



Rizzetta & Company

# **Westridge Community Development District**

---

**Board of Supervisors  
Meeting  
December 18, 2025**

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

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

**WESTRIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

[www.westridgecdd.org](http://www.westridgecdd.org)

**Board of Supervisors**

Chris Brown	Chairperson
Irmaliz Osorio	Vice Chairperson
Janice Stradley	Assistant Secretary
Fabian Beltran	Assistant Secretary
Engelbert Perez	Assistant Secretary

**District Manager**

Brian Mendes	Rizzetta & Company, Inc.
--------------	--------------------------

**District Counsel**

Scott Clark	Clark & Albaugh
-------------	-----------------

**District Engineer**

Mark E. Wilson	Kimley-Horn
----------------	-------------

**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.

# WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, Florida · (904) 436-6270  
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.westridgecdd.org](http://www.westridgecdd.org)

**Board of Supervisors  
Westridge Community  
Development District**

December 11, 2025

## FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Westridge Community Development District will be held on **December 18, 2025, at 2:00 p.m. at Waterstone Clubhouse** located at **2751 Bella Vista Drive, Davenport FL 33897.**

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. COMMUNITY UPDATES**
  - A. Landscape Quality Inspection Report.....Tab 1
    1. Sunscape
    2. Floralawn
  - B. Bolton's Towing Service
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors Meeting held on November 20, 2025,..... Tab 2
  - B. Ratification of Operation and Maintenance Expenditures for the Month(s) of October 2025..... Tab 3
- 5. BUSINESS ITEMS**
  - A. Ratification of District Items.....Tab 4
    1. Stripping & Concrete Work
  - B. Consideration of Pavement Milling & New Asphalt Surface.....Tab 5
  - C. Consideration of Agreement for Security Services.....Tab 6
  - D. Consideration of Resolution 2026-01, Designating Officers.....Tab 7
- 6. STAFF REPORTS**
  - A. District Counsel
    1. Updates on Bond Inquiries
  - B. District Engineer
    1. Additional Parking Updates
  - C. District Manager
    1. Parking Sign Updates (No Parking & Park at Your Own Risk)
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

With appreciation,

*Brian Mendes*

District Manager

**TAB 1**

## Memorandum

To: Brian Mendes  
Westridge CDD

Cc: Irmaliz Osorio, Cody Averitt  
Brian Harbin, Jose Lopez  
and Carlos Garcia

From: Pete Soety

Date: December 8, 2025

Re: Westridge CDD  
December Inspection

---

The inspection was performed on Thursday, December 4, 2025, with Brian Harbin, Jose Lopez and Carlos Garcia from Floralawn.

During the inspection, I found the landscape throughout the community to be in relatively good condition with the Contractor providing most of their services at an acceptable level. The detail portion of their work appeared to be in order with most ornamentals, shrubs and groundcover plantings being properly trimmed and shaped with bed lines, tree rings and maintenance strips fairly well defined. There was sporadic weed growth present in the landscape and mulch continues to be void in most locations around the community. Their Lawn and Ornamental Program is providing decent results with the landscape displaying reasonably good color and with an average amount of pest and disease activity. The irrigation system appeared to be operating properly with some evidence of oversaturated and drought stress conditions identified at the time of the inspection.

At the time of the inspection, Items 2, 4 and 6 from the November report remained incomplete.

The following is a current list of work items for the Contractor to complete or respond to as a result of site observations made during our recent inspection:

- 1) **Note to Management:** During the inspection, we noticed weed growth and Bahia turf areas that were not being properly maintained by the responsible municipality along the US Highway 27 frontage of the community, which should be addressed as it appeared unsightly. See attached photo.
- 2) Contractor is requested to remove trash and debris along a pond bank on the north side of the main entrance to the community, during their next visit to the community. See attached photo.

December 8, 2025

Brian Mendes  
Westridge CDD  
December Inspection

Page 2 of 3

- 3) **Urgent:** Contractor is requested to check watering cycle duration and frequency for ornamental bed spaces around a monument sign at the main entrance to the community, as they appeared oversaturated at the time of the inspection.
- 4) Contractor is requested to replace any severely declining 'Mammy' Crotons near a monument sign at the main entrance to the community with new 3-gallon plants, at no charge, under warranty.
- 5) **Urgent:** Contractor is requested to check watering cycle duration and frequency for St. Augustine turf areas in a median island near the intersection of Tierra Del Sol Boulevard and La Verde Lane, as they appeared dry at the time of the inspection.
- 6) Contractor is requested to continue selectively spot treating St. Augustine turf areas for broadleaf weed growth in median islands along Tierra Del Sol Boulevard, following a strict regimen for optimum control.
- 7) Contractor is requested to begin the seasonal pruning of Crape Myrtle trees throughout the community in early January and be completed no later than mid-February, before the spring flush of new growth. All pencil thin grow should be removed along with crossing/rubbing branches, deadwood and sucker growth.
- 8) **Urgent:** Contractor is requested to submit a Lawn and Ornamental report to our office showing a blanket granular fertilization was recently completed for St. Augustine turf areas along Tierra Del Sol Boulevard as soon as possible.
- 9) **Urgent:** Contractor is requested to investigate a possible broken irrigation mainline on the south side of the main entrance to the community as soon as possible.

December 8, 2025  
Brian Mendes  
Westridge CDD  
December Inspection

Page 3 of 3



Item 1



Item 2



## TAB 2

**MINUTES OF MEETING**

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

**WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors of the Westridge Community Development District was held on Monday, November 20, 2025, at 2:04 p.m. at **Waterstone Clubhouse** located at **2751 Bella Vista Drive, Davenport FL 33897.**

Present and constituting a quorum:

Chris Brown	<b>Board Supervisor, Chairman</b>
Irmaliz Osorio	<b>Board Supervisor, Vice Chairman</b>
Janice Stradley	<b>Board Supervisor, Assistant Secretary</b> <i>(Via Phone)</i>
Fabian Beltran	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Brian Mendes	<b>District Manager, Rizzetta &amp; Company</b>
Scott Clark	<b>District Counsel, Clark &amp; Albaugh, LLC</b>
Richard Mills	<b>District Engineer, Kimley-Horn</b>

Audience members **Present**

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Mendes confirmed quorum and called the meeting to order at 2:04 p.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments on the Agenda Items**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Sunscape Updates**

No reports.

