



Rizzetta & Company

# **Heritage Isle at Viera Community Development District**

---

**Board of Supervisors  
Meeting  
January 27, 2026**

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

**[www.heritageisleatvieracdd.org](http://www.heritageisleatvieracdd.org)**

## **HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT**

<b>Board of Supervisors</b>	Bob Goldstein Kenneth Walter Jo Labreque Jon Smallegan David Francis	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Brian Mendes	Rizzetta & Company, Inc.
<b>District Counsel</b>	Wes Haber	Kutak Rock, LLP.
<b>District Engineer</b>	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.heritageisleatviera.com

---

---

January 20, 2026

**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 **January 27, 2026, 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. Joint Landscape Committee Report – December 2025
    2. December & January's Landscape Report
    3. Discussion of
      - a) Mainline Valves
      - b) Wet Checks
      - c) Annuals on Legacy Blvd.
    4. Consideration of Bull Nose on Guerrero & Galindo, Not to Exceed \$10,000
  - C. Hoover Reports ..... Tab 2
    1. Bi-annual Maintenance Service Report
- 4. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer..... Tab 3
    1. HOA Drainage Review Request (CDD Storm Drains)
    2. Update on Scope for Bridge Repairs
    3. Phase 5 Drainage Issue Review/ Updates
    4. Updates on Revised Scope for Bi-Annual Report
    5. Annual Compliance for PUD Report
  - C. District Manager..... Tab 4
    1. Quarterly Website Audit
    2. Updates on Pressure Washing
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors Meeting Held on October 28, 2025,..... Tab 5
  - B. Ratification of Operation and Maintenance Expenditures for the months September - November 2025 ..... Tab 6
- 6. BUSINESS ITEMS**
  - A. Ratification of District Items ..... Tab 7
    1. Juniper
      - a) Valve Replacement in Galindo Park
      - b) Decoder Wire Replacement – Legacy Blvd Phase 1
      - c) Valve & Decoder and Solenoid Replacement off Legacy Blvd
      - d) Replacement of Two Irrigation Valves on Klein St. in

Phase 8

- e) Shrub Removal and St. Augustine Floratam Installation
- f) Irrigation Revamp at the Corner of Vallejo & Pacheco
- g) Bull Nose Irrigation Repairs on Carambola
- 2. Hoover Pumping Systems – Proactive Filter Disc Cleaning
- 3. Rolling Suds- Storm Drain Pressure Washing Change Order
- B. Discussion Regarding Use of Golf Carts on Sidewalks
- C. Consideration of Precision Sidewalk Hazard Repairs.....Tab 8
- D. Consideration of TIGRIS Annual Aquatic Maintenance Services.....Tab 9
- E. Consideration of Fountain Kings, Entrance Foutain Light Control Pannel Replacement Proposal.....Tab 10

**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**

## **Joint Landscape Committee report of 19 December 2025.**

The Joint Landscape Committee (JLC) met on 19 December 2025. All members, Leland and Juniper were in attendance. The following highlights are provided:

Chair Comments- The chair reiterated the importance of following our over arching goals which include;

- Delivery of quality landscape services
- Reliable irrigation
- Sharp looking properties

We need to look for more process improvement opportunities such as the 360 detail coverage of the homeowner lots. With this increased focus, and over time, our detailing crews will be able to more effectively provide complete detailing service to our properties.

Mulch and Fungus- We had a few homeowners who complained about some unusual fungus out break after their properties received the mulch. Juniper informed us that all the mulch was treated in advance of delivery for pathogens. They indicated this was an isolated abnormality and no further action is required.

Hardwood Trees- we will be looking for Juniper's annual hardwood pruning/lifting plan. This service is typically scheduled during the February- March timeframe.

Weekly Reports- we stressed the importance for the weekly reports. These reports assist management with oversight responsibilities.

Eblast communications- We appreciate the use of eblasts to inform our homeowners what's going on with landscape matters. I thanked both Leland and Juniper for their responsive efforts.

New Juniper landscape contract- We reminded Juniper to review the statement of work to ensure tasks like the 45 day wet checks will become operational as the new year unfolds.

### Agenda items

Unsightly tree stakes- We still have tree stakes in various locations throughout the community. As Kayleigh does her property inspections she will provide Juniper with a list of the stake locations, both front & backs, so they can be removed.

Back yard mulch- They are approximately 50% complete. The delay for completion was due to a vehicle crash with the mulch delivery truck off property. As such, Juniper will be notifying the affected homeowners when their mulch will be delivered.

Robellini Palms in back yards- As of this report, Juniper had only 4 robellini palms that require pruning. We commend them for the attention to detail.

Weeds and Crack Weeds- All crack weeds are sprayed in conjunction with the scheduled detail. Additionally, all weeds in the beds are also sprayed during the detail. Any weeds that are in excess of 4 inches will require hand pulling.

Carambola and Camberly bullnose refresh- Originally scheduled for 15-17 December 2025, will now require rescheduling by Chris Druse. More to follow.

Fertilization applications- We ask that Juniper publish the annual fertilization and herbicide schedule as part of the monthly landscape schedule..

Corner of Abbeyville restoration- The sod has been installed along with the new sabal palm tree. Irrigation has been adjusted accordingly to ensure the new sod gets adequate irrigation. Also the sidewalk will require some surface smoothing and the installation of the ADA pad at the foot of the sidewalk entrance.

Work Orders- Kayleigh and Kayla (Juniper) - routinely review the on-going work order status and track the completion rate and are making good progress.

Holly tree and Holly stump removal- this project is underway. Juniper is augmenting the crew to have all the stumps and trees removed, graded and sodded over by the end of this calendar year.

Clubhouse- Kim is very pleased with the landscape services. Juniper completed a number of proposal work around the clubhouse and near the pavilion.

Matrix Review-

Attachment (A), we are getting better control with overall landscape services. We are still watching the weed mitigation efforts and graded as yellow/green.

Attachment (B), no major irrigation issues. However, we still have a handful of timers deployed while repairs are completed.

Heritage Isle Irrigation Agreement Amendment- This amendment was revised by the Terraces to address their irrigation responsibilities related to the clubhouse property. This is a simple administrative change with no impact. The Terraces and the CDD have signed off on the amendment, and it is now awaiting HIDA approval.

Phase 3 Irrigation control system. As of this report, DVI is finishing up with the control system install. We expect the cut over to occur on 23 December 2025 at which time the legacy system will be rendered inoperable. A turn over meeting with DVI, Juniper, Leland and myself will be scheduled after the holidays to discuss the controller programming and the mapping of the wire, valves and zone deliverables.

Phase 1 Irrigation control system. Unlike phase 3 where the valve boxes are located in the back yards (the best location) and low risk of compromise, the valve boxes in phase 1 are located in the front yards. As such, these valve boxes share the same footprint as the utilities. Moreover, the wiring will require boring under the driveways so that the valve boxes can be connected in a daisy chain configuration.

Because of greater risk of wire compromise, especially when utility companies come into the community to perform maintenance usually requiring digging, DVI will be proposing the use of conduit to adequately protect the irrigation wire. We expect to receive the DVI proposals, CDD/HIDA, by mid January 2026.

Summary- Juniper is on the right track and our new landscape contract goes into effect on 1 January 2026.

Our next meeting is scheduled for 16 January 2026.

Thank you!  
Ken Walter  
JLC Chair

December 2025 CDD landscape report

First, I'd like to wish everyone a happy and safe holiday season!

Our landscaper has been spending more time with the detail work throughout the community. It's very noticeable as Juniper takes accountability as a priority. They are maintaining the CDD common areas efficiently and effectively. The following highlights are provided:

Work completed over the last 3 weeks include:

- @ Mowing- full rotation has been achieved in conjunction with the homeowner lots and remains on schedule.
- @ Legacy blvd- the main hedge line was topped to maintain, height, shape and line of sight clearances.
- @ Funston / Power line road buffer- the viburnum hedge was trimmed back to restore clearance and general appearance.
- @ Sansome Circle Phase 7 back hedge row- the viburnum hedge line was trimmed back keeping this hedge line looking sharp and well maintained.
- @ Parks- Phase 7 &8 received the detailing maintenance.
- @ Property repairs in connection with the irrigation line work at the corner of Abbeyville and Carambola- Juniper has cleaned up the area and installed new sod and replaced the damaged sabal palm. HP services completed the installation of the new sidewalk. However, we are looking at the quality of the work. The surface is very coarse and might require a "concrete sanding" to smooth it over.  
To finish the job an ADA mat will be installed at the foot of the entering sidewalk section.

Chris Druse Landscaping

- @ Legacy blvd bullnose refresh- the corners of Camberley and Carambola were originally scheduled for the refresh to occur 15-17 December 2025. However, Chris Druse informed me that he was ill and would get back to me as soon as the work will be rescheduled.

DVI water

- @ Phase 3 irrigation HIDA/CDD control system overhaul- DVI is nearing the completion of the overhaul project with an expected completion and cut over by 23 December 2025. They are finishing the decoder install, programming the new controller , fixing two damaged pipes in preparation to go live with the new controller system.

@ Phase 1 irrigation control system overhaul- DVI will be preparing the two proposals (HIDA/CDD) for the phase 1 overhaul. We expect his proposals by mid January 2026. Right now the only difference (other than size) between phase 3 and phase 1 is that in phase 1, all the irrigation valve boxes are located in the front yards which complicates the project. In phase 3 all the irrigation valve boxes are located in the back yards which didn't need conduit due to low risk of compromise ( no utilities in the back yards). However, that's not the case with phase1.

Since the front yards are more susceptible to wire damage, that can occur when utilities require servicing. This can become problematic if utility companies require any digging to perform the service and could compromise the irrigation wiring. DVI will be recommending the use of conduit to add additional wire protection from potential compromise.

Thanks!

## CDD January 2026 Landscape Report

### General Landscaping

We are now into the winter landscape regimen. This means that the growth rate of our property has slowed down. Mowing of the common area in the parks is now on a bi-monthly regimen. This is done in conjunction with the homeowner lots.

The detailing is on an extended schedule. However, special attention in the parks and Legacy blvd has kept Juniper very busy, even during the holiday timeframe. They've been able to keep up with shrub pruning on Legacy blvd, the parks and the shrubs connecting the phases.

### Irrigation

We are now in the winter irrigation schedules. The run times have been reduced to prevent over saturation. Irrigation is set to run once weekly. Although we are in the dry period, reduced irrigation during winter is the recommended approach. We had some minor repairs affecting some of the valves on Legacy blvd, and no major loss of irrigation. The system is backup and running.

### Phase 3 Control system overhaul

DVI completed the irrigation control (electrical) system overhaul on 6 January 2026. This included installation of a new ACC2 controller, rewiring the entire phase from the valve to the controller. We have 180 valves in phase 3. Of which 18 valves are common area specific.

The system in phase 3 is now fully operational. The workmanship has a 1 year warranty, the Hunter components such as the controller, solenoids, decoders have a 5 year warranty. The deliverables included a map of the new wire routing, and a zone reference document which shows the zones map to each valve. Each valve is marked with the clock#, zone # and type of heads.

During the install we learned that some of the valves on homeowner lots (not CDD) needed repair work. These were mechanical issues which were repaired by DVI. As such, we now have a reliable control system in phase 3. Special thanks go to the DVI team for overhauling the phase 3 irrigation control system!

## Phase 1 control system overhaul

DVI is in the process of analyzing the phase 1 property which is the largest phase in our community with 221 homes and common area. We will be receiving 2 proposals , same thing we did with phase 3. One proposal will be for the homeowner lots (HIDA) and the second proposal is for the common area (CDD). We expect his proposals to be submitted by the end of January 2026. The CDD already has \$55K in the 2026 operating budget to cover the common area property.

In preparation for the phase 1 irrigation control system overhaul, Juniper will be inspecting all irrigation valves in phase 1 to identify any faulty valves requiring maintenance, repair or replacement.

We expect DVI to submit their proposals by the end of January 2026.

## Other

Property Restoration adjacent to Vallejo in phase 5- there is a stretch of common area property (CDD) in phase 5 that is dead requiring some irrigation repair and installation of new sod. This property looks terrible requiring this refresh. This work will be scheduled soon.

Legacy blvd Bullnose Project- the corners of Carambola and Camberley were scheduled for refresh by Chris Druse. Unfortunately , he came down with COVID and was recovering over a few weeks. These corners have been rescheduled for 12-14 January 2026. The board approved Not to Exceed (NTE) \$10K . The cost came in at just over \$7K.

Future Legacy blvd Bullnose Project- the corners of Guerrero and Galindo will be the next corners to be refreshed. And the work will be similar to the other completed corners. A NTE of \$10K will be requested for board approval at the next CDD meeting. After this refresh, we will only have only one corner left at Bancroft.

Abbeyville Corner Sidewalk- as you know we had a mainline rupture at the corner of Abbeyville and Carambola. The repair requirements necessitated the removal of the sidewalk in order to gain access to the affected valve.

Time was of the essence to repair the irrigation system with the installation of a new 9"

mainline valve. And restore the irrigation on the home owners lot and surrounding property. Once Juniper finished planting the new palm, and sod, HP then installed the new sidewalk.

Shortly after the new sidewalk was installed, a homeowner complained on Facebook about the quality of the workmanship. Upon further inspection the sidewalk looks fine except the surface which is noticeably very coarse and the ADA pad wasn't installed. The ADA pad has been ordered and Brian is working with Precision Concrete to provide a sanding application to smooth out the top of the sidewalk.

Irrigation Mainline Valves- one of the lessons learned as a result of the mainline rupture is that we need to determine if the mainline irrigation valves will allow us to isolate a phase when major repairs are needed. With the Abbeyville mainline rupture, we had to secure the pumps which affected the entire property. In other words, there was no irrigation available throughout all of Heritage Isle while the repairs were underway,

Ana Saunders has blue prints of the irrigation mainlines. I've asked her to send them to both Chris Wade (Juniper) and Eddie Duvall (DVI). And they are getting familiar with the mainline valve layout.

As a result, we need Ana Saunders to provide an identification from the blue prints that identifies the valves that isolate phases. (as soon as possible)

Once identified, this information must be made available to our landscaper so they can locate these valves when we have any major line breaks.

Secondly, we need a valve maintenance contract to :

- A. Physically identify and mark the valves that isolate the phases
- B. Exercise and maintain the valves

Summary- as we move into 2026 will continue to pursue our goals which include:

1. Ensure we deliver quality landscape services
2. Improve irrigation reliability
3. Keep our property looking "sharp"

Thank you!

**TAB 2**



# Service Report

Scheduled: 11/19/2025 Tech: AAA  
Warranty Expires: 12/1/2022  
Maint Expires: 11/30/2026

Work Order#: 193095

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

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

Job Site: Site ID# **9153**  
Heritage Isle South  
Legacy Blvd  
Melbourne, FL 32940  
Tel: 407-31-2-36 Contact: Brian Mendes  
Maintenance: FG2  
Model: HC2F-60J20PDV-460/3-HMR3L-Z

<b>Pump System</b>					
Station Design: 1,300 GPM at 70 PSI					
Job Completed	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Hoover Additional Work Required	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
System Operating	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Additional Work Required By Customer	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

## Nature of Call

Visit #1 of 2, Year 1 of 1, Level 5 Tighten electrical connections, check surge protection, and test control logic, Adjust pressure tank to correct set point (if applicable), Verify motor connections within junction boxes, Grease motor bearings (if applicable), Check condition of motor seal(s) (if applicable), Clean wye-strainer(s) and flush all hydraulic tubing, Clean filtration system control filter(s) (if applicable), Clean rain gauge and replace protective basin filter (if applicable), Replace panel AC unit filter (if applicable), Clean enclosure, skid, and slab, Verify proper operation of Variable Frequency Drives (VFDs) (if applicable), Test flow meter(s) and pressure transducer(s) for proper operation, Evaluate pump performance, Check UPS backup battery, Check RCS operation and rebuild (if applicable), Check level transducer operation (if applicable), Check HMI (if applicable), Rebuild shut-off valve (if applicable), Check operation of chemical pump (if applicable) per proposal# MA 7595. Service pre-authorized for up to \$0.00

## Work Performed

Hoover technician Tony communicated with Brian.

- Performed maintenance per checklist requirements.
- Motor #1 is developing a bearing noise while running.
- Added grease as required.
- Left the system as it was found.
- Maintenance complete.

Work Order#: 193095

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

1 of 2



## Service Report

Scheduled: 11/19/2025 Tech: AAA  
Warranty Expires: 12/1/2022  
Maint Expires: 11/30/2026

Work Order#: 193095

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

### Work Performed



**TAB 3**

## Alicia Mateo

---

**From:** appnotify@sjrwmd.com  
**Sent:** Thursday, January 15, 2026 11:59 AM  
**To:** Alicia Mateo  
**Cc:** ComplianceSupport@sjrwmd.com; e-reg-mail@sjrwmd.com  
**Subject:** Compliance Data received for Conf # 1013819 Station # 35950 (P1) - File #10624.03.30

### [EXTERNAL EMAIL]

This is a confirmation that following submittal has been received by the District.

Confirmation #: 1013819  
Submittal Name: Water Use Pumpage Report (EN-50)  
Project #: 92473-4  
Project Name: Heritage Isle PUD  
Item #: 1530723  
Station #: 35950  
Station Name: P1  
Reporting Period: 07/2025-12/2025  
Receive Date: Thu 15 Jan 2026 11:58:02 AM

Following documents were attached to your submission:

File Type	File Name	Description
Water Use Pumpage Report (EN-50)	<a href="#">EN50Form.pdf</a>	System Generated Online EN50 Form

The submission of this information and data does not guarantee that the permit is in compliance. The submitted information and data will be reviewed and evaluated in the same manner as if submitted on paper. Additional information and data may be required to determine whether the permit is in compliance.

---

*PLEASE NOTE: The appnotify@sjrwmd.com and e-reg-mail@sjrwmd.com mailboxes are not monitored. Use one of the following email addresses if you need to respond:*  
*Pending applications: ApplicationSupport@sjrwmd.com; Permitted Projects:*  
*ComplianceSupport@sjrwmd.com*

---

St. Johns River Water Management District  
4049 Reid Street • Palatka, FL 32177

Website: [www.sjrwmd.com](http://www.sjrwmd.com)

Connect with us: [Newsletter](#), [Facebook](#), [Twitter](#), [Instagram](#), [YouTube](#), [Pinterest](#)

## Confirmation

**The request is submitted to the District.**

**Confirmation # :** **1013819**

**Submit Date and Time :** **01/15/2026 11:58 AM**

**Item # :** **1530723**

**Station ID :** **35950**

**Station Name :** **P1**

Please do not send us a paper copy of this electronic submittal.

If you have any questions about our Internet Permitting services, account related questions, or your submission, please contact the District at (386) 329-4570 between 8:00 a.m. and 5:00 p.m. EST, or email us at [e-permit@sjrwmd.com](mailto:e-permit@sjrwmd.com).

**Close**

# St. Johns River Water Management District

## Water Use Pumpage Report (EN50) Online Form

---

Confirmation #: 1013819

**Submitted On:** 15-Jan-2026

**By:** Alicia Mateo

**Email:** amateo@bseconsult.com

**Phone:** (321) 725-3674

---

**Permit #:** 92473-4

**Permit Issue Date:** 07-Oct-2024

**Item #:** 1530723

**EN50 Due Date:** 31-Jan-2026

**Station ID:** 35950

**Station Name:** P1

**Station Type:** Pump

---

**No Use**

**Property Sold**

**Proposed Well**

**Well Abandoned**

**Well Capped**

**Meter /**  **Gallon Readings**

**July 2025**

**August 2025**

**September 2025**

**October 2025**

**November 2025**

**December 2025**

**Comments:**

## Alicia Mateo

---

**From:** appnotify@sjrwmd.com  
**Sent:** Thursday, January 15, 2026 11:59 AM  
**To:** Alicia Mateo  
**Cc:** ComplianceSupport@sjrwmd.com; e-reg-mail@sjrwmd.com  
**Subject:** Compliance Data received for Conf # 1013821 Station # 564387 (P3) - File #10624.03.30

### [EXTERNAL EMAIL]

This is a confirmation that following submittal has been received by the District.

Confirmation #: 1013821  
Submittal Name: Water Use Pumpage Report (EN-50)  
Project #: 92473-4  
Project Name: Heritage Isle PUD  
Item #: 1530723  
Station #: 564387  
Station Name: P3  
Reporting Period: 07/2025-12/2025  
Receive Date: Thu 15 Jan 2026 11:58:48 AM

Following documents were attached to your submission:

File Type	File Name	Description
Water Use Pumpage Report (EN-50)	<a href="#">EN50Form.pdf</a>	System Generated Online EN50 Form

The submission of this information and data does not guarantee that the permit is in compliance. The submitted information and data will be reviewed and evaluated in the same manner as if submitted on paper. Additional information and data may be required to determine whether the permit is in compliance.

---

*PLEASE NOTE: The appnotify@sjrwmd.com and e-reg-mail@sjrwmd.com mailboxes are not monitored. Use one of the following email addresses if you need to respond:*  
*Pending applications: ApplicationSupport@sjrwmd.com; Permitted Projects:*  
*ComplianceSupport@sjrwmd.com*

---

St. Johns River Water Management District  
4049 Reid Street • Palatka, FL 32177

Website: [www.sjrwmd.com](http://www.sjrwmd.com)

Connect with us: [Newsletter](#), [Facebook](#), [Twitter](#), [Instagram](#), [YouTube](#), [Pinterest](#)

## Confirmation

**The request is submitted to the District.**

**Confirmation # :** **1013821**

**Submit Date and Time :** **01/15/2026 11:58 AM**

**Item # :** **1530723**

**Station ID :** **564387**

**Station Name :** **P3**

Please do not send us a paper copy of this electronic submittal.

If you have any questions about our Internet Permitting services, account related questions, or your submission, please contact the District at (386) 329-4570 between 8:00 a.m. and 5:00 p.m. EST, or email us at [e-permit@sjrwmd.com](mailto:e-permit@sjrwmd.com).

**Close**

# St. Johns River Water Management District

## Water Use Pumpage Report (EN50) Online Form

---

Confirmation #: 1013821

**Submitted On:** 15-Jan-2026

**By:** Alicia Mateo

**Email:** amateo@bseconsult.com

**Phone:** (321) 725-3674

---

**Permit #:** 92473-4

**Permit Issue Date:** 07-Oct-2024

**Item #:** 1530723

**EN50 Due Date:** 31-Jan-2026

**Station ID:** 564387

**Station Name:** P3

**Station Type:** Pump

---

**No Use**

**Property Sold**

**Proposed Well**

**Well Abandoned**

**Well Capped**

**Meter /**  **Gallon Readings**

**July 2025**

**August 2025**

**September 2025**

**October 2025**

**November 2025**

**December 2025**

**Comments:**

## Alicia Mateo

---

**From:** appnotify@sjrwmd.com  
**Sent:** Thursday, January 15, 2026 12:00 PM  
**To:** Alicia Mateo  
**Cc:** ComplianceSupport@sjrwmd.com; e-reg-mail@sjrwmd.com  
**Subject:** Compliance Data received for Conf # 1013822 Station # 35949 (WI) - File #10624.03.30

### [EXTERNAL EMAIL]

This is a confirmation that following submittal has been received by the District.

Confirmation #: 1013822  
Submittal Name: Water Use Pumpage Report (EN-50)  
Project #: 92473-4  
Project Name: Heritage Isle PUD  
Item #: 1530723  
Station #: 35949  
Station Name: WI  
Reporting Period: 07/2025-12/2025  
Receive Date: Thu 15 Jan 2026 11:59:03 AM

Following documents were attached to your submission:

File Type	File Name	Description
Water Use Pumpage Report (EN-50)	<a href="#">EN50Form.pdf</a>	System Generated Online EN50 Form

The submission of this information and data does not guarantee that the permit is in compliance. The submitted information and data will be reviewed and evaluated in the same manner as if submitted on paper. Additional information and data may be required to determine whether the permit is in compliance.

---

*PLEASE NOTE: The appnotify@sjrwmd.com and e-reg-mail@sjrwmd.com mailboxes are not monitored. Use one of the following email addresses if you need to respond:*  
*Pending applications: ApplicationSupport@sjrwmd.com; Permitted Projects:*  
*ComplianceSupport@sjrwmd.com*

---

St. Johns River Water Management District  
4049 Reid Street • Palatka, FL 32177

Website: [www.sjrwmd.com](http://www.sjrwmd.com)

Connect with us: [Newsletter](#), [Facebook](#), [Twitter](#), [Instagram](#), [YouTube](#), [Pinterest](#)

## Confirmation

**The request is submitted to the District.**

**Confirmation # :** **1013822**

**Submit Date and Time :** **01/15/2026 11:59 AM**

**Item # :** **1530723**

**Station ID :** **35949**

**Station Name :** **WI**

Please do not send us a paper copy of this electronic submittal.

If you have any questions about our Internet Permitting services, account related questions, or your submission, please contact the District at (386) 329-4570 between 8:00 a.m. and 5:00 p.m. EST, or email us at [e-permit@sjrwmd.com](mailto:e-permit@sjrwmd.com).

**Close**

# St. Johns River Water Management District

## Water Use Pumpage Report (EN50) Online Form

---

Confirmation #: 1013822

**Submitted On:** 15-Jan-2026

**By:** Alicia Mateo

**Email:** amateo@bseconsult.com

**Phone:** (321) 725-3674

---

**Permit #:** 92473-4

**Permit Issue Date:** 07-Oct-2024

**Item #:** 1530723

**EN50 Due Date:** 31-Jan-2026

**Station ID:** 35949

**Station Name:** WI

**Station Type:** Well

---

**No Use**

**Property Sold**

**Proposed Well**

**Well Abandoned**

**Well Capped**

**Meter /**  **Gallon Readings**

**July 2025**

**August 2025**

**September 2025**

**October 2025**

**November 2025**

**December 2025**

**Comments:**

**TAB 4**



# Quarterly Compliance Audit Report

---

## Heritage Isle at Viera

**Date:** October 2025 - 3rd Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Susan Morgan - *SchoolStatus Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

# Table of Contents

---

## Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

## Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

## Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

---

# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

**\* NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: PASSED

## Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

# Accessibility overview

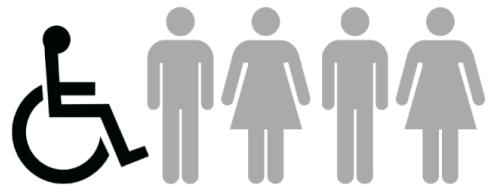
## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.

## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.

**19%**  
of population has a disability.



Sight, hearing, physical, cognitive.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

**Contract checker:** <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



## Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

**Helpful article:** <http://webaim.org/techniques/alttext>



## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>



## Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

**Helpful articles:** <http://webaim.org/techniques/acrobat/acrobat>



## Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

**Helpful article:** <http://webaim.org/techniques/captions>



## Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

**Helpful article:** <http://webaim.org/techniques/forms>



## Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## Other related requirements

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

**TAB 5**

1 HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

2 October 28, 2025, Minutes of Meeting

3 Page 1

4  
5  
6 **MINUTES OF MEETING**

7  
8  
9 *Each person who decides to appeal any decision made by the Board with respect to any*  
10 *matter considered at the meeting is advised that the person may need to ensure that a*  
11 *verbatim record of the proceedings is made, including the testimony and evidence upon*  
12 *which such appeal is to be based.*

13  
14  
15 **HERITAGE ISLE AT VIERA**  
16 **COMMUNITY DEVELOPMENT DISTRICT**

17  
18 The meeting of the Board of Supervisors of Heritage Isle at Viera Community  
19 Development District was held on **October 28, 2025, at 10:33 AM.** at the Brevard County  
20 Government Center, Florida Room, located at 2725 Judge Fran Jamieson Way, Viera,  
21 FL 32940.

22  
23 Present and constituting a quorum:

24  
25 Bob Goldstein **Board Supervisor, Chairman**  
26 Kenneth Walter **Board Supervisor, Vice Chairman**  
27 Jo LaBrecque **Board Supervisor, Assistant Secretary**  
28 Jon Smallegan **Board Supervisor, Assistant Secretary**  
29 David Francis **Board Supervisor, Assistant Secretary**

30  
31 Also present were:

32  
33 Brian Mendes **District Manager, Rizzetta & Company**  
34 Matthew Mironchik **Landscape Inspection Specialist,**  
35  
36 Kyle McGee **Rizzetta & Company**  
37 Ana Saunders **District Counsel, Kutak Rock LLP**  
38 Bill Fisher **District Engineer, BSE Consultants**  
39 Chris Wade **Landscape Maintenance, Juniper**  
40  
41 **Landscape Maintenance, Juniper**

42 Audience **Present**

43  
44 **Call to Order/Roll Call**

45 **FIRST ORDER OF BUSINESS**

46 Mr. Goldstein called the meeting to order at 10:33 a.m. and called the roll. Quorum was  
47 established.

48  
49 **SECOND ORDER OF BUSINESS**

50  
51 **Audience Comments**

HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

October 28, 2025, Minutes of Meeting

Page 2

47 A member of the audience Inquired about meeting advertisements and requested that the  
48 CDD send an E blast to residents one week prior to the Board Meetings.

49  
50 A member of the audience commented on the need for pressure washing and more  
51 reoccurring maintenance around the community.

52  
53 **THIRD ORDER OF BUSINESS**

**Community Updates**

54  
55 **A. Juniper Community Update**

56  
57 Mr. Fisher Presented updates on ongoing maintenance with the members of the board.

58  
59 Mr. Fisher commented on the weather affecting the lawn mowing schedules this week.

60  
61 Mr. Fisher commented on detailed work plans for the upcoming two weeks.

62  
63 Ms. Saunders inquired about the building for irrigation systems.

64  
65 The members of the board discussed the irrigation system findings.

66  
67 Mr. Goldstein reviewed the need for increasing irrigation repairs and projects and stated that  
68 they should be added to the budget.

69  
70 **B. Monthly Report(s) Updates by Supervisor Ken Walter**

71  
72 1. September & October CDD Landscape Report

73 2. Field Service Inspection Report by Rizzetta

74 3. Consideration of Bull Nose Projects for Fy 25-26 (Camberly & Carambola)

75  
76 Mr. Walter Open the discussion and commended the staff for their hard work.

77  
78 Mr. Walter reviewed the monthly report, updates on trimming and mowing with the Members  
79 of the Board.

80  
81 Mr. Walter reviewed irrigation mainline break and updates on the project repairs.

82  
83 Mr. Walter reviewed updates on irrigation overhaul project with the Members of the Board.

84  
85 Mr. Walter reviewed maintenance delays that were affected by weather conditions.

86  
87 Mr. Walter reviewed the remaining bull nose projects with the Board.

88

89

90

91

92

HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

October 28, 2025, Minutes of Meeting

Page 3

On a Motion by Mr. Walter, seconded by Mr. Goldstein, with all in favor, the Board of Supervisors approved not to exceed \$10,000 for Bull Nose project, for Heritage Isle at Viera Community Development District.

93

94 Mr. Walter reviewed upcoming juniper agreement renewal for the upcoming year.

95

96 Discussion ensued amongst the Members of the Board regarding future irrigation projects.

97

98 Mr. Walter reviewed field service reports

99

100 Ms. Labrecque inquired about declining palm trees near the entrance to the community.

101

102 Mr. Fisher stated that Juniper would send photos of the declining palms.

103

On a Motion by Ms. Labrecque, seconded by Mr. Smallegan, with all in favor, the Board of Supervisors approved not to exceed \$10,000 for Bull Nose project, for Heritage Isle at Viera Community Development District.

104

105 The Members of the Board continued discussing the detail works.

106

107 Mr. Francis inquired about walk-in proposals to the meeting agenda.

108

109 Mr. McGee responded to the inquiry.

110

111 The Members of the Board and Members of the District Staff discussed the ongoing reports.

112

113 Mr. Mendes stated that district coordinator Mr. Massimino and Mr. Mironchik, will send the Board field service reports as soon as they become available.

114

115 Mr. Walter reviewed Hoover reports with the Members of the Board.

116

117 Chris with Juniper Landscaping commented on the reports.

118

119 Mr. Smallegan commended Mr. Walter and the juniper team for the phase four tree installations.

120

121 **C. Pond Maintenance Update**

122

123 Mr. Mendes reviewed pond maintenance updates with the Members of the Board.

124

125 The Board requested white lights to stay up year-round at the ponds.

126

127 Mr. Francis inquired about pond maintenance areas in Camberley.

128

129 Mr. Goldstein commented on updates of pond maintenance project.

130

131

HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

## October 28, 2025, Minutes of Meeting

Page 4

## 132 D. Hover Reports

134 1. 6 Month Status Report Heritage Isle North & South

136 The members of the board reviewed the six-month Hoover maintenance reports.

## FOURTH ORDER OF BUSINESS

## Staff Reports

#### A. District Counsel

142 Mr. Mcgee reviewed ethics training for the new fiscal year 2025/2026.

144 The Members of the Board requested Mr. McGee to send out a memo regarding ethics  
145 training.

147 The Members of the board made additional inquiries to District Counsel.

## B. District Engineer

## 1. Storm Drain Review/Updates (Under Separate Cover)

a. Funston, Boddington Way, Guerrero, Ralston St.

154 Ms. Saunders updated the members of the board on working with Mr. Mendes to prepare  
155 itemized list with scopes of service needed for storm drainage repairs.

157 Ms. Saunders commented on overall drainage issues.

159 The Members of the Board discussed the drainage issues in depth.

161 The Board and District Staff discussed solutions to sidewalk drainage issues.

### C. District Manager

## 1 Updates on Bridge Restoration Project

## 2. FY 24-25 Financials Review

169 Mr. Mendes opened the discussion and reviewed updates on the bridge restoration project  
170 with the Members of the Board.

172 Mr. Goldstein reviewed the onsite meeting with CVS restoration vendor regarding bridge  
173 repairs.

175 The Members of the Board discussed the bridge restoration project and fiscal year 24-25  
176 financial review in depth.

**HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT**

**October 28, 2025, Minutes of Meeting**

**Page 5**

178 Mr. Mendes and Mr. Walter reviewed the close of fiscal year 24-25 financials.  
179

180 **FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of  
the Board of Supervisors'  
Meeting held on August 26, 2025**

184 Mr. Mendes reviewed the meeting minutes with the Board Members and reviewed  
185 grammatical errors that were revised.

186 Mr. Mendes asked if any revisions were requested. There were none.  
188

On a Motion by Ms. LaBrecque, seconded by Mr. Walter, with all in favor, the Board of  
Supervisors approved the Board of Supervisor Regular Meeting minutes held August  
26, 2025, in substantial form, for Heritage Isle at Viera Community Development District.

189 **SIXTH ORDER OF BUSINESS**

**Ratification of Operation and  
Maintenance Expenditures for  
August 2025**

194 Mr. Mendes informed the Board that he had reviewed School Now's current agreement and  
195 determined that no cost savings would result.

196 Mr. Mendes stated that the quarterly web audits are already included in the existing  
198 technology agreement.

200 Mr. Mendes reviewed the operation and maintenance expenditures for August 2025 with  
201 the Members of the Board and asked if there were any questions. There were none.  
202

On a Motion by Mr. Smallegan, seconded by Mr. Walter, with all in favor, the Board of  
Supervisors ratified the operation and maintenance expenditures for August 2025  
(\$33,527.06), for Heritage Isle at Viera Community Development District.

203 **SEVENTH ORDER OF BUSINESS**

**Ratification of District Items**

- 206 1. Irrigation Repairs on Balboa
- 207 2. Irrigation Mainline Repairs
- 208 3. Irrigation Repairs in Phase 4
- 209 4. Irrigation Repairs on South legacy
- 210 5. EGIS Insurance Coverage Policy

212 Mr. Goldstein reviewed the items for ratification with the Members of the Board.  
213

214 The Members of the Board reviewed irrigation repairs on Balboa, mainline repairs, phase  
215 four repairs, South legacy repairs, capital EGIS insurance coverage policy and approved all  
216 items for ratification.

**HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT**

**October 28, 2025, Minutes of Meeting**

**Page 6**

217

On a Motion by Ms. LaBrecque, seconded by Mr. Goldstein, with all in favor, the Board of Supervisors ratified, the Irrigation Repairs on Balboa, Irrigation Mainline Repairs, Irrigation Repairs in Phase 4, Irrigation Repairs on South legacy, EGIS Insurance Coverage Policy, for Heritage Isle at Viera Community Development District.

218

**EIGHTH ORDER OF BUSINESS**

**Review & Consideration of CDD Annual Goals**

221

222 Mr. Mendes opened the topic for discussion and reviewed the annual goals for fiscal year  
223 2025-2026 with the Members of the Board.

224

225 The Members of the Board and District Staff discuss previous fiscal year 2024-2025 annual  
226 goals.

227

228 The Board discussed ongoing synchronicity between CDD and HIDA.

229

230 The Board Members and District Staff discussed this synchronicity in depth.

231

On a Motion by Mr. Smallegan, seconded by Ms. LaBrecque, with all in favor, the Board of Supervisors approved to roll over fiscal year 2024-2025 annual goals, into fiscal year 2025-2026, for Heritage Isle at Viera Community Development District.

232

**NINTH ORDER OF BUSINESS**

**Consideration of Amendment to Irrigation Maintenance Agreement**

233

234 Mr. McGee reviewed the amendment to the irrigation maintenance agreement with the  
235 members of the board and asked if there were any questions. There were none.

236

On a Motion by Ms. LaBrecque, seconded by Mr. Francis, with all in favor, the Board of Supervisors approved the Amendment to Irrigation Maintenance Agreement, for Heritage Isle at Viera Community Development District.

240

**TENTH ORDER OF BUSINESS**

**Consideration of Pressure Washing Maintenance Proposals**

241

1. Rolling Suds Power Washing Professionals
2. ExoPro Pressure Washing
3. HP Home Maintenance Solutions
4. Jacobs Pressure Washing

242

243

244

245

246

247

248

249

250

Mr. Mendes reviewed the pressure-washing proposals in detail with the members of the board, stating Rolling Suds standard service is priced very well at \$41,687, with a four-week

251

**HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT**

**October 28, 2025, Minutes of Meeting**

**Page 7**

252 turnaround.

253  
254 Mr. Mendes stated ExoPro has the most unique offer that was presented was a three-year  
255 program with new technology that offers 4 cleanings, the first-year pricing is 75,000 and  
256 \$37.50 each year after is a fixed rate of \$55,000.

257  
258 Mr. Mendes stated HP Home Maintenance Solutions standard service priced on market at  
259 \$56,000.

260  
261 Mr. Mendes had no comments regarding Jacobs Pressure Washing proposal for services.

262  
263 Mr. Mendes asked the Board if they would like to consider annual maintenance instead of  
264 biannual.

265  
266 An in-depth discussion ensued amongst the Members of the Board regarding annual  
267 pressure washing schedule.

268  
269 Members of the Board and District Staff reviewed in-depth the ExoPro pressure washing  
270 proposal.

271  
272 Mr. Mendes reviewed the additional proposals with the members of the board and asked if  
273 there were any questions. There were none.

274

On a Motion by Mr. Goldstein, seconded by Mr. Francis, with all in favor, the Board of Supervisors approved Rolling Suds Pressure Washing proposal (\$41,687), adding verbiage in the agreement "60 day touch up if needed and as needed", in substantial form, for Heritage Isle at Viera Community Development District.

275  
276 **ELEVENTH ORDER OF BUSINESS**

277  
278 **Consideration of Hoover Annual  
279 Maintenance Agreement**

280 The meeting recessed at 1:28 PM and reconvened at 1:35 PM.

On a Motion by Mr. Goldstein, seconded by Mr. Francis, with all in favor, the Board of Supervisors approved the Hoover Annual Maintenance Agreement, for Heritage Isle at Viera Community Development District.

281  
282 **TWELFTH ORDER OF BUSINESS**

283  
284 **Supervisor Requests and  
285 Audience Comments**

286  
287 Ms. LaBrecque Inquired about signage being placed on CDD property.

288  
289 The Members of the Board reviewed and discussed Ms. LaBrecque's inquiry.

There were no comments from the audience.

HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

October 28, 2025, Minutes of Meeting

Page 8

---

290

291

292

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Francis, seconded by Mr. Smallegan, the Board of Supervisors, with all in favor, adjourned the meeting at 1:42 p.m., for Heritage Isle at Viera Community Development District.

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

*[SIGNATURES ON FOLLOWING PAGE]*

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

**HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT**

**October 28, 2025, Minutes of Meeting**

**Page 9**

---

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

---

Secretary/Assistant Secretary

341

342

343

344

---

Chairman/Vice Chairman

Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

**TAB 6**

# **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 September 2025 Presented For Board Approval**

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

The total items being presented: **\$19,687.44**

Approval of Expenditures:

---

Chairperson

Vice Chairperson

Assistant Secretary

# Heritage Isle at Viera Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
B S E Consultants Inc.	300091	21617	Engineering Services 08/25	\$ 1,095.00
Doggie Doo Doo Disposal Services	300092	20228	Monthly Service 09/25	\$ 512.00
Florida Power & Light Company	20250924-1	FPL Monthly Summary 08/25 ACH	Summary Electric Services 08/25	\$ 6,841.47
Rizzetta & Company, Inc.	300093	INV0000102268	District Management Fees 09/25	\$ 7,198.34
U.S. Bank	300094	7870030	Trustee Fees S2017 08/01/25 - 07/31/26	\$ 4,040.63
<b>Report Total</b>				<b><u>\$19,687.44</u></b>

# **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 October 2025 Presented For Board Approval**

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

The total items being presented: **\$123,948.19**

Approval of Expenditures:

---

Chairperson

Vice Chairperson

Assistant Secretary

# Heritage Isle at Viera Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
B S E Consultants Inc.	300095	250921	Engineering Services 09/25	\$ 2,995.00
Doggie Doo Doo Disposal Services	300096	20430	Monthly Service 10/25	\$ 512.00
ECOR Industries, Inc	300097	502011	Rodent Control Services 08/25	\$ 200.00
Egis Insurance Advisors, LLC	300107	29378	Policy #100125627 10/01/25-10/01/26	\$ 15,510.00
Florida Department of Commerce	300108	92839 ACH	Special District Fee for FY 25-26 10/25	\$ 175.00
Florida Power & Light Company	20251028-1	101425-6987797013 ACH	6494 Legacy Blvd # Irr 09/25	\$ 609.91
Florida Power & Light Company	20251028-2	101425-4781803004 ACH	6813 Legacy Blvd # Pump 09/25	\$ 1,050.27
Florida Power & Light Company	20251028-3	101425-5762018553 ACH	Decorative Lgtng # Heritage Isle 09/25	\$ 4,433.62
Gannett Florida LocaliQ	300098	0007301164	Legal Advertising 08/25	\$ 1,922.08
Hoover Pumping Systems Corp.	300099	191456	Service Call - Irrigation Pump Station 09/25	\$ 1,678.84
James E Duvall	300106	3034	Miscellaneous Item Irrigation Wire 30 % Deposit 10/25	\$ 8,110.50
Juniper Landscaping of Florida, LLC	300104	349249	Landscape Maintenance 08/25	\$ 26,772.00
Juniper Landscaping of Florida, LLC	300104	349679	Landscape Replacement - Dwaft Ixora 07/25	\$ 2,681.69

# Heritage Isle at Viera Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida, LLC	300104	349680	Landscape Replacement - Dwarf Ixora 07/25	\$ 1,504.62
Juniper Landscaping of Florida, LLC	300104	355728	Landscape Maintenance 09/25	\$ 26,772.00
Juniper Landscaping of Florida, LLC	300104	356103	Landscape Replacement - Seasonal Annuals 08/25	\$ 6,403.60
Juniper Landscaping of Florida, LLC	300104	356104	Landscape Replacement - Dwarf Ixora 08/25	\$ 2,383.00
Juniper Landscaping of Florida, LLC	300104	356647	Irrigation Repair 09/25	\$ 1,348.00
Kutak Rock, LLP	300100	3612309	Legal Services 05/25	\$ 2,682.30
Rizzetta & Company, Inc.	300102	INV0000103702	Assessment Roll (Annual) 10/25	\$ 5,678.00
Rizzetta & Company, Inc.	300103	INV0000103588	District Management Fee 10/25	\$ 7,435.18
TIGRIS Aquatic Services, LLC	300105	3827300	Aquatic Service 09/25	\$ 3,011.58
Trutech LLC	300101	INV-453949	Recurring Service - Yard Animals 08/25	\$ 79.00
<b>Report Total</b>				<b><u>\$123,948.19</u></b>

# **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 November 2025 Presented For Board Approval**

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

The total items being presented: **\$112,899.96**

Approval of Expenditures:

---

Chairperson

Vice Chairperson

Assistant Secretary

# Heritage Isle at Viera Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
B S E Consultants Inc.	300110	251029	Engineering Services 09/25	\$ 200.00
Florida Power & Light Company	20251125-2	47818-03004 ACH	6813 Legacy Blvd # Pump 10/25	\$ 1,737.95
Florida Power & Light Company	20251125-3	57620-18553 ACH	Decorative Lgtng # Heritage Isle 10/25	\$ 4,433.62
Florida Power & Light Company	20251125-1	69877-97013 ACH	6494 Legacy Blvd # Irr 10/25	\$ 574.73
Gannett Florida LocaliQ	300111	0007353576	Legal Advertising 09/25	\$ 198.47
HP Home Maintenance Solutions, LLC	300113	471	Bench Cleaning 08/25	\$ 3,000.00
HP Home Maintenance Solutions, LLC	300113	490	Curve Grinding 10/25	\$ 350.00
HP Home Maintenance Solutions, LLC	300112	500	Pressure washing 10/25	\$ 800.00
Juniper Landscaping of Florida, LLC	300114	349564	Irrigation Repair - Timer replacement 07/25	\$ 10,164.55
Juniper Landscaping of Florida, LLC	300114	359828	Mulch 09/25	\$ 53,110.00
Juniper Landscaping of Florida, LLC	300114	359829	Irrigation Repair 09/25	\$ 450.00
Juniper Landscaping of Florida, LLC	300114	360983	Irrigation Repair 09/25	\$ 900.00
Juniper Landscaping of Florida, LLC	300114	361423	Landscape Maintenance 10/25	\$ 26,772.00

# Heritage Isle at Viera Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Kutak Rock, LLP	300116	3642306	Legal Services 07/25	\$ 2,389.08
Rizzetta & Company, Inc.	300109	INV0000104500	District Management Services 11/25	\$ 7,435.18
School Now	300115	INV-SN-996	School Now CDD ADA-PDF 09/25	\$ 384.38
<b>Report Total</b>				<b><u>\$112,899.96</u></b>

**TAB 7**



November 11, 2025

Contract No. - 372482

Heritage Isle at Viera CDD - Maintenance

Damaged valve replacement in Galindo park located behind 7145 Mendel it was stuck on due to the damage

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Hunter Globe Valve ICV Glass Filled Nylon 2 in. w/ Flow Control FIPT x FIPT	1.00	\$450.00	\$450.00
			<b>\$450.00</b>

### WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Control Components	\$0.00	\$450.00
	<b>\$0.00</b>	<b>\$450.00</b>

<b>Sale</b>	<b>\$450.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$450.00</b>

By \_\_\_\_\_  
CHRIS WADE

Date 11/11/2025

Juniper Landscaping of Florida  
LLC

By \_\_\_\_\_  
*Ken Walter*

Date 11/11/25

Heritage Isle at Viera CDD -  
Maintenance

# Juniper

November 11, 2025

Contract No. - 372465

Heritage Isle at Viera CDD - Maintenance

Decoder, wire break location, shorted out wire replacement, plus wire nut replacement in junction box on legacy Blvd along the east side near Phase 1

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Irrigation Tech Labor	3.00	\$75.00	\$225.00
Hunter ICD Decoder 4 Station for use with ACC Controllers	2.00	\$640.00	\$1,280.00
Hunter ICD Decoder 1 station for use with ACC Controllers	1.00	\$310.00	\$310.00
3M DBR-Y6 Direct Bury Splice Kit DBRY-6 (Bulk) 600V	26.00	\$3.94	\$102.44
12/2 1000' 10s Wire Blue Jacketed	150.00	\$1.28	\$192.00
			<b>\$2,109.44</b>

## WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Control Components	\$0.00	\$2,109.44
	<b>\$0.00</b>	<b>\$2,109.44</b>

<b>Sale</b>	<b>\$2,109.44</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$2,109.44</b>

By \_\_\_\_\_  
CHRIS WADE

Date 11/11/2025

Juniper Landscaping of Florida  
LLC

By \_\_\_\_\_  
*Ken Walter*

Date 11/11/25

Heritage Isle at Viera CDD -  
Maintenance



December 02, 2025

Contract No. - 375508

Heritage Isle at Viera CDD - Maintenance

Replacement of an inoperable valve located on the east side of Legacy Blvd north of Balboa and the replacement of (2) ICD-100 (1) ICD-200 and (1) Hunter solenoid near the corner off Quint and Legacy Blvd.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Hunter ICD Decoder 2 Station for use with ACC Controllers	1.00	\$375.00	\$375.00
Hunter ICD Decoder 1 station for use with ACC Controllers	2.00	\$310.00	\$620.00
HUNTER 24V SOLENOID ASSY 606800	1.00	\$21.50	\$21.50
Hunter Globe Valve ICV Glass Filled Nylon 2 in. w/ Flow Control FIPT x FIPT	1.00	\$450.00	\$450.00
			<b>\$1,466.50</b>

#### WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Control Components	\$0.00	\$1,466.50
	<b>\$0.00</b>	<b>\$1,466.50</b>

<b>Sale</b>	<b>\$1,466.50</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$1,466.50</b>

By \_\_\_\_\_  
CHRIS WADE

By \_\_\_\_\_  
*Ken Walter*

Date 12/2/2025

Date 12/08/25

Juniper Landscaping of Florida  
LLC

Heritage Isle at Viera CDD -  
Maintenance

# Juniper

December 19, 2025

Contract No. - 378075

Heritage Isle at Viera CDD - Maintenance

Proposal to replace two valves located behind 6376 Klein in the Phase 8 park one is getting stuck on the other is shooting water from the top of the valve



ITEM	QTY	UNIT PRICE	TOTAL PRICE
Hunter PGV Globe/Angle Valve Plastic 1-1/2 in. w/ Flow Control FIPT x FIPT	1.00	\$450.00	\$450.00
Hunter Globe Valve ICV Glass Filled Nylon 2 in. w/ Flow Control FIPT x FIPT	1.00	\$450.00	\$450.00
			<b>\$900.00</b>

## WORK ORDER SUMMARY

Contract No. - 378075

Heritage Isle at Viera CDD - Maintenance

December 19, 2025

<b>SERVICES</b>	<b>SALES TAX</b>	<b>TOTAL PRICE</b>
Control Components	\$0.00	\$900.00
	<b>\$0.00</b>	<b>\$900.00</b>

<b>Sale</b>	<b>\$900.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$900.00</b>

By \_\_\_\_\_  
CHRIS WADE

Date 12/19/2025

Juniper Landscaping of Florida  
LLC

By Ken Walter

Date 12/19/25

Heritage Isle at Viera CDD -  
Maintenance

# Juniper

January 07, 2026

Contract No. - 379506

Heritage Isle at Viera CDD - Maintenance

Removal of existing shrubs in between the oaks to allow for irrigation to properly cover the turf.

Installation of 3 pallets floratam.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Bed Prep - Plant, Sod, Debris Removal	6.00	\$60.00	\$360.00
Debris by the truck	0.25	\$350.00	\$87.50
Enhancement Labor	6.00	\$60.00	\$360.00
Floratam Saint Augustine, 01 SF MATERIAL ONLY	1,200.00	\$1.07	\$1,279.91
			<b>\$2,087.41</b>

## WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Site Prep	\$0.00	\$447.50
Landscape Material	\$0.00	\$1,639.91
	<b>\$0.00</b>	<b>\$2,087.41</b>

**Sale** \$2,087.41  
**Sales Tax** \$0.00  
**Total** \$2,087.41

By \_\_\_\_\_  
WILLIAM FISHER

Date 1/7/2026

Juniper Landscaping of Florida  
LLC

By \_\_\_\_\_  
*Ken Walter*

Date 01/07/26

Heritage Isle at Viera CDD -  
Maintenance



January 07, 2026

Contract No. - 379462

Heritage Isle at Viera CDD - Maintenance

Proposal to revamp the Irrigation on the corner of Vallejo and Pacheco The proposal is to remove the rotors in this area and change them to 6" pop ups with mp rotor nozzles and add additional irrigation in this area to provide complete coverage this work is on a combination of 3 zones which cover this area by changing the rotors out to pop ups and using the mp rotor nozzles it help will build pressure in this area and provide more complete saturation for the landscaping and grass this area has subpar pressure due to improper piping and incorrect irrigation distribution for the irrigated area. ( included in this proposal we will be digging up the piping and running new lines where the pipe is either under sized or has to many sprinklers on the line for the pipe sizes that were run. I will notify you if there are any changes to the scope of work and make any adjustments that may be needed to this proposal. I will be reusing any sprinkler heads that are new or still good so the number of sprinkler heads may vary

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Irrigation Tech Labor	10.00	\$65.00	\$650.00
Hunter Pro-Spray 6 in. Pop Up No Side Inlet	27.00	\$15.50	\$418.50
Hunter MP Rotator MP3000 Nozzle 22 ft. - 30 ft. Radius 90 Degree - 210 Degree	39.00	\$16.48	\$642.72
Hunter FLEXSG Swing Pipe 1/2 in. x 100 ft. (Priced per ft.)	40.00	\$0.64	\$25.60
Misc Fittings - up to 1"	74.00	\$3.20	\$236.80
			<b>\$1,973.62</b>

### WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Lateral Components	\$0.00	\$1,973.62
	<b>\$0.00</b>	<b>\$1,973.62</b>

<b>Sale</b>	<b>\$1,973.62</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$1,973.62</b>

By \_\_\_\_\_  
CHRIS WADE

Date 1/7/2026

Juniper Landscaping of Florida  
LLC

*Ken Walter*

Date 01/07/26

Heritage Isle at Viera CDD -  
Maintenance



# Proposal

Proposal# SPN104255.0  
Proposal Date: 11/11/2025  
Valid Until: 12/11/2025

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

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

Job Site: 8593  
Heritage Isle North  
7300 Legacy Blvd  
Melbourne, FL 32940  
Tel: 407-312-3682 Contact: Brian Mendes  
Model# HC2F-50J15PDV-460/3-HMR3L-Z

## Nature of Service:

### S/O- PROACTIVE Filter Disc Cleaning

Hoover recommends cleaning the filter discs with a chemical solution which will improve field performance and reduce the frequency of filter assembly flushes. A clogged filter can lead to poor pressure and flow to the field resulting in inadequate irrigation coverage to landscape.

Hoover proposes the following:

- Thoroughly clean and inspect the filter discs and spines.
- Test and calibrate operational settings.



Note- If discs break upon cleaning they will be replaced which could lead to additional charges.

**Sub Total:** \$2,045.68

**Grand Total:** \$2,045.68

**TERMS:** Full payment is due upon receipt of invoice. Interest will be due and shall accrue at the rate of 1-1/2% 1 of 2



# Proposal

Proposal# SPN104255.0  
Proposal Date: 11/11/2025  
Valid Until: 12/11/2025

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

per month compounded on any overdue amount. Collection costs, including attorney's fees, will be due in the event of nonpayment. Warranty of parts and workmanship for one year from date of installation in accordance with Hoover standard Warranty Terms and Conditions. Non-Flowguard stations will receive warranty for 90 days from the date of installation on workmanship and parts. 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.

Upon receipt of an executed agreement by mail or fax, we will schedule this work. Thank you.

Accepted By:  
Hoover Pumping Systems, Corp.

A handwritten signature in black ink that reads "Ramona Mingo".

---

Ramona Mingo

Accepted By:  
Heritage Isle at Viera CDD

A handwritten signature in black ink that reads "Ken Walter".

---

Signature/ Printed Name/ Date



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

December 2, 2025

Brian Mendes  
District Manager – Rizzetta & Company  
bmendes@rizzetta.com

Subject: Heritage Isle CDD Sidewalk Project - Change Order 001

Mr. Mendes

We are pleased to respond to your request for a change order to include the storm drain covers in the Community Development District (CDD) sidewalk cleaning project.

**Scope:** Rolling Suds will pressure wash the manhole covers and surrounding concrete pads of all storm drains identified within the attached *Heritage Isle at Viera CDD – Landscape, Sidewalk and Hardscape Facilities Map*. “Surrounding concrete surface” is defined as the concrete area outlined in red in the reference photo below.



For reference, the same photo is provided with no markings:



Our survey identified approximately 280 storm drains within the project area. Each drain includes roughly 60 square feet of concrete surface, totaling 16,800 square feet of additional cleaning area ( $280 \times 60 = 16,800$ ).

During inspection, we noted significant black organic growth on the drain covers and adjacent concrete. This material requires chemical pre-treatment, a sufficient dwell period for the product to break down the organic buildup, and a full manual rinse using a pressure-washing wand. Because these drains discharge directly to stormwater systems and nearby waterways, the work must be performed using biodegradable, environmentally safe cleaning agents, which require a longer dwell time to achieve effective results.

Additionally, the drain aprons are curved, sloped, and recessed, preventing the use of a flat-surface cleaner. Each drain must be cleaned entirely by hand, which is more time-intensive and requires additional care to prevent debris from entering the curb inlet.

In short, the storm drain components involve greater labor, higher chemical usage, and slower production than the adjacent flat sidewalks and walkways. This difference in required technique is the basis for the unit pricing and schedule adjustment provided below.

**Pricing:**

Cleaning of storm drains will be provided at \$0.08 per square foot.

**Price Increase:**

+\$1,344.00 (16,800 sq ft  $\times$  \$0.08)

**Schedule Increase:**

+7 days, adjusting the target completion date to January 26, 2026.

Pending your written approval we can incorporate this change order into our operation and execute immediately.

**Attachments:**

1. Heritage Isle at Viera CDD – CDD Landscape, Sidewalk, and Hardscape Facilities Map

# Juniper

January 20, 2026

Contract No. - 381563

Heritage Isle at Viera CDD - Maintenance

Carambola bull nose irrigation repairs

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Irrigation Tech Labor	4.00	\$65.00	\$260.00
Hunter Pro-Spray 6 in. Pop Up No Side Inlet	4.00	\$15.50	\$62.00
RAINBIRD FIXED NOZZLE	6.00	\$2.59	\$15.55
Misc Fittings - up to 1"	12.00	\$3.20	\$38.40
Hunter FLEXSG Swing Pipe 1/2 in. x 100 ft. (Priced per ft.)	15.00	\$0.64	\$9.60
NDS Pro-Span PVC Expansion Repair Coupling 1/2 in. Socket x Spigot SLIP FIX	2.00	\$21.38	\$42.75
Hunter Globe Valve ICV Glass Filled Nylon 2 in. w/ Flow Control FIPT x FIPT	1.00	\$450.00	\$450.00
NDS Standard Valve Box Extension Rectangle 14 in. x 19 in. x 6 in. Black Box/Green Lid Overlapping ICV	1.00	\$83.00	\$83.00
			<b>\$961.30</b>

## WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Lateral Components	\$0.00	\$428.30
Control Components	\$0.00	\$533.00
	<b>\$0.00</b>	<b>\$961.30</b>

<b>Sale</b>	<b>\$961.30</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$961.30</b>

By \_\_\_\_\_  
CHRIS WADE

By \_\_\_\_\_  
*Ken Walter*

Date 1/20/2026

Date \_\_\_\_\_

Juniper Landscaping of Florida  
LLC

Heritage Isle at Viera CDD -  
Maintenance

**TAB 8**



## SIDEWALK TRIP HAZARD REMOVAL

Price Proposal

# HERITAGE ISLE COMMUNITY DEVELOPMENT DISTRICT



**PRECISION SIDEWALK SAFETY CORP • JANUARY 20, 2026**

1202 SW 17<sup>th</sup> Street, Suite 201-122 • Ocala, FL 34471 • [www.precisionsidewalksafety.com](http://www.precisionsidewalksafety.com)  
Amanda Henson • 877-799-6783 x 513

**THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL**

It is to be used only by the intended recipient and Precision Sidewalk Safety Corp in evaluating the project.  
Any copying or unauthorized disclosure of this information is prohibited.

PREPARED FOR:

## Heritage Isle Community Development District • Melbourne, FL

- Mr. Brian Mendes, District Manager, Rizzetta & Company
- Residents of Heritage Isle

Precision Sidewalk Safety Corp (PSSC) uses proprietary and patented cutting technology to repair trip hazards created by changes in level on sidewalk panels. Our horizontal saw cut equipment and technique allow us to reach both ends of the sidewalk without damaging the adjacent slabs, retaining walls, sprinkler heads, landscaping, or anything else surrounding the walkway, resulting in a very high-quality repair. This unique approach has afforded Florida and South Carolina communities the ability to minimize liability and improve safety and aesthetics in their neighborhoods at more reasonable rates than conventional alternatives.

### Site Review Summary

PSSC completed sidewalk repair projects for Heritage Isle Community Development District (CDD) in March 2024, May 2025, and November 2025, removing a total of 1,558 trip and fall hazards measuring  $\frac{1}{4}$ ” – 2” in height in various areas of the community. To date, the community has saved at least \$625,555 by using PSSC’s method of repair instead of demolishing and replacing the panels repairs were made on. The community has done a great job implementing a phased approach to its sidewalk repair program, making repairs as each budget year allows. As requested, PSSC visited Heritage Isle again in January 2026 to review sidewalks to identify hazards that create trip and fall liabilities that PSSC can repair for the CDD. Prior to the review, PSSC spoke with Mr. Mendes to discuss what is important to the District and understand specifications and boundaries for this project. Mr. Mendes directed PSSC to identify and price all changes in level measuring  $\frac{1}{4}$ ” to 2” high that our company can repair on the sidewalks throughout the remaining areas of the District where repairs have not been previously made.

A review of the sidewalks in the remaining portion of the District was subsequently completed to estimate the number of hazards present and their sizes (see map below for boundaries of reviewed areas). This proposal includes changes in level on the sidewalks on the following roads:

- Savoy Dr
- Hinsdale Dr
- Le Conte St
- Vallejo Way
- Anza St
- Camberly Cir (section not previously reviewed)
- Quint Dr
- Sutro Heights Lane
- Pacheco Lane
- Pico St
- Funston Cir
- Newhall Ln
- Ringold St
- Ahern Pl
- Farragut Pl
- Balboa Pl
- Van Ness Dr
- Ingerson Way
- Klien Lane
- Sansome Cir
- Ingalls St
- Russ Pl

All other sidewalks throughout the District were not reviewed at this time and are not included in this proposal. The Americans with Disabilities Act (ADA) excerpts relevant to changes in level on walkways are included in Exhibit A.

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL



**Changes in level measuring  $\frac{1}{4}$ " – 2" in height in the reviewed areas were inventoried and a total of 426 hazards meeting the specifications were observed.**

In order to provide an accurate, comprehensive proposal, PSSC takes height and width measurements of every hazard. To provide examples for the community, a few PSSC-repairable hazards in a sample area on Ringold Street were marked with a blue lumber crayon. A number representing the height of the hazard in eighths of an inch is recorded on the highest portion of the hazard. For example, the number "3" would represent a hazard measuring  $\frac{3}{8}$  inches high and the number "12" would represent a hazard measuring  $\frac{12}{8}$  inches ( $1\frac{1}{2}$  inches) high.

During the course of our review, PSSC identified hazards created by raised concrete surrounding storm drains directly intruding into the flow of pedestrian foot traffic on the sidewalks in the reviewed area. Concrete forms around storm drains have a compressive strength significantly higher than sidewalk concrete and are constructed with reinforcing bar (rebar) to provide added strength. Therefore, PSSC does not repair hazards above 1/2" in height on concrete surrounding storm drains, and any such locations are **excluded** from this proposal. The community requested that PSSC make repairs to hazards on concrete surrounding storm drains if possible, so repairs to these types of hazards up to 1/2" in height are **included** (see Figure 4 in Photo Examples below).

There is at least one location where a hazard was observed on panels that have ADA detectable warning mats at crosswalks (see Figure 5). As discussed with Mr. Mendes, the removal of any hazards under the detectable warning mats themselves is **excluded** from this proposal. If there is a hazard on the panel that is not under the mat and therefore accessible, it is **included** for repair.

During our review, PSSC observed hazards where a grinder was used to attempt a repair at Heritage Isle CDD (see Figure 6). Locations that still have a change in level are **included** in this proposal since they will need to be repaired again by PSSC in order to remove the remaining portions of the hazard and provide the proper ADA-compliant slope. To meet slope requirements for each repair, PSSC must take into account both the past measurements of the concrete that has been removed and the new amount that must be removed in order to eliminate the hazard.

Brick pavers laid in sand often sink or move over time, which can create a trip hazard on adjacent concrete. At Heritage Isle CDD, this situation exists where sidewalks abut a brick paver walkway (see Figure 7). PSSC recommends that the pavers be repositioned, which prevents a permanent repair being made to the concrete. In addition, even after the concrete repair is completed to remove the change in level, the pavers will likely continue to shift, sink, or move. However, in the case of Heritage Isle, the CDD is responsible for the sidewalks. One hazards adjacent to ungrouted bricks was observed at the time of the review, and Mr. Mendes directed PSSC to **include** this type of hazard in order to eliminate the change in level that exists at this time as an option for the Board to consider.

This location is an ideal application for our precision concrete cutting repair method. The service will allow Heritage Isle CDD to mitigate risk and liability before an accident occurs, and to do it at a minimal cost. Our service includes a detailed, auditable report of every hazard repaired, so efforts to maintain safe sidewalks are well documented (see Repair Specifications section). This can be submitted to the insurance company, which will often provide lower rates or "credits" for properties with proactive programs in place to reduce liabilities.

When repair work is initiated, our experienced trip hazard removal specialists will precisely identify and record the exact quantity, measurements, and location of each hazard PSSC can repair. This more precise evaluation



may result in quantities and measurements that vary from this estimate, however the price provided is a "not to exceed" estimate.

**Site Review Area – Hazards Identified on Reviewed Sidewalks at Heritage Isle CDD as Detailed in the "Site Review Summary"**



The map in this proposal shows the approximate locations of trip hazards included in the scope of this proposal. The accuracy of this map is dependent on the technology available on smart phones and should be relied upon as approximations only. The **Blue Diamond** designates hazards previously repaired utilizing a grinder that still have a change in level meeting the height specification; these locations must be repaired once again by PSSC in order to completely remove the hazard and provide the proper slope. The **Purple Diamond** designates hazards up to  $\frac{1}{2}$ " in height on concrete surrounding storm drains intruding into the sidewalk right of way.

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL



## Methodology – Preparing This Estimate

1. PSSC conducts a census of hazards that we can repair for the community; the hazards are then grouped into 3 categories:

<u>CATEGORY</u>	<u>SPECIFICATION</u>
📍 Least Severe	1/4 inch
📍 Severe	3/8 inch to 1/2 inch
📍 Most Severe	1 inch to 2 inches

2. In the case of Heritage Isle CDD, PSSC reviewed only certain sidewalks to continue in a phased approach as detailed in the “Site Review Summary”.
3. An estimate of the volume of concrete requiring removal for each category was prepared based on our experience data base.
4. A “not to exceed” bid was prepared based on the estimated volume of repairs.

Hazards above 2 inches in height are normally not included in PSSC estimates. Since most sidewalks are a total of 3.5 to 4 inches deep, municipal engineers recommend repairs up to 2 inches in height because removing more than that will reduce the structural integrity of the sidewalks if a vehicle or other heavy equipment drives over it. Sidewalks with hazards greater than 2 inches in height are recommended for alternative remediation by the property owner. Severely broken panels and panels hollowed out underneath also need to be alternatively remedied by the property owners. **There were no locations in the reviewed area of the community with these issues observed at the time of the site review.**

Before work commences, our on-site trip hazard removal specialists will assess all panels identified in this proposal to ensure changes in level can be repaired using our technique. If it is determined that any locations should be remedied in an alternative way instead of repaired using our horizontal saw cut method, PSSC will exclude those repairs from our service.

Some sidewalk panels have holes, missing pieces, or hairline cracks which do not result in changes of level. These types of sidewalk imperfections cannot be repaired utilizing our precision concrete cutting method and are also **excluded** from this estimate. In some cases where a crack exists on a stable panel, the concrete on one side will be raised higher, creating a trip hazard. PSSC will always repair this type of trip hazard unless directed otherwise, but the original crack in the panel will remain.

Our initial site review identified **426 PSSC-repairable hazards** measuring 1/4” – 2 in height on the reviewed sidewalks at Heritage Isle CDD (shown in Table 1 below).



**TABLE 1: REVIEWED AREAS AT HERITAGE ISLE CDD  
426 TRIP HAZARDS BY HEIGHT CATEGORIES**

LOCATION	LEAST SEVERE	SEVERE	MOST SEVERE	TOTAL
Savoy Dr, Hinsdale Dr, Le Conte St, Anza St, Camberly Cir, Vallejo Way, Pico St, Pacheco Ln, Sutro Heights Ln, Quint Dr, Funston Cir, Farragut Pl, Ahern Pl, Newhall Ln and Ringold St	24	210	3	<b>237</b>
Balboa Pl, Sansome Cir, Van Ness Dr, Ingerson Way, Russ Pl, Sansome Cir, Ingalls St and Klien Ln	19	169	1	<b>189</b>
	<b>43</b>	<b>379</b>	<b>4</b>	<b>426</b>
<b>TOTAL</b>				

## Photo Examples

**Figure 1**


Example of a  $\frac{1}{8}$ " high "Least Severe" hazard on Ringold St. These are often the hazards that people catch their toe on, as they do not notice them. This hazard is in the sample area marked for the community; it is marked "2" representing the height of the hazard in eighths of an inch.

**Figure 2**


Example of a  $\frac{3}{4}$ " high "Severe" hazard in the reviewed areas on Pico St.



**Figure 3**


Example of a 1 ¼" high "Most Severe" hazard on Pacheco Lane.

**Figure 4**


Example of a ½" high "Severe" hazard on Le Conte St created by the concrete surrounding a storm drain intruding into the sidewalk right of way. As directed by the community, hazards on concrete surrounding storm drains up to ½" in height are **included** in this proposal.

**Figure 5**


An example of a hazard on the concrete panels underneath the ADA-detectable warning mat. Hazards like this are **excluded** from this proposal.



**Figure 6**


Example of a “Severe” hazard on Quint Dr previously ‘flattened’ a bit by a grinder. The grind method is not ideal for sidewalk repair since it does not result in an accurate slope or remove the hazard completely from end to end. The grinder also did significant, unnecessary damage to the adjacent panel. This location and others like it in the reviewed areas are **included** for repair by PSSC to remove remaining portions of the hazard and provide proper slope.

**Figure 7**


Example of a  $\frac{1}{2}$ ” high “Severe” hazard on Savoy Dr. This hazard is on the concrete adjacent to a brick paver walkway and is **included** in this proposal for consideration. If the community decides not to have PSSC make this type of repair, this location will be left as is and the community will not be charged for this repair.

## Pricing Summary

Table 2 below provides an estimated price range to repair the 426 PSSC-repairable hazards measuring  $\frac{1}{4}$ ” - 2” in height on the reviewed sidewalks as identified in Table 1. Repairs will be made at the ADA-compliant 1:12 slope. Our technicians take exact measurements of every hazard when we perform our work, so the final price will be determined by the actual volume of concrete removed to achieve the 1:12 slope, however **the high end of the range estimated is a “not to exceed” price.**

**PSSC proposals are valid for 90 days**, but if the signed authorization to repair all 426 hazards is returned to PSSC within 45 days of the proposal date, PSSC will extend a discounted rate. If the District chooses to do only a portion of the work, no discount will be applied. If the signed authorization is received after the 45 days but before the 90-day expiration, the standard price range will apply.

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL



**TABLE 2: PRICING FOR 426 HAZARDS MEASURING 1/4" – 2" HIGH  
ON REVIEWED SIDEWALKS AT HERITAGE ISLE CDD**

	PRICE RANGE
Price if signed authorization is returned to PSSC by <b>March 6, 2026</b>	\$43,425 - \$46,260
Price if signed authorization is returned to PSSC by <b>April 20, 2026</b>	\$45,465 - \$48,690

Precision Sidewalk Safety estimates that the work can be completed in 3 - 5 days, with the note that wet weather will delay our operations. We will re-route pedestrian traffic on small sections of sidewalk (10'-15') for periods that range from 3 minutes to 20 minutes while those sections are being repaired. **No assistance will be required from the District; however, we do require that a representative of Heritage Isle CDD review and accept the work (or request adjustments) prior to the crew's estimated departure.** While the sidewalk restoration project is underway, we will:

- keep the sidewalks in service
- require no heavy equipment or traffic control
- remove all debris and recycle the concrete waste materials
- leave the proposed areas clean and trip hazard-free

**Figure 8: Precision Sidewalk Safety Work Example**


## Savings Summary

Precision Sidewalk Safety provides a professional service to hundreds of municipalities, private communities and schools throughout Florida and South Carolina. Based on data shared by many of these customers, the comparative analysis in Table 3 shows the differences between available methods for sidewalk trip hazard repair.

**TABLE 3: REPAIR METHOD COMPARISON FOR HERITAGE ISLE CDD**

METHOD	ADA COMPLIANT	TIME REQUIREMENT	POSSIBLE INCIDENTAL DAMAGES
Precision	Yes	3 - 5 Days	None
Grinding	No	22 - 27 Days	Adjacent sidewalk panels, landscaping, and sprinkler heads
Replacement	Yes	107 - 117 Days	Broken sidewalk panels from weight of trucks, damage to landscaping, and possible tree damage if root pruning

### Grinding

Although grinding is sometimes used for the removal of trip hazards at private properties, it is not an ideal method for sidewalk repair as the equipment is not specifically designed for this use. Grinding often leaves unpleasant pitting and grooves on the surface of the concrete. Because it is very inflexible equipment, these markings occur not only on the panels with hazards, but also on the sidewalk panels adjacent to those panels. In addition, a grinder often leaves a hazard in place where someone could still trip and fall, because operators are forced to choose from either damaging something adjacent to the affected panel (landscaping, sprinkler heads, etc.) or leaving the repair with upturned edges. This repair method literally scrapes and pulverizes the concrete surface to take off some of the height differential, but it cannot meet the specified ADA requirements for proper slope.

In addition, grinding causes considerable dust and mess. If the dust is managed with water, the property risks slurry and runoff into storm drains or local water. In most cases, grinding cannot be compared to the Precision method since grinding cannot achieve like results. Still, in a comparison of the same number and size hazards, Precision Sidewalk Safety is comparable in cost. Figure 9 shows results from a typical grind.

**Figure 9: Typical Results from a Grinder**



THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL



### Demolition and Replacement

The conventional approach to fully eliminating trip hazard liability is to demolish and replace hazardous panels. Done correctly to ensure a zero point of differential between existing and new sections, this method meets ADA specifications and is the most comparable alternative to the PSSC method. However, the number of hazards that can be repaired on a fixed budget is very limited. Demolition and replacement can also be very obtrusive to a property. Sidewalks are often closed for days and cars sometimes need to be moved. Incidental damages to landscaping can occur.

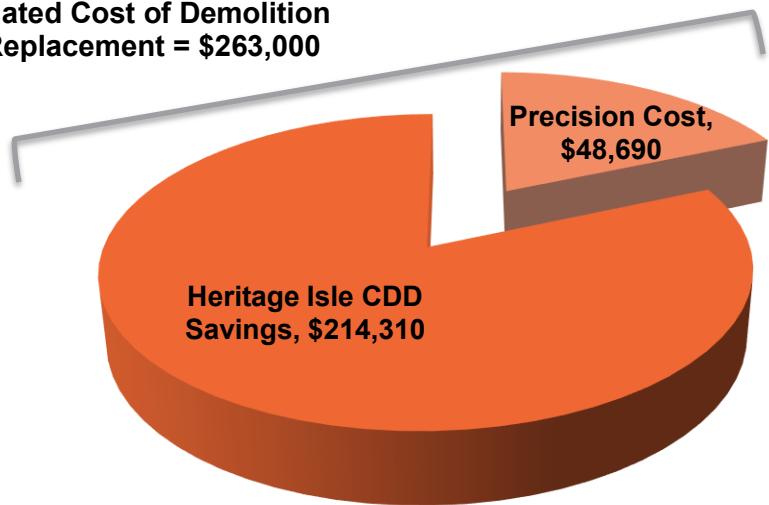
Based upon various panel sizes totaling approximately 13,150 square feet and an estimated replacement cost of roughly \$20.00 per square foot, we estimate the cost to demolish and replace panels is \$263,000. This takes into account:

- Cost of concrete
- Labor to break up and remove existing concrete
- Labor to pour, form, level, finish, float & cut control joints
- Fuel for multiple site visits to repair or break-up, remove, pour, remove forms, and restore adjacent items
- Equipment such as a backhoe, vehicle to transport backhoe, utility vehicle, and dump truck to remove debris
- Miscellaneous materials to prepare concrete

Based upon the “not to exceed” price to repair all PSSC-repairable hazards measuring  $\frac{1}{4}$ ” – 2” in reviewed areas, the maximum cost for PSSC repairs is \$48,690, which is an **estimated savings of \$214,310 or 81%**, shown below. This comparison assumes that only one panel would be demolished and replaced which is usually not the case, since replacing slabs often requires a “run” of two to five slabs. The **actual cost** for demolition and replacement would likely be three times this amount.

### **COST SAVINGS COMPARED TO DEMOLITION AND REPLACEMENT**

**Estimated Cost of Demolition  
and Replacement = \$263,000**



THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL



## Environment Savings:

As a member of several “green” building associations, Precision Sidewalk Safety tracks savings from the use of our service, which is a green building practice. We utilize a dust containment system to minimize dust and portable equipment that consumes minimal energy. The small sections of concrete we remove are recycled. By using Precision Sidewalk Safety instead of demolition and replacement, Heritage Isle CDD would achieve the following environmental savings:

### Natural Resources Saved:

- approximately **298 tons** of waste concrete from removal and placement in landfills (est. **4,380 cubic feet** of concrete at an average weight of 132 lbs. per cubic foot)
- approximately the same amount of materials and resources to replace the concrete that was removed

### Fossil fuels saved: estimated **485 gallons**

- hauling equipment to and from the site to remove sidewalks
- operating backhoe equipment to break up and remove concrete
- round trip transportation of estimated **298 tons** of debris to the landfill
- round trip transportation of new materials to replace the removed sidewalks

### Prevented release of Carbon Dioxide gas: estimated **4.35 Metric Tons**

## Repair Specifications

Precision Sidewalk Safety will submit a summary itemizing each trip hazard repaired. This report will include the following, which serves as a detailed, auditable invoice for each repair:

- a. The physical location (address, light pole #, etc.) of each repair
- b. The specific hazard height - high side and low side measurement – in 8ths of an inch
- c. The total width of actual repair in inches
- d. The square footage of repaired panel

Debris from repaired areas will be collected and removed and a dust abatement system will be used during all repair operations. All resulting repairs will be flat and uniform with a coefficient of friction exceeding OSHA requirements for public walkways.

This proposal is based upon a repair slope of 1:12, removing all hazards that PSSC can repair measuring  $\frac{1}{4}$ " - 2" in height in the reviewed area of Heritage Isle CDD.



The following special conditions are included in this proposal for the hazards identified in Table 1:

- Only hazards measuring  $\frac{1}{4}$ " - 2" in height in the reviewed / unrepairs areas Heritage Isle CDD as described in the site review summary and shown on the map
- Hazards on panels which are intact, stable, and not cracked, fractured, or settled
- Hazards on panels with hairline, spider, or multiple cracks(s) which are otherwise "stable" and "intact"
- Hazards on panels with surface imperfections or missing/sunken partial sections that are 90% useable
- Hazards on panels that run through the driveway having the same width as the sidewalk
- Hazards on access ramps that transition sidewalk to crosswalk
- Hazards up to  $\frac{1}{2}$ " in height created by the concrete surrounding storm drains intruding into the sidewalk right-of-way
- Hazards adjacent to brick pavers which are not grouted into place
- Accessible hazards on panels with ADA detectable warning mats

The following special conditions are not currently included in this proposal:

- Hazards on sidewalks in other parts of the District not reviewed for this proposal
- Hazards greater than 2" in height or on panels that are too broken for repair or are hollow underneath
- Hazards under ADA-detectable warning mats or where the proximity of the mat to the edge of the panel prevents a repair
- Hazards above  $\frac{1}{2}$ " in height created by the concrete surrounding storm drains intruding into the sidewalk right-of-way

## **Safety:**

Precision Sidewalk Safety Corp has a perfect safety record; we use OSHA approved equipment, certify all employees who work directly in trip hazard repair, and have outstanding safety practices for both employees and the public who may be using the walkways we are repairing. We have worked in dense urban, high pedestrian traffic areas, as well as residential neighborhoods and historic districts to complete projects without incident. Our clients often receive unsolicited compliments for the work we have performed.

## **Insurance and Incorporation:**

Precision Sidewalk Safety Corp is a corporation registered in the state of Florida. Proof of liability, workers compensation, and auto insurance will be provided as requested.



### **Protection Under U.S. Patent and Trademark Laws:**

The work provided by Precision Sidewalk Safety reveals equipment and processes, which are protected under United States patent laws. It is the use of these patents that enables us to provide the best available trip hazard removal service to our clients. Due to the nature of our business and in lieu of the ability to receive competitive bids for like services, our company provides documentation and reference to the patents that have been issued to our corporate office. Precision Concrete Cutting of Utah and its affiliates, along with The United States Patent and Trademark Office, takes an active and exacting role to protect and enforce intellectual property rights.

<b>U.S. Pat. No. 6,896,604</b>	<b>U.S. Pat. No. 6,827,074</b>
<b>U.S. Pat. No. 7,143,760</b>	<b>U.S. Pat. No. 7,402,095</b>
<b>U.S. Pat. No. 7,000,606</b>	<b>U.S. Pat. No. 7,201,644</b>

### **About Precision Sidewalk Safety Corporation:**

Wendy and Alan MacMurray, the founders of Precision Sidewalk Safety Corp, have over 70 years combined experience in customer management, service delivery and project implementation and have been respected executives for global Fortune 500 companies as well as start-up companies. They introduced the Precision technology to Florida in late 2006 and South Carolina in 2007 and they now support hundreds of customers. The company has used its unique, patented technique to make over 700,000 repairs on sidewalks in the two states, saving communities an estimated \$141 million on sidewalk repairs.

**THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL**



## EXHIBIT A: Excerpts from ADA Guidelines

**Federal Register / Vol. 56. No. 144 / Friday, July 26, 1991 / Rules and Regulations**

### **Federal Regulations on Trip Hazard Removal**

#### **Part III**

#### **Department of Justice**

#### **Office of the Attorney General**

#### **28 CFR Part 36 Nondiscrimination on the Basis of Disability Public Accomodations and in Commercial Facilities; Final rule**

#### **4.5 Ground and Floor Surfaces**

**Excerpts from Federal Register**

**4.5.2 Changes in Level.** Changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment. Changes in level between 1/4 in and 1/2 in (6mm and 13mm) shall be beveled with a slope no greater than 1:2. Changes in level greater than 1/2 in (13 mm) shall be accomplished by means of a ramp that complies with 4.7 or 4.8.

**4.7.2 Slope.** Slopes of curb ramps shall comply with 4.8.2. Transitions from ramps to walks, gutters, or streets shall be flush and free of abrupt changes. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

**4.8.2 Slope and Rise.** The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12. The maximum rise for any run shall be 30 in (760 mm). Curb ramps and ramps to be constructed on existing sites or in existing building or facilities may have slopes and rises as allowed in 4.1.6(3)(a) if space limitations prohibit the use of a 1:12 slope or less.

**3 – a – 1.** A slope between 1:10 and 1:12 is allowed for a maximum rise of 6 inches.

**3 – a – 1.** A slope between 1:8 and 1:10 is allowed for a maximum rise of 3 inches. A slope steeper than 1:8 is not allowed.

**THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL**



## AUTHORIZATION TO PROCEED • FAX TO 866-669-1175

>>ESTIMATE IS VALID FOR 90 DAYS FROM DATE OF ISSUE<<

SCOPE OF PROJECT	Repair at a 1:12 slope trip hazards measuring 1/4" - 2" in height that PSSC's method is able to repair in reviewed areas as identified in Proposal FLPN4605 <b>Please circle the corresponding price range in the cost box below, fill in authorization date, then complete invoice information in the approved by / billing info table below.</b>		
CUSTOMER	<b>Heritage Isle CDD</b>		
COST	<b>PRICE IF AUTHORIZATION IS RECEIVED BY MARCH 6, 2026</b> \$43,425 - \$46,260	<b>PRICE IF AUTHORIZATION IS RECEIVED BY APRIL 20, 2026</b> \$45,465 - \$48,690	<b>DATE</b>

This proposal provides a price which will not be exceeded given the scope of work specified and is based on: 1) an estimated number of hazards we anticipate our technician(s) can repair and 2) the resulting amount of concrete material our technician(s) will remove to render repairs compliant with approved customer specifications. Your final inventory of repairs may vary from this estimate. PSSC repairs only those uneven sidewalks specifically requested by you, our customer, and therefore makes no guarantee that the property is free of uneven sidewalk hazards or other trip hazards. PSSC may not complete a repair(s) because; 1. a hazard's actual measurement at the time of repair exceeds approved customer specifications, and/or 2. in the crew leader's judgment, our repair attempt would cause further damage to the concrete slab or be insufficient to satisfactorily remove the existing hazard and/or mitigate its potential liability. Such excluded hazards, if any, will be left "as found" and will require customer's alternative remedy. After the project is completed, new trip hazards will occur or reoccur due to tree roots, water, settling, and other natural and man-made causes outside of PSSC's control. Upon completion of the project, PSSC is not liable for any related claims, losses, or damages. At least 30 minutes prior to the crew's scheduled departure, customer (or designee) agrees to have inspected and either accepted all repairs as completed, or determined suitable adjustment(s) (if any) as may be required, such that the crew's departure will not be delayed. PSSC will not be held responsible for cracks or other defects in poured concrete that may exist due to materials or methods used by original installer.

The undersigned acknowledges the above explanation of our estimate of work as well as the exclusions set forth in this Proposal, that he/she is legally authorized to engage Precision Sidewalk Safety Corp to deliver designated work, has seen a sample – photo or actual – of the resulting repair, and agrees to notify or mediate affected property owners.

**Initial below in the space provided if you authorize PSSC to INCLUDE the following repair types:**

*Hazards up to 1/2" in height on concrete surrounding storm drains, utility covers, or similar sidewalk incursions when directly in sidewalk right-of-way*  
 *Hazards adjacent to brick pavers which are not grouted into place*

APPROVED BY	NAME	
	SIGNATURE	
	TITLE	
	PHONE	ALT. PHONE
BILLING INFO  (All invoices sent electronically)	INVOICE TO NAME	
	ADDRESS	
	INVOICE TO EMAIL ADDRESS	

Upon receipt of this signed acceptance of the details provided throughout this proposal, PSSC will schedule the requested repairs.

Every effort will be made to accommodate the requested start date.

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL



**TAB 9**

**Contact Us**

**TIGRIS Aquatic Services LLC**  
 1408 Hamlin Avenue  
 Unit C  
 St. Cloud, Florida 34771  
 smetzger@tigrisusa.com  
 904-714-5815

**Quote: 319426**

Quote Date: 11/04/2025  
 Expiration Date: 12/04/2025

**Bill To:**

Heritage Isle CDD  
 3933 Carambola Circle  
 Melbourne, Florida 32940

**Customer: Heritage Isle CDD**

3933 Carambola Circle  
 Melbourne, Florida 32940

Description	Unit Price	Qty	Amount
<p>Aquatic Services - Contracted  <b>AUTO RENEWAL 2026</b>            This Agreement is made between TIGRIS Aquatic Services ("Contractor") and Heritage Isle CDD ("Client") on this 1st day of December, 2025.</p> <p><b>Services Provided</b>            Contractor agrees to perform the following pond maintenance services on a monthly basis:</p> <p>Core services (every month):</p> <ul style="list-style-type: none"> <li>• Water testing (pH and dissolved oxygen) as needed</li> <li>• Aquatic weed treatment</li> <li>• Algae treatment</li> <li>• Blue dye application</li> </ul> <p>Optional add-on services:</p> <ul style="list-style-type: none"> <li>• Trash pickup</li> <li>• Fish stocking</li> <li>• Beneficial bacteria, muck control, removal of vegetation, beneficial planting</li> </ul> <p><b>Payment Terms</b></p> <ul style="list-style-type: none"> <li>• Client agrees to pay TIGRIS Aquatic Services \$3,011.58 per month for the core monthly services listed above.</li> <li>• Optional services may incur additional fees, which will be communicated and approved prior to service.</li> <li>• Payment is due upon receiving of the invoice date unless otherwise agreed in writing.</li> </ul> <p><b>Term and Renewal</b></p> <ul style="list-style-type: none"> <li>• This Agreement shall begin on 12/01/2025 and continue for twelve (12) months.</li> <li>• The Agreement will automatically renew every 12 months.</li> <li>• The monthly service rate may be adjusted upon renewal to reflect changes in costs, materials, or service scope.</li> </ul> <p><b>Access and Cooperation</b>            Client agrees to provide reasonable access to the pond and surrounding areas during scheduled maintenance visits.</p> <p><b>Liability and Limitations</b></p> <ul style="list-style-type: none"> <li>• TIGRIS Aquatic Services will perform all work in a professional and environmentally responsible manner.</li> <li>• Contractor is not liable for damages resulting from factors beyond its control, including but not limited to weather, wildlife, or pre-existing pond conditions.</li> <li>• Contractor carries general liability insurance and will provide proof upon request.</li> </ul>	\$3,011.58	12	\$36,138.96
<b>Invoicing Details:</b>			
TIGRIS will bill customer in 12 equal payments			
Invoices will be sent via email			
on the 1st of each month			

**Deposit & Payment**

Deposit Required: \$0.00

**Deposit Due: \$0.00**

**Summary**

Subtotal: \$36,138.96

**Total: \$36,138.96**

## Terms & Conditions

### TIGRIS TERMS AND CONDITIONS:

**TERM AND TERMINATION: THIS AGREEMENT HAS AN AUTOMATIC RENEWAL CLAUSE.** The term of the Agreement for annual services and/or annual product as described above shall commence on the date when both parties have executed this Agreement and shall continue for twelve consecutive months (the "Initial Term"). Unless either party hereto provides the other party with written notice at least ninety (90) days prior to the end of the Initial Term or any subsequent renewal term, this Agreement shall automatically renew for subsequent additional terms, with each subsequent term having a duration equal to the Initial Term. Notwithstanding anything set forth herein to the contrary, either party may terminate this Agreement upon 30 days written notice to the other party; provided that in the event the Customer terminates this Agreement, the Customer must provide payment to TIGRIS Aquatic Services, LLC (TIGRIS) for all services rendered prior to the effective date of termination.

**PRICE INCREASE:** Following the initial term, the prices listed above can be increased by a percentage which shall not exceed five (5%) percent. TIGRIS may petition Customer at any time for an additional rate adjustment on the basis of extraordinary and unusual changes in the cost of operations that could not be reasonably foreseen by a prudent operator. New areas to be covered will be pro-rated to the program cost at the rates in effect at the time.

**PAYMENT:** All payments for services rendered under this contract are due within 30 days from the invoice date. If payment is past due 60 days or more, TIGRIS reserves the right to postpone service until the total amount due, including finance charges, is paid in full. Upon receipt of payment TIGRIS will inspect the service area; if conditions have changed significantly due to the interruption of service, additional fees will be incurred to return it to normal status. Credit card payments incur a 3.5% service fee. An annual rate of 18% will be assessed on all accounts over 30 days. Should it become necessary for TIGRIS to bring action for collection of monies due and owing under this Agreement, Customer agrees to pay costs incurred by TIGRIS from such collection

**VENDOR COMPLIANCE:** An additional fee will be charged if customer requires specific Vendor Portal Sites or vendor compliance memberships.

**PROPERTY DAMAGE/LIMITATION ON CLAIMS:** Allegations of property damage resulting from the services rendered by TIGRIS must be submitted in a written report with pictures included, filed directly with respective Account Manager within fifteen (15) days. TIGRIS will review the report, determine a fair and equitable resolution, and respond within a timely manner. Customer agrees that any claims Customer has against TIGRIS must be filed within one (1) year from the date of termination of this Agreement.

**LIMITATION OF LIABILITY:** Neither party will be liable to the other party for any special, indirect, consequential, or incidental damages of any kind, including, without limitation, any loss of profit, loss of use, or business interruption, based on any claim under this agreement, even if such party has been advised of the possibility of such damages. Customer hereby agrees to indemnify, defend and hold harmless TIGRIS from and against any and all liabilities, obligations, damages, penalties, fines, loss, awards, judgments, costs, and expenses (including, without limitation, reasonable attorneys' fees and costs), relating to any claim, action or proceeding initiated or threatened by a third party (collectively "Losses") incurred by or imposed upon TIGRIS as a result of Customer's negligence or intentional misconduct. TIGRIS hereby agrees to indemnify, defend and hold harmless the Customer from and against all Losses incurred by or imposed upon the Customer as a result of TIGRIS's negligence or intentional misconduct provided however that TIGRIS shall not be responsible for any Losses due in whole or in part to Customer's negligent acts or omissions.

**INSURANCE:** TIGRIS shall carry Worker's Compensation and Employer Liability, Commercial General Liability, Professional Liability, and Property Damage Insurance which shall remain in full effect throughout this Agreement. Customer will be an insurance certificate holder and named as an additional insured. Copies of certificates of insurance naming the Customer as additionally insured will be provided upon request.

**EQUIPMENT:** TIGRIS will furnish all labor, equipment, materials, supervision and taxes and has provided proper instruction of all safety measures to its personnel. TIGRIS is licensed and registered by the State of service for the use of aquatic herbicides.

**ENTIRE AGREEMENT:** This Agreement constitutes the complete understanding between the parties hereto and supersedes any prior understandings whether written or oral between the parties relating to the subject matter hereof. SIGNING AND RETURNING this document authorizes TIGRIS to perform the services and/or have product(s) delivered as stipulated within this agreement. This agreement is based on current Federal, State and local rules and regulations. Any changes to these rules that affect how our operations are carried out may require changes to this Agreement. The property representative would be notified in writing in the event of any such changes. By signing this document, I acknowledge I have the authority to authorize TIGRIS to perform the services outlined in this agreement.

### Customer Approval

Customer Signature

Name

Date

**TAB 10**



# QUOTE

Heritage Isle at Viera CDD  
Attention: Heritage Isle at Viera CDD  
3434 Colwell ave, Suite #200  
TAMPA FL 33614  
USA

**Date** 12 Jan 2026 Fountain Kings Inc.  
**Expiry** 12 Apr 2026 5668 Fishhawk Crossing  
**Quote Number** QU-0666 Blvd #155  
**Reference** LightControlPanels LITHIA FL 33547  
UNITED STATES

## Replacement of (2) rusting light control panels at the entrance fountains.

Scope of Work: Removal and replacement of the rusting light control boxes with new polycarbonate panels. The internals for the lighting controls will be swapped over to the new panels as well as all other electrical components needed.

Warranty: 1-year on polycarbonate panels, 90-days on all other parts and labor.

Item	Description	Quantity	Unit Price	Amount USD
MISC	14" x 12" x 6" Polycarbonate Enclosure With Hinged Cover, Stainless-Steel Snap Latch and Aluminum Back Panel.	2.00	218.86	437.72
RLBR	Repair Labor	3.00	155.00	465.00
SHIP	Shipping/Freight	1.00	50.00	50.00
				Subtotal 952.72
				TOTAL TAX 0.00
				<b>TOTAL USD 952.72</b>

## Terms

\*This document may contain trade secrets. Sharing this document with outside parties may be unlawful without approval from "Fountain Kings Inc."

This is not a bill, all estimates are subject to tax and shipping charges. Payment due NET30 from time of repair completion.  
If you have any questions call or email, 813-833-8610 Contact@FountainKings.com

Name and Signature Required to Bind Quote: