner and operator, Rob remains personally involved in each project, ensuring quality, safety, and communication from start to finish. His philosophy is simple:

“We treat every property like it’s our own — with the respect, care, and attention to detail that homeowners and board members expect.”

This leadership-driven approach has allowed Exo-Pro to build lasting partnerships with schools, hospitals, municipalities, and residential communities across Florida — always delivering clean, safe, and well-maintained environments for the people they serve.

Section 2 – Insurance, Licensing, and Compliance

Exo-Pro Pressure & Soft Wash Solutions maintains full commercial general liability coverage through Nautilus Insurance Company (Policy #NN1897228) with the following limits:

- \$1,000,000 per occurrence
- \$2,000,000 general aggregate
- \$1,000,000 personal and advertising injury
- \$100,000 damage to rented premises

Workers’ compensation coverage is maintained for all eligible employees. Exo-Pro is a licensed and insured contractor in the State of Florida and will provide a Certificate of Insurance naming the Heritage Isle at Viera Community Development District as Additional Insured upon request or project award.

Exo-Pro is also prepared to register through the VIVE contractor-vetting platform as required by the District prior to project initiation.

Section 3 – Cleaning Methodology & Rationale

Exo-Pro proposes to maintain all walkable concrete and hardscape areas within Heritage Isle at Viera CDD using a CitraShield®-based treatment program as the primary cleaning method. CitraShield is an EPA-registered, biodegradable, pH-neutral cleaner that removes

and prevents organic growth such as algae, mold, and mildew. Unlike traditional pressure washing that relies on mechanical abrasion, CitraShield works through a chemical and biological process that continues cleaning over time with sunlight and moisture exposure.

This process allows for a safer, more sustainable, and longer-lasting clean—protecting concrete surfaces and landscaping while reducing the frequency and cost of future deep cleans.

Why CitraShield® is the Optimal Long-Term Solution:

- Preserves Surface Integrity
- Environmentally Responsible
- Sustained Cleaning Action
- Reduced Maintenance Costs
- Enhanced Aesthetics and Safety
- Minimal Disruption

Integrated Cleaning Approach: While CitraShield serves as the foundation of the Heritage Isle program, Exo-Pro will strategically incorporate traditional soft-wash or low-pressure cleaning in areas where heavy staining or moisture delay CitraShield activation. This hybrid methodology leverages both systems—CitraShield for long-term prevention and soft-wash for targeted restoration.

Section 4A – Cleaning Schedule & Pricing Summary

Exo-Pro proposes a comprehensive four-phase cleaning and maintenance program for Heritage Isle at Viera CDD. This program restores all walkable concrete areas to a clean baseline and then preserves that condition through quarterly and annual maintenance using CitraShield®, a biodegradable, eco-friendly cleaner that prevents the return of organic growth.

Phase	Description	Timing / Frequency	Duration	Annual Cost
1 – Initial Deep Cleaning	Full-site CitraShield® application to ≈ 833,750 sq ft.	Program start	~2 weeks	\$75,037.50
2 – 90-Day Follow-Up	Inspection and re-treatment of problem areas.	90 days after Phase 1	1–2 days	Included
3 – Quarterly Maintenance (Year 1)	Two preventative inspections and	Quarters 3 & 4	1–2 days each	Included

	spot-treatments.			
4 – Annual Cleanings (Years 2–4)	Full-site CitraShield® applications + follow-ups.	Once per year	~2 weeks	\$55,000

Pricing includes all labor, materials, equipment, fuel, and incidentals. The 0 % escalation commitment is contingent upon the District awarding a minimum three-year term.

Section 4B – Detailed Phase Descriptions

Phase 1 – Initial Deep Cleaning

The first phase of this project will focus on performing a **comprehensive CitraShield® application** to all **833,750 square feet of walkable concrete and hardscape areas** within the Heritage Isle at Viera CDD. This foundational cleaning establishes the **baseline condition** for the community’s ongoing maintenance program.

Scope of Work

Exo-Pro will treat all sidewalks, aprons, and pedestrian areas throughout the property. Each section will be methodically pre-mapped to ensure full coverage and efficient workflow. Treatment will include:

- Application of *CitraShield®* at the manufacturer’s recommended dilution rate using calibrated, low-pressure soft-wash systems.
- Focus on shaded, moisture-prone, or high-traffic areas that typically retain organic growth.
- Daily quality checks to verify even coverage and consistent results across all surfaces.

Because CitraShield continues to work over time through exposure to sunlight and moisture, **no rinsing or dwell time** is required. The product’s residual action provides gradual brightening and long-term prevention of regrowth.

Safety and Environmental Protection

- All operators are trained in safe chemical handling and low-pressure application techniques.
- CitraShield is **biodegradable, non-corrosive, and non-acidic**, posing no risk to turf, shrubs, or irrigation systems when applied correctly.
- Work areas will be clearly marked with cones or caution signage, and pedestrian access will remain open around active zones.

- Equipment will be staged in approved areas away from storm drains and walkways to maintain community safety.

Estimated Production and Schedule

- **Production Rate:** Approximately 50,000 – 60,000 square feet per day (weather permitting) with a four-person crew.
- **Estimated Duration:** Roughly 2 weeks to complete the full site.
- **Work Hours:** Normal daylight hours, Monday through Friday, unless otherwise coordinated with the CDD.
- **Cost:** \$0.09 per square foot — **\$75,037.50 total.**

Expected Results

The cleaning process using CitraShield produces **progressive visual results** based on the level of organic growth present:

- Areas with **light or moderate growth** will show visible improvement **within hours or days** of application.
- **Browning or slight discoloration** immediately after treatment is **normal** and indicates that the product is breaking down mold and mildew at the cellular level.
- **Dark black staining or heavy growth areas** may take **several weeks** to fully lighten as the active ingredients continue to work through natural exposure to sunlight and moisture.

This gradual process is key to achieving long-term cleanliness while preserving the integrity of the surface. By the end of the initial treatment cycle, all walkable areas will present a **uniform, bright, and restored appearance**, setting the standard for ongoing maintenance.

Phase 2 – 90-Day Follow-Up (Inspection & Touch-Up)

Approximately **three months after completion of the initial CitraShield® application**, Exo-Pro Pressure & Soft Wash Solutions will conduct a comprehensive follow-up inspection and retreatment of the Heritage Isle at Viera CDD property. This visit ensures that the initial treatment has performed as expected across all areas and that the community transitions smoothly into the maintenance phase.

Purpose and Objectives

The 90-day follow-up is designed to:

- Verify full effectiveness of the initial treatment.

- **Re-treat any areas where organic material remains visible** due to shade, moisture retention, or reduced sunlight exposure.
- Document surface conditions and record any patterns of regrowth or slow activation for long-term reference.
- Reaffirm that all surfaces meet the District’s aesthetic expectations prior to quarterly maintenance cycles.

Scope of Work

During this visit, Exo-Pro will:

- Conduct a full **visual inspection** of all sidewalks, aprons, and pedestrian surfaces.
- **Reapply CitraShield®** to any sections showing residual organic staining or slower breakdown.
- Adjust application strength and coverage based on environmental factors observed during the first 90 days.
- Capture **before-and-after progress documentation** to provide the District with transparent results.

Service Expectations

Because CitraShield continues to work over time, some darker areas—particularly those heavily shaded or with persistent moisture—may require additional treatment during this visit.

Reapplication of CitraShield is a **normal and expected part of the process**, ensuring the product’s long-term preventive effect reaches full performance across all surface types.

This 90-day follow-up is **included in the initial project cost** and represents Exo-Pro’s commitment to quality, accountability, and measurable results.

Communication and Reporting

Upon completion of this phase, Exo-Pro will:

- Provide a brief **summary report** identifying any problem areas, treatment adjustments made, and recommendations for future maintenance cycles.
 - Communicate findings to the CDD’s property management or designated representative.
 - Confirm readiness for the next phase of quarterly inspections and ongoing maintenance.
-

Phase 3 – Quarterly Maintenance (Year 1)

Following the initial deep cleaning and 90-day follow-up, Exo-Pro Pressure & Soft Wash Solutions will begin **quarterly maintenance visits** designed to sustain the community's clean, bright appearance year-round.

This phase represents a transition from restoration to **preventative maintenance**, ensuring that the District's investment continues to provide visible and lasting results.

Purpose and Objectives

The quarterly maintenance program is designed to:

- Maintain a **consistent aesthetic standard** throughout the community.
- **Prevent organic regrowth** before it becomes visible or slippery.
- Extend the lifespan of the original cleaning, minimizing the need for high-pressure methods in the future.
- Provide ongoing oversight and documentation of surface conditions to identify environmental trends or recurring problem areas.

Scope of Work

During each quarterly maintenance cycle, Exo-Pro will:

- Perform a **comprehensive visual inspection** of all sidewalks, aprons, and hardscape areas.
- **Spot-treat any areas showing early signs of organic regrowth** or surface discoloration using CitraShield® at an appropriate dilution.
- Adjust chemical mix ratios as needed based on weather, moisture, or seasonal changes.
- Provide general observations or maintenance recommendations to the CDD's property management team.

Timing and Frequency

For Heritage Isle at Viera CDD, Exo-Pro will conduct:

- **Quarter 1:** Initial deep cleaning (completed in Phase 1)
- **Quarter 2:** 90-day inspection and touch-up (Phase 2)
- **Quarter 3:** Preventative inspection and treatment **at Exo-Pro's discretion or as directed by the CDD based on observed conditions**
- **Quarter 4:** Final annual inspection and preventative treatment **prior to the next annual cleaning cycle**

This schedule provides flexibility for the District to highlight any areas of concern while allowing Exo-Pro to manage the property proactively and efficiently.

Expected Outcomes

- Walkways and common pedestrian areas will retain a **uniform, bright, and well-maintained appearance**.
- Surfaces will remain **safer underfoot**, reducing slick or slippery conditions caused by algae or mildew buildup.
- The community will maintain a **high curb appeal standard** year-round without the disruption or cost of frequent deep cleaning cycles.

Communication and Reporting

After each quarterly visit, Exo-Pro will provide the CDD representative with a **brief maintenance report** summarizing areas treated, any recommendations for targeted attention, and the overall condition of the property.

These reports create a record of service continuity and verify that the community remains in optimal condition throughout the contract period.

Phase 4 – Annual Cleanings (Years 2–4)

Following the successful completion of the initial cleaning and first-year maintenance cycle, Exo-Pro Pressure & Soft Wash Solutions will continue to provide **annual CitraShield® cleanings** for Heritage Isle at Viera CDD for the next three years. Each annual cycle is designed to refresh, protect, and maintain the community's walkable surfaces using the same proven methodology established in the first year.

Scope of Work

Each annual cleaning will include:

- Full-site treatment of all **833,750 square feet** of sidewalks, aprons, and pedestrian areas using *CitraShield®*.
- Application at the manufacturer's recommended dilution rate through calibrated, low-pressure systems.
- **90-day follow-up inspection and re-treatment** of any problem areas at no additional cost.
- Two subsequent **quarterly maintenance visits** for inspection and discretionary treatment.

Schedule and Duration

- **Annual Cleaning (Years 2–4):** One full-site CitraShield application conducted annually.
- **Follow-Up:** 90-day post-application inspection and touch-up.

- **Quarterly Maintenance:** Two inspections with treatment at Exo-Pro’s discretion or as directed by the CDD.
- **Estimated Production Rate:** 50,000–60,000 square feet per day (weather permitting).
- **Estimated Duration:** Approximately two weeks for each full annual treatment.
- **Work Hours:** Normal daylight hours, Monday through Friday, unless otherwise coordinated with the CDD.

Annual Pricing Schedule

Year	Service Description	Annual Cost Escalation	
Year 1	Initial cleaning + quarterly maintenance	\$75,037.50	—
Year 2	Annual maintenance	\$55,000	0%
Year 3	Annual maintenance	\$55,000	0%
Year 4	Annual maintenance	\$55,000	0%

The above pricing includes all labor, materials, equipment, fuel, and incidentals required for completion. The 0% escalation commitment is offered contingent upon the District awarding a minimum three-year term.

Service Objectives

The annual cleaning program ensures Heritage Isle’s walkways and common areas remain:

- **Clean, safe, and visually appealing** throughout all seasons.
- **Free of organic buildup** that can create slip hazards or degrade surface materials.
- **Protected from environmental staining**, prolonging the lifespan of the community’s concrete infrastructure.

Performance Guarantee

Exo-Pro stands behind all work performed under the annual maintenance plan. If isolated areas of organic regrowth are observed between scheduled visits, the CDD may request an evaluation, and Exo-Pro will **inspect and re-treat affected areas as appropriate** to maintain the expected standard of appearance.

Section 5 – Coordination & Safety Plan

Exo-Pro Pressure & Soft Wash Solutions prioritizes safety, communication, and community coordination on every project. Our crews are trained to complete work efficiently while maintaining safe pedestrian access, clear communication with the District, and full compliance with environmental and occupational safety standards.

Pre-Work Coordination: Prior to mobilization, Exo-Pro will coordinate directly with the CDD property manager or designated representative to review project scope, confirm approved staging areas, and establish communication expectations. A path-of-motion plan will be developed to sequence cleaning activities in logical zones, maintaining open pedestrian access at all times.

Daily Operations & Site Management: Each crew will include a designated on-site supervisor responsible for safety, communication, and quality assurance. Work zones will be coned or flagged to identify active cleaning areas, but sidewalks will remain open and safe for normal foot traffic. Since CitraShield® is a non-slip, non-toxic, and biodegradable treatment, there is no need to restrict pedestrian access or post 'Wet Surface' signs. Hoses and equipment will be managed carefully to avoid tripping hazards and maintain accessibility. At the end of each workday, all materials and equipment will be secured or removed from sidewalks and resident areas.

Safety Protocols: All team members are trained in chemical handling, PPE use, and environmental safety procedures. CitraShield® is a non-acidic, biodegradable solution that poses no risk to residents, pets, or landscaping when applied as directed. Application systems operate under low pressure (typically under 100 PSI) to prevent surface damage or overspray. Crews follow OSHA 1910 general industry standards and all applicable local and state safety regulations.

Environmental Stewardship: Exo-Pro follows a 'leave-no-trace' approach on all projects. Product application rates are calibrated precisely to achieve results with minimal product usage. All containers and materials are collected daily and either recycled or disposed of in accordance with local environmental requirements.

Communication & Reporting: A daily progress report will be maintained, documenting areas cleaned, weather conditions, and any observations. The CDD representative will receive weekly updates during active cleaning phases. Upon completion, Exo-Pro will submit a final project summary outlining total production, any areas of retreatment, and photo documentation when appropriate.

Resident Considerations: Exo-Pro understands that Heritage Isle is a residential community. Work will be performed during daylight hours, Monday through Friday, to minimize disturbance. Weekend work may be scheduled with advance authorization from the CDD to maintain schedule continuity or accommodate special circumstances. Sidewalks will remain fully accessible during treatment; residents may safely walk on freshly treated areas immediately after application. Any resident inquiries during work will be addressed

courteously by the on-site supervisor or redirected to the CDD representative for resolution.

Section 6 – Warranty & Service Guarantee

Exo-Pro Pressure & Soft Wash Solutions stands firmly behind the quality, consistency, and long-term effectiveness of our cleaning services. Our CitraShield® maintenance program is designed to keep the Heritage Isle at Viera community clean and visually appealing year-round, and our warranty ensures that any areas of premature organic regrowth are addressed promptly and at no cost to the District.

Warranty Coverage: All cleaning applications performed under this contract are warranted for 12 months from the date of initial service against premature organic regrowth under normal environmental conditions. If regrowth or staining occurs within the warranty period, Exo-Pro will inspect the affected area, re-treat at no cost, and document the resolution for District records.

Limitations: The warranty does not extend to areas not included in the defined treatment scope, damage caused by irrigation leaks, rust, oil, or chemical staining, new construction runoff, or areas where physical surface damage inhibits product effectiveness.

Service Guarantee: During the term of the contract, the District may request an on-site evaluation if any area shows visible signs of organic regrowth between scheduled visits. For clarity, 'excessive regrowth' is defined as visible dark or green organic staining that persists beyond normal environmental weathering or light surface film. Exo-Pro will coordinate inspection and retreatment to coincide with the next scheduled quarterly or annual maintenance visit whenever possible. Urgent situations presenting safety concerns or widespread organic accumulation will be prioritized for earlier response. Retreatment, when required, will be performed at no additional cost as part of our preventative maintenance commitment.

Commitment to Quality: Exo-Pro has built its reputation on accountability, reliability, and results. Our warranty and service guarantee reflect our commitment to delivering consistent, long-lasting value for Heritage Isle and its residents.

Section 7 – Summary & Closing Statement

Exo-Pro Pressure & Soft Wash Solutions appreciates the opportunity to present this proposal to the Heritage Isle at Viera Community Development District. Our approach is centered on long-term cleanliness, safety, and surface preservation—not just one-time restoration.

By utilizing CitraShield® as the cornerstone of the program, supported by targeted soft-wash and pressure-cleaning methods where appropriate, Exo-Pro provides a sustainable, cost-stable, and environmentally responsible solution that will keep the community looking its best year-round.

Key Advantages of This Program:

- Proactive Maintenance: Prevents organic regrowth rather than reacting after buildup occurs.
- Safety and Accessibility: No surface closures required; sidewalks remain safe for residents during cleaning.
- Environmental Responsibility: 100% biodegradable chemistry with no harmful runoff.
- Cost Stability: 0% escalation for the full three-year term, providing reliable budgeting.
- Proven Experience: Over \$446,000 in comparable large-scale contracts completed within the last two years.

Exo-Pro is committed to partnering with the Heritage Isle CDD to protect and enhance the beauty of the community's common areas. Our goal is to deliver consistent, measurable results through a transparent, cooperative relationship with the District's management team.

Detailed project references and supporting documentation are available upon request.

We look forward to the opportunity to serve the Heritage Isle community and to begin a long-term maintenance partnership built on quality, reliability, and trust.

Section 8 – CitraShield® Product Information & Results

Overview

CitraShield® is the core cleaning and maintenance product utilized by Exo-Pro Pressure & Soft Wash Solutions. It is a **biodegradable, non-acidic, and non-corrosive cleaner** that safely removes and prevents the return of organic growth such as mold, mildew, algae, and lichen on exterior surfaces — all without the need for rinsing or high pressure.

Originally developed for **environmentally sensitive environments** such as hospitals, universities, and public parks, CitraShield® provides a proven, long-lasting clean while protecting building materials, vegetation, and nearby waterways.

How It Works

CitraShield® operates through a **biological oxidation process**. When applied to a surface, the active ingredients penetrate and break down the cellular structure of organic growth.

Unlike pressure washing, which removes surface buildup mechanically, CitraShield® continues working over time through **natural sunlight and moisture activation**, delivering a sustained clean that can last for months.

Key advantages include:

- **No rinsing required:** Eliminates runoff and water waste.
 - **Non-slip formula:** Safe for sidewalks and walkways during and after application.
 - **Environmentally safe:** 100% biodegradable; contains no bleach, acids, or phosphates.
 - **Long-lasting protection:** Continues to prevent regrowth for 6–12 months after treatment.
 - **Surface-safe:** Will not damage concrete, pavers, stucco, paint, or landscaping.
-

Environmental & Safety Profile

- Fully **EPA-registered** and compliant with Florida environmental standards.
 - Non-toxic to pets, plants, and aquatic life when used as directed.
 - Neutral pH and safe for all masonry and concrete surfaces.
 - Meets or exceeds **green cleaning standards** used by universities, municipalities, and hospitals across the U.S.
-

Real-World Results

The following images demonstrate the effectiveness of the CitraShield® treatment process on concrete and paver surfaces similar to those found within the Heritage Isle at Viera CDD:

Here is a video that shows the application and benefits of CitraShield:

<https://youtu.be/7JtG6ZIEv6A?si=Ulbqpa3D9oJ9fyub>

These examples show how areas with heavy organic buildup transition from dark and stained to clean and bright — typically within **days to weeks** depending on exposure to sunlight and rainfall.

Demonstration & Site Evaluation

Exo-Pro Pressure & Soft Wash Solutions welcomes the opportunity to provide a **no-cost on-site evaluation and CitraShield® demonstration** for the Heritage Isle at Viera CDD.

At the District's request, our team will identify a representative section of sidewalk or hardscape, apply CitraShield®, and document results over the following days and weeks.

This hands-on demonstration allows the District and Board members to see firsthand how the product performs — **removing organic buildup safely and effectively without rinsing or disruption to residents.**

Sustainability Commitment

By using CitraShield® as the foundation of the Heritage Isle maintenance program, Exo-Pro reduces environmental impact while providing a cleaner, safer, and more sustainable community aesthetic.

This approach supports the District's long-term goals of **asset preservation, resident safety, and budget stability** — maintaining a high-quality appearance without costly restorative cleaning cycles.

ESTIMATE



Prepared For

Heritage Isle
Fl
(407) 472-2471

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 # 176
Date 09/04/2025

Description	Total
Pressure washing	\$56,000.00
Pressure wash all sidewalks on the entire community using friendly enviromentally chemichals. some stains or substances can penetrate deeply on the concrete and became permanent becuse concrete is porous. example, oil,grease,fertilizer,rusthaerd water stains or foliage.	
Subtotal	\$56,000.00
Total	\$56,000.00

Heritage Isle

Jacobs Pressure Cleaning

Hi,

Thank you for the opportunity to bid on your project. I would need to personally measure the area that you need cleaned and have a map of the area so that I can verify that your numbers are correct. With the information that you have provided, we can clean the sidewalks in Heritage Isle for \$125,062. I'm currently out of town and unavailable until the 1st of November. However you can contact me by email or text if you have questions.

Thank you,

Jeffery Jacobs

Jacobs Pressure Cleaning

3731 Chardonnay Dr.

Rockledge, FL 32955

321-610-4270

www.jpcpressurecleaning.com

TAB 9



Date: 9/2/2025
To: Heritage Isle at Viera CDD
Brian Mendes
Subject: Hoover Maintenance Agreement, MA#7595
Contract Term: 12 months 12/1/2025 - 11/30/2026
Site IDs: #8593, #9153

Phone: 407-312-3682

The Hoover Maintenance Program includes 2 preventative maintenance site visits per year by a Hoover Certified Pump Technician. The following preventative maintenance will be furnished for each pump system as required:

- **Priority Scheduling** - When repair service is required, no standard diagnostic fee for evaluation will be charged - only time and materials will apply.
- **Pump Control Panel** - Test control logic, torque electrical connections to specification, treat components with anti-oxidant protective spray, test surge protection components, check HMI.
- **Variable Frequency Drive(s)** (if applicable) - Test and confirm proper operation. Change parameters if required.
- **Pump motor(s)** - Service bearings, check operation and current draw against specification, check motor connections.
- **Pump(s)** - Check condition of seal. Confirm flow and pressure performance.
- **Air Conditioner** (if applicable) - Check and confirm proper operation. Clean filter.
- **Control Valve** (if applicable) - Check pilots and service. Clean filter. Calibrate valve and replace worn diaphragm if required.
- **Flow Meter** (if applicable) - Test flow meter and pressure transducer for proper operation. Calibrate flow meter as required by Florida Water Management District upon client request.
- **Pressure Tank** (if applicable) - Check and adjust tank precharge pressure as required.
- **Suction Intake** (if applicable) - Evaluate intake performance and recommend screen cleaning as required.
- **Discharge Filter** (if applicable) - Check operation, clean command filters, and flush tubing.
- **Rain Bucket** (if applicable) - Check operation. Replace filter. Clean bucket.
- **UPS Battery** (if applicable) - Check condition.
- **RCS** (if applicable) - Check pilot operation and service. Replace worn diaphragm on shutoff valve if required.
- **Level Transducer** (if applicable) - Check operation and reporting.
- **Tubing** - Flush tubing to hydraulic controls.
- **Gauges** - Replace as needed.
- **Fiberglass Enclosure** (if applicable) - Check lockable handle, hinges and opening mechanism.
- **Report** - To be submitted upon completion of service call with findings and recommendations.

The following items are excluded from the Hoover Maintenance Program:

- Suction intake cleaning or adjustments due to changing water levels
- Repairs due to failure of any electrical or mechanical components due to mistreatment of the system and other causes not covered by Hoover Pumping Systems warranty



Date: 9/2/2025

Phone: 407-312-3682

To: Heritage Isle at Viera CDD
Brian Mendes

Subject: Hoover Maintenance Agreement, MA#7595

Contract Term: 12 months 12/1/2025 - 11/30/2026

Site IDs: #8593, #9153

- Repairs due to failures or recurring problems caused by poor water quality including chemical or biological fouling or field irrigation system problems
- Repairs due to vandalism, accidents, negligence or natural events including wind, flood, power surge and lightning
- Repairs due to operating the irrigation system in a manner that exceeds the limits of pump system design performance, or due to repeated rapid cycling of pump system due to irrigation system leaks.
- Disc-Filter cleaning not included

For Hoover Flowguard pump systems the Hoover Maintenance Program includes:

- **24/7 Control** and remote automatic monitoring of the irrigation and pump system
- **Automated system alerts** and warnings via e-mail, proactive system support, and up to 8 hours assistance from the Hoover Help Desk.
- **Broadband Internet Service Connection.**
- **Graphical web display** of Water Management system status, alarm enunciators, controls, history, trends, data logs, maintenance alerts, service counters, and configuration.
- **Unlimited Free webinars** to learn best practices for using Flowguard.
- **Water restriction controls** to prevent over/under watering, save energy and water consumption, and rapid cycling due to field issues.
- **Remote system Shut-down** and Reset features with shutoff valves.
- **Protection features** to indicate low pressure, high flow rate including automatic, adjustable shut down.
- **Printable water management usage reports** for graphing, events, usage, and configurations.

The following are the Flowguard Sites on this agreement

Site ID	Site Name	Model #
8593	Heritage Isle North	HC2F-50J15PDV-460/3-HMR3L-Z
9153	Heritage Isle South	HC2F-60J20PDV-460/3-HMR3L-Z

Total Annual Price \$5,180.00

****Save Time and Costs** of additional service visits by pre-authorizing a Hoover tech to repair non-maintenance related, system performance, or safety-critical component problems while on site for maintenance. Please select ONE of two options:

- ☐ YES, I authorize Hoover to complete non-maintenance related repairs up to \$750.00 while on site during a Maintenance visit. *The Hoover Technician will call the on-site manager to discuss the repair prior to completing the work. For repairs exceeding \$750.00, approval will be obtained immediately or in advance.*
- ☐ NO, I want to approve each non-maintenance related repair. If an authorized manager is not available to provide immediate approval, an additional service visit will be scheduled after approval is obtained.

Terms: This agreement is automatically renewable for one year unless written notice is provided by either party 30 days prior to its expiration. We still require a signed copy for our records. Hoover Pumping systems Standard Terms and Conditions of Sales will apply. Hoover will use care, but is not responsible for the repair of hardscape, non-located customer owned utilities, or landscape damaged in the course of performing work and accessing work areas.

Accepted by:
Hoover Pumping Systems



Ramona Mingo 9/2/2025

Accepted by:
Heritage Isle at Viera CDD

Signature/Date

Name Printed

P.O. Number (if required)