**FOURTH ORDER OF BUSINESS**

**Floralawn Landscape Quality  
Inspection Report**

1. Mulch Refresh Proposal
2. Tree Bed Restoration Proposal

Mr. Mendes and the landscape manager reviewed options discussed in detail and reviewed areas of mulching.

On a motion by Ms. Stradley, seconded by Mr. Brown, with all in favor, the Board of Supervisors approved Floralawn's mulching proposal #18544, revised, including the Tuscan meadows portion, in substantial form, for Westridge Community Development District.

The Members of the Board reviewed the tree bed restoration proposal and agreed to table this item until Floralawn can provide bids, including the connection of irrigation on Tierra del Sol, to CDD water meter and run irrigation to this area.

Mr. Mendes stated he will get bids from floor lawn for the 2 Live Oak trees off US 27 (50-gallon, 75-gallon, 100-gallon).

Mr. Mendes stated he would gather bids from Floralawn for crepe/cypress tree removal near the Tuscan monument.

## **FIFTH ORDER OF BUSINESS**

### **Bolton's Towing Updates**

Mr. Mendes open the discussion regarding towing operations for the holiday schedule.

Mr. Mendes stated HOA's will set their own towing suspension schedules for the holidays.

Mr. Mendes stated he will contact Bolton's towing regarding reoccurring towing patrols in Westridge.

A member of the audience inquired about repeated towing violation.

The District Staff reviewed towing violation consequences, responding to the inquiry.

Discussion ensued amongst the Members of the Board regarding the current towing operations.

## **SIXTH ORDER OF BUSINESS**

### **Presentation of Vacant Board Seat Applicants**

1. Consideration of Resolution 2026-01, Designating Officers

Mr. Mendes opens the topic for discussion and presented candidates for vacant board seat consideration.

Mr. Perez presented himself to the Members of the Board.

On a motion by Ms. Osorio, seconded by Mr. Beltran, 3-1 vote, Ms. Stradley opposing, the Board of Supervisors voted in Mr. Englebert Perez to the Board of Supervisors Seat Five, for Westridge Community Development District.

Mr. Perez was administered the oath of office and assumed the role of Supervisor for Seat Five.

The Members of the Board inquired about the administration fee for towing services and reviewed options for those fees.

Mr. Mendes stated he will schedule a call with District Counsel and Bolton's towing, to inquire if they would consider an administration fee to prioritize the Westridge community.

#### **SEVENTH ORDER OF BUSINESS**

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

Mr. Mendes presented the meeting minutes, from the meeting held on September 25, 2025, to the Members of Board and asked if any revisions were requested.

The Board Members requested a revision be made to line 92, to elaborate on the speed hump addition discussion, adding the status of three additional speed humps.

The Members of the Board reviewed the speed hump addition areas for consideration.

On a motion by Mr. Brown, seconded by Ms. Osorio, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors meeting held on September 25, 2025, in substantial form, for Westridge Community Development District.

#### **EIGHTH ORDER OF BUSINESS**

#### **Ratification of Operation & Maintenance Expenditures for September & October 2025**

Mr. Mendes reviewed the operation & maintenance expenditures, and billing with the Board Members and asked if there were any questions. There were none.

On a motion by Mr. Brown, seconded by Ms. Osorio, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for September (\$42,936.57) & October (\$50,391.01) 2025, for Westridge Community Development District.

**NINTH ORDER OF BUSINESS**

**Ratification of District Items**

1. Egis Annual Insurance Policies
2. Speed Hump Installation & Painting Proposal
3. Additional Speed Hump Proposal

Mr. Mendes presented the items for ratification to the Members to the Board and asked if there were any questions. There were none.

On a motion by Ms. Osorio, seconded by Ms. Stradley, with all in favor, the Board of Supervisors ratified the Egis Annual Insurance Policies, the Speed Hump Installation & Painting Proposal and the Additional Speed Hump Proposal, for Westridge Community Development District.

**TENTH ORDER OF BUSINESS**

**Discussion of Sidewalk Repairs**

Mr. Mendes reviewed the sidewalk repairs with the Members of the Board.

Mr. Mendes stated he will start gathering proposals for the sidewalk project.

Mr. Mills stated he will email a list of CDD owned sidewalks to Mr. Mendes.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Establishing an Audit Committee and Setting a Date for the First Meeting of the Audit Committee**

On a motion by Ms. Osorio, seconded by Mr. Brown, with all in favor, the Board of Supervisors set the date and time of the first Audit Committee meeting, for November 20<sup>th</sup>, 2025, at 3:30 p.m. and appointing the Board as the Committee, for Westridge Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Auditing Services FY 25 &26 Engagement Letters**

Mr. Mendes reviewed the Auditing Engagement Letters with the Members of the Board.

The Board reviewed the detailed scopes for the Engagement Letters for auditing services.

On a motion by Mr. Brown, seconded by Ms. Osorio, with all in favor, the Board of Supervisors set the Auditing Services FY 25 &26 Engagement Letters, for Westridge Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Street Sweeping Services**

Mr. Mendes Presented the street sweeper proposals for the Board's consideration.

The Members of the Board reviewed, in detail, the scope of work for street sweeping services.

The Members of Waterstone HOA offered to collaborate on acquiring street sweeping services for the community.

On a motion by Ms. Osorio, seconded by Mr. Brown, with all in favor, the Board of Supervisors approved not to exceed \$300 for street sweeping services, for Westridge Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Agreement for Security Services**

The Members of the Board decided to table this Item for consideration, until the next meeting scheduled for December 2025.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Fencing Proposals**

1. HP Home Maintenance Solutions
2. Fence Outlet
3. Fence Central
4. Perimeter Solutions Group

Mr. Mendes open the discussion regarding fencing proposals for consideration.

The Members of the Board reviewed the fencing proposals from HP Home Maintenance Solutions, Fence Outlet, Fence Central and Perimeter Solutions Group.

On a motion by Ms. Osorio, seconded by Mr. Brown, with all in favor, the Board of Supervisors approved HP Home Maintenance Solutions fencing removal & installation proposal # 179 for \$3,500, for Westridge Community Development District.

**SIXTHTEENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

1. Updates on Bond Inquiries

Mr. Clark reviewed updates on bond inquiries with the Members of the Board.

190 Mr. Clark stated he would have the reports available for the next Board meeting.

191  
192 Mr. Mendes stated he would follow up with Rizzetta & Company regarding the bond inquiries  
193 as well.

194  
195 B. District Engineer

196  
197 Mr. Mills reviewed Current crosswalk project updates with the members of the board.

198  
On a motion by Ms. Osorio, seconded by Ms. Stradley, with all in favor, the Board of Supervisors approved For Mr. Mendes to complete an agreement with the hall company regarding crosswalk project, not to exceed \$3,000, for Westridge Community Development District.

199  
200 The Members of the Board Discussed additional parking in the dry retention pond near US-27.

201  
202 The Board discussed signage displaying no overnight parking and parking at your own risk.

203  
204 Mr. Mendes stated he will verify with EGIS the liability for this area.

205  
206 Mr. Mills stated he would provide a map of the area.

207  
208 Mr. Mendes stated the District Staff will prepare the parking considerations for the next meeting's  
209 agenda.

210  
211 The Members of the Board tabled this item for the next Board Meeting on December 18<sup>th</sup>, 2025.

212  
213 C. District Manager

- 214 1. Quarterly Website Audit  
215 2. Annual Goals Review  
216 3. Updates on Utility Brick Repairs  
217 4. Updates on CDD Credit Card

218  
219 Mr. Mendes reviewed the quarterly website audit, annual goals, utility brick repair updates and  
220 the updates with the CDD credit card with the Members of the Board.

221  
On a motion by Mr. Brown, seconded by Mr. Beltran, with all in favor, the Board of Supervisors approved to roll over annual goals from previous year, and authorize chair to sign off that annual goals were met for Fiscal Year 24-25, like, for Westridge Community Development District.

222  
223 Mr. Mendes stated the District Coordinator, Mr. Massimino, will upload revised parking rules to  
224 the community's website.

225  
226 The Members of the Board discussed school safety concerns with the local school.

Mr. Mendes stated he will contact the school Board, to inform them that the community will finish the installation of the bollards.

**SEVENTEENTH ORDER OF BUSINESS      Supervisor Requests**

**AUDIENCE COMMENTS**

There were no audience comments.

**SUPERVISOR REQUESTS**

Mr. Brown inquired about holiday parking procedures.

**EIGHTEENTH ORDER OF BUSINESS      Adjournment**

On a motion by Ms. Osorio, seconded by Mr. Brown, with all in favor, the Board of Supervisors adjourned the meeting at 4:05 p.m., for Westridge Community Development District.

*[SIGNATURES ON FOLLOWING PAGE]*



268  
269  
270  
271  
272  
273  
274  
275  
276  
277  
278  
279  
280  
281  
282  
283  
284  
285  
286  
287

\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

**TAB 3**

# WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT

---

DISTRICT OFFICE · ORLANDO, FL 32819

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

WWW.WESTRIDGECDD.ORG

## **Operation and Maintenance Expenditures October 2025 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: **\$50,391.01**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Westridge Community Development District

### Paid Operation & Maintenance Expenses

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Christopher Brown	300099	CB092525	Board of Supervisors Meeting 09/25/25	\$200.00
Clark & Albaugh, PLLC	300109	19286	Legal Service 09/25	\$4,238.00
Duke Energy	20250803-1	9100 8743 4190 08/25 ACH	Electric Services 08/25	\$2,655.85
Duke Energy	20251008-1	9101 4198 6868 08/25 ACH	Electric Services 08/25	\$2,680.37
Egis Insurance Advisors, LLC	300113	29404	Policy 100125232 10/01/25-10/01/26	\$7,296.00
Egis Insurance Advisors, LLC	300114	29403	Policy WC100125232 10/01/25- 10/01/26	\$850.00
Enviro Tree Service, LLC	300110	12932	Tree Pruning (89) 07/25	\$5,340.00
Enviro Tree Service, LLC	300110	13380	Tree Removal 07/25	\$750.00
Fabian Beltran	300100	FB092525	Board of Supervisors Meeting 09/25/25	\$200.00
Floralawn, Inc.	300101	34995	Landscape Maintenance 10/25	\$5,990.15
Florida Department of Commerce	300111	92794	Special Districts Fee for FY 25-26	\$175.00
Irmaliz Osorio	300102	IO092525	Board of Supervisors Meeting 09/25/25	\$200.00
James C. Hall Company	300112	4154	Arrow Striping Revision 09/25	\$2,500.00
Janice A Stradley	300103	JS092525	Board of Supervisors Meeting 09/25/25	\$200.00

## Westridge Community Development District

### Paid Operation & Maintenance Expenses

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kimley-Horn and Associates, Inc.	300104	049875001-0725	Engineering Services 07/25	\$2,124.94
Kimley-Horn and Associates, Inc.	300107	049875001-0825	Engineering Services 08/25	\$3,114.64
Polk County BOCC	20251014-1	6556970 08/25 ACH	1 Reuse Paradiso Drive 08/25	\$597.64
Rizzetta & Company, Inc.	300105	INV0000103728	Assessment Roll (Annual) 10/25	\$6,204.00
Rizzetta & Company, Inc.	300106	INV0000103618	District Management Fees 10/25	\$4,224.42
SunScape Landscape Management Services, Inc.	300108	14170	Landscape Management Services 10/25	<u>\$850.00</u>
<b>Report Total</b>				<b><u>\$ 50,391.01</u></b>

**TAB 4**



**HALL COMPANY INC.**  
225 Old Sanford Oviedo Road  
Winter Springs, FL 32708  
**Phone:** (407) 327-4930  
**Fax:** (407) 327-7345

# Change Order Request

**Quoted to:** Rizzetta & Company  
3434 Colwell Ave.  
Suite 200  
Tampa, FL 33614

**Regarding Job:** Westridge CDD  
Tierra del sol Blvd.  
  
Four Corners, FL 33897

<b>Date:</b>	12/9/2025	<b>Comments</b>
<b>C/O Request No:</b>	1	Additional striping & concrete work.
<b>Owner C/O No:</b>		

P

Description	Qty	U/M	Unit Price	Amount
Scope: Additional striping: -40 LF of 12" Crosswalk at the area specified in the template provided to Hall Company  -32 SF concrete sidewalk connection install at 4" depth connecting to newly installed Crosswalk location. This includes excavate, prep, form and pour. Additionally we will install truncated dome mats at each point meeting the roadway.	1.00	LS	3,400.00	3,400.00

**Change Order must be fully executed before the work can begin.**

**QUALIFICATIONS:**

--

Current Change Order    \$                      3,400.00

Authorized by: \_\_\_\_\_ Date: \_\_\_\_\_  
Rizzetta & Company

Representative: \_\_\_\_\_ Date: \_\_\_\_\_  
Hall Company Inc.

**TAB 5**



# 1.25" Mill & Pave Proposal

---

**Westridge CDD C/O Rizzetta & Company**

**Brian Mendes**

**Project:**

**Westridge CDD**

Bella Vista Drive  
Four Corners, Florida 33897



Jacob Perkins  
Asphalt Field Rep

# Our Company

## Company Info



Hall Company  
225 Old Sanford Oviedo Road  
Winter Springs, FL 32708

P: 407-327-4930  
F: 407-327-7345  
<http://hallcompanyinc.com>

## Contact Person

Jacob Perkins  
Asphalt Field Rep  
[Jacob@hallcompanyinc.com](mailto:Jacob@hallcompanyinc.com)  
Cell: 689-249-6392  
Office 407-327-4930

# About Us

## We Solve Problems & Make Pavement Maintenance Simple

**Hall Company Inc.** is locally owned and has operated in Central Florida since **1983**. During this time, we have created both a highly successful asphalt division and site development division. Our expertly trained teams have acquired an extensive range of expertise, professionalism, and an impressive edge in both areas.

Our most valuable asset we are happy to share: [Our References](#)

**Hall Company's** asphalt division specializes in complete parking lot and asphalt maintenance services, to include roadway base, paving repair, asphalt paving and overlay, seal coating, parking bumpers, sports court, ADA compliance, crack & joint repair, striping, signage, drain correction/mitigation and concrete installation and repair. Our site development division offers earthwork, land clearing, roadway base, paving and underground utilities.

Please find the enclosed proposal and do not hesitate to call us with any questions.

## Pavement Mill + New Asphalt Surface

1. The area under consideration for new asphalt surface comprises approx. 9,280 square yards.
2. All areas will be barricaded before, during and after this project.
3. **Wheel Stops:** This proposal includes the setting aside and replacing 25 wheel stops/chalks. We will do everything possible not to damage any wheel stop, however if they are currently damaged moving them will cause possible future damage, of which will be an additional charge.
4. **Pavement Milling:** We will machine mill entire asphalt surface to a depth of 1.25" . Please note some existing asphalt will remain where mechanical milling machine is unable to mill.
5. All surfaces to be paved will be cleaned of all loose materials.
6. A **Tack Coat** will be applied to ensure adhesion of new asphalt to the existing surface below.
7. Our firm will machine install 1.25 inches of compacted thickness hot mix asphalt, with all work being completed in 1 trip(s). **Vital to note that all work we specify is the final depth, not the depth prior to compaction.**
8. All tools, equipment and loose debris will be removed from the jobsite upon completion of the project.

Total Price: \$151,805.00

## Line Striping

1. Our firm will restripe the parking lot area as per the existing layout using D.O.T. approved traffic paint.
2. All work will be performed so that there is minimal interruption to your facility.
3. Striping to include:

199	Parking Stalls
11	Handicap Stalls
10	Arrows
3	Reflective Pavement Markers
25	Reinstall Wheel Stops

Total Price: \$3,000.00



Limits of Work



Westridge CDD  
2398 Bella Vista Dr, Davenport, FL 33897-3672, United States  
9,280 SY

Legend

Name

Mill & Pave



Exported on 11/20/2025

Notes:

Property



Property





Property



Property



# Price Breakdown: Westridge CDD



Please find the following breakdown of all services we have provided in this proposal.

This proposal originated on November 20, 2025.

Item	Description	Cost
1.	Pavement Mill + New Asphalt Surface	\$151,805.00
2.	Line Striping	\$3,000.00
Total:		\$154,805.00

## Authorization to Proceed & Contract

You are hereby authorized to proceed with the work as identified in this contract. By signing and returning this contract, you are authorized to proceed with the work as stated.

We understand that if any additional work is required different than stated in the this proposal/contract it must be in a new contract or added to this contract.

This proposal may be withdrawn or revised if not accepted within 20 calendar days from date of proposal.

Please see all attachments for special conditions that may pertain to aspects of this project.

## Acceptance

We agree to pay the total sum or balance in full upon completion of this project.

I am authorized to approve and sign this project as described in this proposal as well as identified below with our payment terms and options.

Date: \_\_\_\_\_

*Jacob Perkins*

Brian Mendes | District Manager  
Westridge CDD C/O Rizzetta & Company  
3434 Colwell Ave Suite 200  
Tampa, Florida 33614  
[bmendes@rizzetta.com](mailto:bmendes@rizzetta.com)  
C: 407-472-2471  
O: 407-472-2471

Jacob Perkins | Asphalt Field Rep  
Hall Company  
225 Old Sanford Oviedo Road  
Winter Springs, FL 32708  
E: [Jacob@hallcompanyinc.com](mailto:Jacob@hallcompanyinc.com)  
C: 689-249-6392  
P: 407-327-4930  
F: 407-327-7345  
<http://hallcompanyinc.com>

### Contract Terms & Conditions.

1. Notification of the upcoming work is the responsibility of the customer.
2. Any cars in the designated work areas will be towed from the work area with all charges being the responsibility of the property owner/management company/owner. Any delays as a result of having to tow vehicles from the work area may result in additional charges.
3. All efforts will be made to provide positive drainage, however due to existing conditions outside of our scope of work we cannot guarantee 100% drainage.
4. This proposal does not include the cost of testing or permits. A Procurement Fee of \$495.00 per permit and any additional work required by the permit(s) will be extra to the contract.
5. The scope of work is limited to the items specifically outlined in the proposal.
6. No warranty is implied or given for surface course in event of future base or sub-base failure. All other workmanship and materials are guaranteed for a period of one (1) year from the date of completion, excluding normal wear and tear.
7. Finance charges shall be charged for all past due invoices at the rate of 1-1/2% per month, which is an annual percentage rate of 18%.
8. Payment processing fees for Hall Company to receive payment are not included in our pricing. If payments are made to Hall Company via a payment processing service, a change order will be required to cover additional costs.
9. Hall Company, Inc shall be entitled to recover all costs of collection of customers account, including reasonable attorney's fees, whether or not suit is instituted.
10. Any broken wheel stops will be replaced at an additional cost of \$125.00 each.
11. Any additional mobilizations for Paving will be billed at a rate of \$7,500.00 each.
12. Large cracks in the existing asphalt may reflect through the new asphalt in time.
13. Any "Punch List" items must be identified during job completion walk-through. Punch List items will be corrected once 90% of the contract amount has been paid.
14. We appreciate the opportunity to present our proposal and look forward to being of service to you on this project and in the the future. If you have any questions regarding our proposal, please do not hesitate to contact our office,
15. If leveling is needed, it will be an additional \$200.00 per ton.

### Paving Commercial | Owner Responsibility & Conditions

1. **Rain:** If it's raining the day of scheduled service, assume we aren't coming and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict this very well. In the event that an unexpected storm happens, we will touch up any areas where sealer has not bonded.
2. **Sprinklers:** should be off 24 hours prior until 48 hours after service. Avoid lawn cutting during this same period of time. The surface must be dry for our arrival. Areas where the newly sealed pavement is wet may wear prematurely. Broken sprinklers are not the responsibility of Hall Company, Inc.
3. **Site Services:** The property is responsible to notify all landscapers and garbage companies to not show on the area of work the day we are performing work. In the event of a reschedule due to unforeseen conditions, you are required to let all service providers know about the change.
4. **Barricaded Parking Lot:** It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left on the area of work, we cannot be held responsible for any damage to the vehicles. **Hall Company, Inc. will not be responsible for damage to any vehicle that drives through our barricaded work area.**



## Warranty & Conditions

1. **NOTE: Due to the current Volatility in material production and supply chains, materials availability and cost estimates cannot be guaranteed and are subject to repricing to current market rates at time of order.**
2. Our firm assumes no liability for damage to any utilities such as but not limited to gas, electric, plumbing, phone, cable, dog fencing, sprinklers, culvert pipes, etc. Broken sprinklers are not the responsibility of Hall Company, Inc.
3. All work will be warranted for a period of (1) one year from date of installation on materials and workmanship, **except cracks.**
4. All material guaranteed to be installed exactly as specified.
5. Due to unforeseeable conditions during excavation, depths may go deeper than anticipated. A change order may be necessary should this occur.
6. Any necessary permits or permit fees are owners' responsibility.
7. The cost of and obtaining of all permits, bonds, stakeouts, cut sheets, layout engineering, testing, etc. are excluded.
8. Unless weekend work is clearly identified in the proposal, price is for work to be completed during the week (Monday-Friday). Night or weekend work available at additional cost.
9. **Proposal is based on the current price of liquid asphalt. If there is a price increase in liquid asphalt, there will be additional charge for the difference.**
10. **Existing Surface:** The existing surface will be expected to support the weight of all required construction equipment. In the event that due to poor sub-grade conditions sinking may occur when we drive onto your site, Our firm will not be held responsible for damages to any concrete or asphalt due to the weight of our trucks & equipment.

Please click any of the links below to view and print all documents.

## Company Attachments

[Customer Care Sheet Asphalt](#)

[HALL COI](#)

[References](#)



**TAB 6**

## **AGREEMENT FOR SECURITY SERVICES**

**THIS AGREEMENT FOR SECURITY SERVICES** (the "Agreement"), is entered into as of this first day of October, 2025 (the "Effective Date"), by and between:

The **WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT** ("CDD"), a local unit of special purpose government organized and existing in accordance with Chapter 190, whose address for purposes of this Agreement is c/o Rizzetta & Company, Inc., 8529 South Park Circle, Suite 330, Orlando, FL 32819, and **RESIDENTIAL PROTECTION SERVICES LLC**, a Florida Limited Liability Company, whose address for purposes of this Agreement is 2641 Orange Court, Longwood, FL 32779.

**FOR VALID CONSIDERATION**, the receipt and sufficiency of which are hereby acknowledged, Contractor and CDD agree as follows:

1. **Term**. This Agreement shall commence on the Effective Date and shall have an initial term from the Effective Date to September 30, 2026, unless sooner terminated in accordance with this Agreement or unless extended pursuant to the terms hereof. Unless a Notice of Termination has been given, pursuant to Paragraph 7 below, the parties may agree to this Agreement to be a Continuing Contract and shall automatically extend for an additional twelve-month term on each anniversary date unless terminated pursuant to Paragraph 7 .

2. **Contractor** shall provide the following services to CDD:

**Scope of Services**: Contractor shall provide uniformed unarmed officers to patrol the District as set forth in Exhibit "A". The times and dates of the patrol shall be established at the direction of the District Manager, but shall not exceed a cost of \$25,000 annually.

**Officer Reports**: The Contractor will provide an officer report for each day/night worked detailing the activity of the officer and of the property. These reports will list dates and times the officer is actually on site. Reports will be turned in at a determined place and time.

**Parking Enforcement Policy**: Contractor is responsible for patrol and enforcement of the CDD's Street Parking Enforcement Policy and Procedures, which are attached as part of the Scope of Services, as the policy may be amended from time to time.

**Additional services**: Contractor will provide additional services and recommendations at the request of the CDD. Additional pricing of such services will be set prior to start and submitted in writing. Any changes in duties or requirements shall be put in writing and approved prior to any such changes. Scope of services are not limited to the posted requirements and are subject to change at any time.

3. **Independent Contractor**. Neither Contractor nor any of the employees, agents, officers, directors, contractors or representatives of Contractor shall be deemed employees of CDD or receive employee or other benefits from CDD. Contractor is responsible for paying all



wages, expenses, federal and state payroll taxes and any similar tax relating to such employees, and will provide uniforms, badges and accessories in accordance with Contractor's established standards.

4. **Fees.** District agrees to compensate the Contractor at the rate of \$35.00 per man hour with the total compensation to be capped at **TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$25,000.00 USD).**
5. **Sales Tax.** CDD is exempt from sales tax on this transaction.
6. **Reports: Invoices.** The Contractor shall provide to CDD on a monthly basis a summary of hours of services provided in a format acceptable to CDD. The Contractor will invoice CDD on a monthly basis. Invoices are due and payable within thirty (30) days of receipt. An interest rate of 5% per month shall be added to all invoices not paid within 30 days. Payment shall be made by business check or other commercial reasonable means.
7. **Termination.** This Agreement may be terminated by either party for any reason with thirty (30) days prior written notice ("Termination Without Cause"). Notwithstanding the foregoing, either party may terminate this Agreement effective immediately for breach, misconduct or other non-performance under the Agreement by the non-terminating party ("Termination With Cause").

A. *Termination Without Cause.* If this Agreement is Terminated Without Cause, Contractor shall, in CDD's sole discretion, continue providing services pursuant to this Agreement during the 30-day termination period provided CDD continues paying for such services in accordance with the Agreement; provided, however, if CDD elects not to have the Contractor continue providing services CDD shall still be obligated to pay for the services which the Contractor would otherwise have provided during the 30-day termination period.

B. *Termination With Cause.* If this Agreement is Terminated With Cause by CDD, CDD shall not be required to pay any additional fees after the date and time of termination.

8. **Standard of Performance.** All personnel provided by the Contractor pursuant to this Agreement shall perform the services hereunder in a professional manner, consistent with the standard rules and code of conduct of such professionals, in accordance with any special instructions given by CDD and in compliance with all state, federal and local laws, roles and ordinances.
9. **Insurance and Bond Requirements.** The Contractor shall provide evidence to CDD of an adequate general liability insurance policy and indemnity bond with terms acceptable to CDD, For purposes of insurance, the following shall be deemed acceptable by the CDD:
  - A. Worker's Compensation Insurance in accordance with the laws of the State of Florida.

**B.** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 (one million dollars) combined single limit bodily injury and property damage liability with the CDD included as an additional insured, but only to the extent that same are indemnified pursuant to Section 10 hereof, and covering at least the following hazards:

(1) Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation;

(2) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles or other equipment required to be licensed.

In the event the Contractor retains subcontractors, the Contractor shall be responsible for assuring that all subcontractors carry insurance in the minimum amount set forth in this Section 9. Nothing herein shall be deemed to permit Contractor to use subcontractors without the written consent of CDD.

10. **Indemnification.** The Contractor shall indemnify, hold harmless and defend CDD, or any of its officers, employees or agents from and against all liability, claims, demands and causes of action arising out of or related to any loss, damage, injury, or loss or damage to property caused, directly or indirectly, by the actions or omissions of the Contractor.
11. **Severability.** If any provision of this Agreement, the deletion of which would not adversely affect a party's enjoyment of any material benefit intended by this Agreement nor substantially increase the burden of either party under this Agreement, is found to be invalid or unenforceable, that provision will be severed from this Agreement and the remainder of this Agreement will continue to be binding and enforceable.
12. **Waiver.** No waiver of any provision hereof shall be effective unless executed in writing by the party claimed to have made the waiver. No waiver of a provision hereof shall constitute a continuing waiver. A party's forbearance to enforce any available rights or to exercise any available remedy, or to insist upon strict compliance herewith, shall not be deemed a waiver or forfeiture of such rights, remedies or strict compliance. A party's acceptance of any late or inadequate performance shall not constitute a waiver or forfeiture of that party's right to treat such performance as an event of default or to require timely and adequate performance in the future.
13. **Notice.** Any notices required by this Agreement shall be sent to the addresses noted in the preamble to this Agreement, or at such other address designated in writing by the party to receive notice. Notices shall be either (1) personally delivered (including delivery by Federal Express or other courier service) to the addresses set forth above, in which case they shall be deemed delivered on the date of delivery; (2) sent by certified mail, return

receipt requested, in which case they shall be deemed delivered on the date shown on the receipt unless delivery is refused or delayed by the addressee, in which event they shall be deemed delivered on the date of deposit in the U. S. Mail. Notices or communications to or from a party's attorney will be deemed to be to or from that party.

14. **Persons Bound.** If either party consists of more than one person or entity, all such persons and entities will be jointly and severally liable under this Agreement. This Agreement shall be binding upon and shall inure to the benefit of the parties and their respective successors. This Agreement is for the benefit only of the parties or their successors. No other person shall be entitled to rely hereon, receive any benefit here from or, enforce any provision of this Agreement against any party.
15. **Entire Agreement.** This Agreement embodies the entire understanding of the parties, and all negotiations, representations, warranties, and agreements made between the parties are merged herein. The making, execution and delivery of this Agreement by both parties has been induced by no representations, statements, warranties or agreements that are not expressed herein. There are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof.
16. **Attorney Fees.** If either party initiates or is made a party to legal or other dispute resolution proceedings (whether judicial, administrative, declaratory, in arbitration or otherwise) in connection with this Agreement, then the non-prevailing party in those proceedings will pay the costs and attorney fees, including the costs and attorney fees of appellate proceedings incurred by the prevailing party. This obligation to pay attorney fees and costs will apply also to settlements of disputes and to collection efforts.
17. **Applicable Law; Waiver of Jury Trial.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. **CDD AND CONTRACTOR HEREBY KNOWINGLY AND VOLUNTARILY WAIVE ANY RIGHT TO A JURY TRIAL OF ANY DISPUTE ARISING IN CONNECTION WITH THIS AGREEMENT. CONTRACTOR ACKNOWLEDGES THAT THIS WAIVER WAS EXPRESSLY NEGOTIATED AND IS A MATERIAL INDUCEMENT FOR THE EXECUTION OF THIS AGREEMENT BY CDD. ANY COURT PROCEEDINGS ARISING FROM OR RELATED TO THIS AGREEMENT SHALL HAVE EXCLUSIVE VENUE AND JURISDICTION IN POLK COUNTY, FLORIDA.**
18. **Survival.** All indemnities, covenants, warranties, rights and obligations set forth in this Agreement shall survive after the termination of the Agreement.
19. **No Third Party Beneficiary.** Except for the rights of the parties hereto and their respective successors, legal representatives, and assigns, no person or entity has any rights or benefits under this Agreement, and no person or entity is a third party beneficiary of this Agreement.
20. **Public Records.** The District is subject to the requirements of Chapter 119 of the Florida Statutes pertaining to Public Records. As such, all documents, papers, letters, maps, books,



tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received by the District in connection with the transaction of its official business are public records.

In connection with this Agreement, Contractor shall comply Chapter 119, Florida Statutes, as follows:

A. Keep and maintain public records required by the District to perform the services that are the subject of this Agreement.

B. Upon the request of the District's Custodian of Public Records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law.

C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the District.

D. Upon completion of the Agreement, transfer, at no cost, to the District all public records in Contractor's possession or keep and maintain public records required by the District to perform the services that are the subject of this Agreement. If Contractor transfers all public records to the District upon completion of the Agreement, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the Agreement, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the District's information technology systems.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT THE ADDRESS LISTED FOR THE DISTRICT IN THIS AGREEMENT.**

21. **E-Verify Requirement.** The District is subject to the requirements of section 448.095, Florida Statutes, pertaining to the use of the E-Verify system to confirm the work authorization status of all employees hired on or after January 1, 2021.

A. By signing this Agreement Contractor acknowledges and confirms that it is registered with and uses the E-Verify system to confirm the work authorization status of all new hires. Contractor further confirms that it shall only subcontract work to be performed under this Agreement to subcontractors who are registered with and use the E-Verify system and have provided to Contractor the affidavit described in section

448.095(2)(b). Contractor must maintain a copy of the subcontractor's affidavit for the duration of this Agreement.

B. Upon a good faith belief that Contractor has knowingly violated section 448.09(1), District shall terminate this Agreement. Such termination shall not constitute a breach by the District. In addition, Contractor may not thereafter be awarded a public contract for at least 1 year after the date on which this Agreement was terminated and shall be liable to District for any additional costs incurred thereby as a result of the termination.

C. Upon a good faith belief that any of Contractor's subcontractors have knowingly violated section 448.09(1), but the Contractor otherwise complied with this subsection, District shall promptly notify the Contractor and order the Contractor to immediately terminate its contract with the subcontractor.

22. Anti-Human Trafficking Affidavit Requirement. The District is subject to the requirements of section 787.06(13), Florida Statutes (2024) pertaining to human trafficking. As such, Contractor must execute the affidavit attached hereto as Exhibit "B".

*[Signatures on next page]*

**IN WITNESS WHEREOF**, this Agreement has been executed as of the day and year first above written.

**RESIDENTIAL PROTECTION  
SERVICES LLC**

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**WESTRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Chairman of the Board of Supervisors

## **EXHIBIT “A”**

### **Westridge Community Development District Security - Scope of Services**

#### **1. PROJECT SCOPE**

The Contractor shall provide security services for the Westridge Community Development District.

#### **2. GENERAL CONTRACTOR REQUIREMENTS AND PROCEDURES**

The Contractor shall meet the requirements and follow the procedures associated with all items in this Agreement. These general requirements and procedures are as follows:

##### **2.1 Operation Procedures**

The Contractor shall perform the basic services outlined within the Scope of Services at the hours and days requested by the CDD. Employee personnel vehicles will be marked and parked only in areas designated by the CDD.

##### **2.2 Key Personnel**

All Work shall be managed and/or directed by key personnel identified in advance to the CDD. Any changes in the assigned key personnel shall be subject to approval by the CDD. Where applicable, the Contractor shall require certifications, training, etc. be secured and updated for all employees.

##### **2.3 Personnel Dress Code**

The Contractor shall ensure that employees working on the Project shall wear uniforms or Professional attire at all times. Clothing that expresses or implies obscene language or graphics, degrading or demeaning connotations, or in the opinion of the CDD is unsightly for any reason, shall be strictly prohibited.

##### **2.4 Personnel Conduct**

The Contractor shall enforce strict discipline and good order among its employees on the Project site. The Contractor shall ensure that its employees that communicate and interact with the Westridge community and any other customer/party associated with the Westridge Project are knowledgeable of the Project and the Services the Contractor is performing.

## 2.5 Safety Program

The Contractor shall develop, implement, and maintain a safety program for its operations on the Project. That safety program shall include, at a minimum, a safety policy, safety rules and procedures, safety training, procedures for reinforcing and monitoring safety programs, procedures for accident investigations, providing and maintaining equipment safety features, and safety record keeping.

The Contractor shall comply with all State of Florida and federal and local regulations, rules and orders, as they pertain to occupational safety and health, the safe operation and security of the facilities.

The Contractor shall provide, at the Contractors expense, all safety equipment and materials necessary for and related to the work performed by its employees. Such equipment will include but is not limited to items necessary to protect its employees and the general public, if applicable.

## 2.6 Facility Location

The CDD does not own a building within the development. Work shall be done by Contractor in its vehicles or on foot.

## 2.7 Document Control and Data Maintenance

### 2.7.1 Officers Daily Log

The Contractor shall keep accurate records of all incidences that occur while on duty, documents received, and, if applicable, issues by this Contractor. A 'document log' shall be maintained during the work of this Contractor to provide records on the information available to or from this Contractor. This 'log' shall be updated daily and submitted to the CDD on a daily basis.

## 3 COORDINATION

The Contractor shall provide coordination with the CDD for all items associated with the requirements of this Agreement.

### 3.4 General Coordination

The Contractor shall meet with the CDD on a monthly basis. Those meetings shall serve as a forum for the exchange of information, identification of pertinent and critical issues, determination of an action plan and schedule for resolving those issues, review of schedule, and budget status. The Contractor shall prepare the agenda for those meetings and submit it to CDD two working days prior to the date of each meeting. The Contractor shall record and distribute minutes of each

meeting to all attendees within five (5) business days, as well as other parties with a 'need-to-know.' The CDD shall provide the meeting location or provide for meeting by remote means if appropriate.

In addition, Contractor shall provide a representative to attend the monthly meeting of the Westridge Board of Supervisors if requested to do so by the CDD. This representative shall be knowledgeable of the Project Scope and Scope of Services and shall be able to respond to any questions the Board may have as to the day to day activities at the Project site pursuant to this Agreement.

### 3.5 Contractor's Project Manager

Contractor shall designate a representative who will be responsible for overall supervision of the Contractor's work force on the Project and shall act as the single point of contact, on a daily basis, between the CDD and the Contractor. This individual shall maintain at all times a means of being contacted by the CDD (beeper or cellular phone) and shall respond to such calls within twenty minutes of contact. This individual shall be responsible for maintaining the Contractor's schedule of activities and notifying the CDD of this daily schedule, for quality control of the Contractor's services.

## 4 SCHEDULED OPERATIONS

### 4.1 Patrol Area

Contractor shall provide a visible presence to deter any wrongdoing. Contractor shall patrol areas identified by the CDD but, in the absence of specific identification, Contractor shall provide random patrols to observe activities in the development.

In the event of an incident the contractor shall attempt to acquire names, addresses, and phone numbers from the offenders without causing harm to the Contractor or the offender. Any/all incidents will be recorded in the officer's daily log and reported to the CDD. Neighborhood patrols shall also include parking enforcement, ticketing and identifying vehicles in violation of the District's parking resolution that will need to be towed from property. All parking enforcement to be done in accordance with District Street Parking Rules. The CDD reserves the right to adjust staffing and hours of operations as necessary. Patrol officer should be relocated to guard house in the event of a no-call/no-show for the guard house staff. Contractor shall become familiar with the parking enforcement resolution and procedures and shall, at CDD's direction, tag vehicles in violation of the resolution and/or communicate with the CDD's towing vendor when vehicles are to be towed under the parking resolution.

#### 4.2 Criminal Activities

If the contractor becomes aware of any criminal activities within the CDD property the contractor shall notify the Polk County Sheriff's department immediately and record the incident in the officer's daily log along with any reports from the sheriff's deputy.

#### 4.3 Damage to Facilities

Should the Contractor become aware of damage to the facilities within the area being serviced by the Contractor, the Contractor shall notify the CDD by adding the damages to the officer's daily log. Contractor should notify the CDD by phone and if necessary, contact the Polk County Sheriff's office to file a report for damages.

**EXHIBIT “B”**

**ANTI-HUMAN TRAFFICKING AFFIDAVIT**

**NONGOVERNMENTAL ENTITY**  
**ANTI-HUMAN TRAFFICKING AFFIDAVIT**  
**(Section 787.06(13), Florida Statutes (2024))**

**STATE OF FLORIDA**  
**COUNTY** \_\_\_\_\_

**BEFORE ME**, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared \_\_\_\_\_ ("Affiant") who, being first duly sworn, on oath, says:

Affiant is an officer or authorized representative of **Residential Protection Services LLC**, an Florida Limited Liability Company (“Company”), and Affiant attests that Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes (2024).

**UNDER PENALTY OF PERJURY**, I hereby declare and affirm that the above stated facts are true and correct.

**DATED** as of \_\_\_\_\_, 2025.

\_\_\_\_\_  
[Name]  
[Title]  
Affiant

**SWORN TO AND SUBSCRIBED** before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, who is personally known to me or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

(Seal)



**TAB 7**

**RESOLUTION 2026-01**

**A RESOLUTION OF WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Board of Supervisors of Westridge Community Development District desires to elect the below recited persons to the offices specified.

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

1. The following persons are elected to the offices shown:

Chair	_____
Vice Chair	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	<u>Brian Mendes</u>
Secretary	<u>Scott Brizendine</u>
Treasurer	<u>Scott Brizendine</u>
Assistant Treasurer	<u>Shawn Wildermuth</u>

**PASSED AND ADOPTED** this 18<sup>th</sup> day of December 2025.

**ATTEST:**

**WESTRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors