



Rizzetta & Company

Westridge Community Development District

**Board of Supervisors
Meeting
May 28, 2026**

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

www.westridgecdd.org

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, Florida · (904) 436-6270
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.westridgeccd.org

**Board of Supervisors
Westridge Community
Development District**

May 21, 2026

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Westridge Community Development District will be held on **May 28, 2026**, 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. Sunscape Updates
 1. Updates on Landscape Services Transition
 2. April 2026 Inspection Report.....Tab 1
 3. Discussion of Tierra Dol Sol Landscape Inquiry.....Tab 2
 - B. Bolton's Towing Updates
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Meeting held on April 23, 2026,.....Tab 3
 - B. Consideration of the Minutes of the Second Audit Committee Meeting held on April 23, 2026,.....Tab 4
 - C. Ratification of Operation and Maintenance Expenditures for the Month of April 2026Tab 5
- 5. BUSINESS ITEMS**
 - A. Consideration of Asphalt Repair Proposals
 1. DMITab 6
 2. Hall CompanyTab 7
 - B. Consideration of DiBartolomeo, McBee, Hartley & Barnes Engagement LetterTab 8
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 1. Updates on Additional Parking at Waterstone
 - C. District ManagerTab 9
 1. Q1 Website Audit Review
- 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,
Casey Hallman, Jose Lopez,
and Jon Gregorius

From: Pete Soety

Date: April 13, 2026

Re: Westridge CDD
April Inspection

The inspection was performed on Friday, April 10, 2026, with Casey Hallman, Jose Lopez and Garcia Bali from Floralawn along with Jon Gregorius from SunScape Consulting.

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 very little weed growth present in the landscape and mulch continues to hold up well in most locations around the community. Their Lawn and Ornamental Program is providing decent results with the landscape displaying reasonably good color and with a predictable amount of pest and disease activity. The irrigation system appeared to be operating properly with little to no evidence of drought stress or oversaturated soil conditions identified at the time of the inspection.

At the time of the inspection, Item 8 from the February report and Items 1, 2 and 3 from the March 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) Contractor is requested to raise the mowing height for Bahia turf areas throughout the community during each mowing occurrence, ensuring a proper 4-inch cut.
- 2) Contractor is requested to submit a proposal to backfill soil into washout areas along a pond bank on the south side of Tierra Del Sol Boulevard across from the elementary school. In addition, install new Bahia sod once complete to prevent further soil erosion in these locations. See attached photo.

- 3) Contractor is requested to edge Dwarf Asian Jasmine plantings in a median island at the main entrance to the community, keeping them confined within ornamental bed spaces and away from hardscape surfaces and adjacent plant material, during their next detail rotation.
- 4) Contractor is requested to install additional small mini pine bark in a median island at the main entrance to the community ensuring a proper 2-inch depth, during their next detail rotation. See attached photo.
- 5) Contractor is requested to remove landscaping debris along the base of a concrete wall on the northern perimeter of the community, during their next detail rotation.
- 6) Contractor is requested to string-trim and brush-cut weed growth around storm drain inlets along the northern perimeter of the community, during their next mowing occurrence. See attached photo.
- 7) Contractor is requested to elevate the canopies of Live Oak trees on the north side of the main entrance to the community to provide clearance for pedestrian traffic, during their next detail rotation.
- 8) **Urgent:** Contractor is requested to remove recently installed pine bark from ornamental bed spaces on the north side of the main entrance to the community and replace it with new small mini pine bark at a proper 2-inch depth as soon as possible.



Item 2



Item 4



Item 6

TAB 2

























TAB 3

MINUTES OF MEETING

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

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the Westridge Community Development District was held on Monday, April 23, 2026, at 2:39 p.m. at **Waterstone Clubhouse** located at **2751 Bella Vista Drive, Davenport FL 33897**.

Present and constituting a quorum:

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

Also present were:

Brian Mendes	District Manager, Rizzetta & Company
Scott Clark	District Counsel, Clark & Albaugh, LLC
Richard Mills	District Engineer, Kimley-Horn
Casey Hallman	Account Manager, Floralawn

Audience members **Present**

FIRST ORDER OF BUSINESS

Call to Order

Mr. Mendes confirmed quorum and called the meeting to order at 2:39 p.m.

SECOND ORDER OF BUSINESS

Audience Comments on the Agenda Items

Elizabeth inquired about additional parking in the community to the Members of the Board and district staff.

THIRD ORDER OF BUSINESS

Sunscape Updates

1. Inspection Reports for the Months of March & April 2026

Mr. Mendes reviewed the items on the April 2026 inspection report with the Members of the Board.

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47 The Floralawn team stated they would rectify the mulching issues.

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49 There were no further questions at this time.

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51 **FOURTH ORDER OF BUSINESS** **Floralawn Updates**

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53 Mr. Hallman reported updates on recent operation work ordered with the Board and district
54 staff.

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56 Mr. Hallman reviewed the upcoming pruning plan and schedule with the Members of the
57 board.

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59 **FIFTH ORDER OF BUSINESS** **Bolton's Towing Updates**

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61 The Members of the Board and District Staff reviewed the current Bolton's towing updates.

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63 The Members of the board and district staff discussed clarification on community towing rules.

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65 Mr. Mendes state that District staff will schedule an onsite meeting to include Bolton's Towing
66 and Mr. Beltran and to provide printed rules and parking memo for the onsite meeting.

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68 **SIXTH ORDER OF BUSINESS** **Consideration of the Minutes of the Board**
69 **of Supervisors' Meeting held on February**
70 **26, 2026**

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72 Mr. Mendes reviewed the meeting minutes from the meeting held on February 26th, 2026, with
73 the Members of Board and asked if any revisions were requested. There were none.

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On a motion by Ms. Stradley, seconded by Mr. Beltran, with a 3-0 vote, the Board of Supervisors approved the minutes of the Board of Supervisors meeting held on February 26th, 2026, for Westridge Community Development District.

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76 **SEVENTH ORDER OF BUSINESS** **Ratification of Operation & Maintenance**
77 **Expenditures for January – March 2026**

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79 The Members of the Board reviewed the operation & maintenance expenditures for the
80 months of January, February and March 2026 and discussed the road cost.

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82 The Members of the board discussed landscape cost regarding the cold front that impacted
83 vegetation.

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85 Mr. Mendes stated that district staff will order one additional bike lane.

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On a motion by Ms. Stradley seconded by Mr. Beltran, with a 4-0 vote, the Board of Supervisors ratified the operation and maintenance expenditures for January 2026 (\$50,307.83), February 2026 (\$22,366.49), and March 2026 (\$46,098.54), for Westridge Community Development District.

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88 **EIGHTH ORDER OF BUSINESS**

Updates on Security Services

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90 Mr. Mendes updated the Members of the Board on the current progress on the security
91 services.

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93 The Members of the board and district staff discussed recent security involvement in Tierra Del
94 Sol.

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96 The Board continued to discuss traffic issues throughout the community.

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98 **NINTH ORDER OF BUSINESS**

**Consideration of Sidewalk Repair
Proposals**

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101 1. Precision Sidewalk

102
103 The Members of the board and district staff reviewed Precision Sidewalk's proposal and
104 patented process.

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106 On a motion by Mr. Beltran, seconded by Ms. Stradley, with a 4-0 vote, the Board of
107 Supervisors approved not to exceed \$14,742.00, for Precision Sidewalk's Repair
108 Proposal , for Westridge Community Development District.

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110 Mr. Mendes stated district staff will schedule an onsite meeting with the paver vendor and
111 include Ms. Stradley for paver repairs.

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113 **TENTH ORDER OF BUSINESS**

**Consideration of Audit RFP
Proposals**

- 114 1. Grau & Associates
- 115 2. McDirmitt Davis
- 116 3. DiBartolomeo, McBee, Hartley & Barnes, P.A
- 117 4. Berger, Toombs, Elam, Gains & Frank

118 Mr. Mendes read the recommendations for auditing services from the audit committee to the
119 Members of the Board.

120

On a motion by Ms. Stradley, seconded by Mr. Beltran, with a 4-0 vote, the Board of Supervisors awarded the highest ranker bidder, DiBartolomeo, McBee, Hartley & Barnes, P.A for district auditing services, for Westridge Community Development District.

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122 **ELEVENTH ORDER OF BUSINESS**

**Consideration of Landscape RFP
Proposals**

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125 1. Prince & Sons
126 2. Floralawn
127 3. High Quality Landscape
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129 The Members of the Board and District Staff reviewed all proposals for landscape services in
130 detail.

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132 The Members of the Board and district staff discussed and reviewed the options offered from
133 each vendor.
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On a motion by Ms. Stradley, seconded by Mr. Beltran, with a 4-0 vote, the Board of Supervisors approved the termination of Floralawn landscape services, for Westridge Community Development District.

135
136 Mr. Mendes reviewed the termination process with the Members of the Board and district staff.
137

On a motion by Ms. Stradley, seconded by Mr. Beltran, with a 4-0 vote, the Board of Supervisors approved and awarded High Quality Landscaping's proposal for landscape services, for Westridge Community Development District.

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139 **TWELFTH ORDER OF BUSINESS**

Consideration of Roadway Repairs

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142 The Members of the Board and district staff reviewed DMI's proposal and discussed the scope
143 of service in detail.

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145 The Members of the Board and district staff discussed the project's tentative rates.
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On a motion by Ms. Stradley, seconded by Mr. Beltran, with a 4-0 vote, the Board of Supervisors approved not to exceed \$69,348.00, and awarded DMI the paving project along Bella Vista Dr and directed district staff to put DMI's proposal in agreement form, for Westridge Community Development District.

148 **THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-03,
Approving 26/27 Proposed Budget &
Setting Public Hearing**

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Mr. Clark reviewed Resolution 2026-03, Approving 26/27 Proposed Budget & Setting Public Hearing with the Members of the Board.

The Members of the Board confirmed June 25th, 2026, as the date set for the public hearing.

Mr. Mendes reviewed the proposed FY 26/27 budget in detail with the Members of the Board.

Mr. Mendes stated he will have a revised agenda uploaded with the proposed budget attached on the website.

The Members of the Board reviewed the proposed FY 26/27 budget in detail.

On a motion by Mr. Perez, seconded by Mr. Beltran, with a 3-0 vote, the Board of Supervisors adopted Resolution 2026-03, Approving 26/27 Proposed Budget & Setting Public Hearing, approving the budget as proposed and setting the public hearing date for June 25th, 2026, for Westridge Community Development District.

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FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-04,
Reappointing Assistant Treasurer**

The Members of the Board reviewed and approved Resolution 2026-04, Reappointing Assistant Treasurer.

On a motion by Mr. Beltran, seconded by Ms. Stradley, with a 3-0 vote, the Board of Supervisors adopted Resolution 2026-04, Reappointing Assistant Treasurer, for Westridge Community Development District.

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FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No comments.

B. District Engineer

1. Updates on Additional Parking at Waterstone

Mr. Mills reviewed updates on the potential additional parking at waterstone with the embers of the Board.

The Members of the Board and district staff discussed the parking renderings at Waterstone.

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The Members of the Board tabled the discussion of additional parking at Waterstone, until the next Board Meeting scheduled for May 28th, 2026.

Mr. Mendes stated he would gather proposals from Hall Company and DMI for a price estimate on the parking project.

- C. District Manager
 - 1. Updates on Speed Sign Traffic Study
 - 2. Updates on Bollard installation Proposal
 - 3. Updates on Sign Installation Proposal

Mr. Mendes reviewed updates with the Board regarding the speed sign traffic study, bollard installation and sign installation proposals.

SIXTEENTH ORDER OF BUSINESS **Supervisor Requests**

AUDIENCE COMMENTS

A discussion ensued amongst the audience, district staff and the Members of the Board regarding school traffic issues.

SUPERVISOR REQUESTS

- Ms. Stradley inquired about issues on Denia Way.
- Mr. Mills stated he will review the issues reported on Denia Way.
- Mr. Beltran inquired about E-bike regulations in the community.

SEVENTEENTH ORDER OF BUSINESS **Adjournment**

On a motion by Ms. Stradley, seconded by Mr. Perez, with a 3-0 vote, the Board of Supervisors adjourned the meeting at 4:20 p.m., for Westridge Community Development District.

[SIGNATURES ON FOLLOWING PAGE]

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Assistant Secretary

Chairman/Vice Chairman

DRAFT

TAB 4

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 2nd meeting of the Audit Committee of the Westridge Community Development District was held on Monday, April 23rd, 2026, at 2:01 p.m. at **Waterstone Clubhouse** located at **2751 Bella Vista Drive, Davenport FL 33897**.

Present and constituting a quorum:

Irmaliz Osorio	Board Supervisor, Vice Chairman
Englebert Perez	Board Supervisor, Assistant Secretary
Fabian Beltran	Board Supervisor, Assistant Secretary
Janice Stradley	Board Supervisor, Assistant Secretary

Also present were:

Brian Mendes	District Manager, Rizzetta & Company
Scott Clark	District Counsel, Clark & Albaugh, LLC
Richard Mills	District Engineer, Kimley-Horn

Audience members **Present**

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Mendes confirmed quorum and called the meeting to order at 2:01 p.m.

SECOND ORDER OF BUSINESS **Review, Discuss and Evaluate the Proposals in Response to the Request for District Auditing Services**

1. Grau & Associates
2. McDimit Davis
3. DiBartolomeo, McBee, Hartley & Barnes, P.A
4. Berger, Toombs, Elam, Gains & Frank & Associates
5. DiBartolomeo, McBee, Hartley & Barnes

Mr. Mendes and Mr. Clark reviewed the auditing proposals with the Members of the audit committee.

The committee discussed auditing proposals and scope of services from each auditor.

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The Members of the committee reviewed and discussed the grading criteria and points grading.

The Members of the committee inquired about arbitrage scope of services.

The Members of the audit committee finalized their grading sheets.

On a motion by Ms. Stradley, seconded by Mr. Beltran, with a 3-0 vote, the Audit Committee approved the grading criteria and recommended DiBartolomeo, McBee, Hartley & Barnes, P.A for district auditing services, for Westridge Community Development District.

THIRD ORDER OF BUSINESS Adjournment

On a motion by Ms. Stradley, seconded by Mr. Perez, with a 4-0 vote, the Board of Supervisors adjourned the meeting at 2:38 p.m., for Westridge Community Development District.

[SIGNATURES ON FOLLOWING PAGE]

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Assistant Secretary

Chairman/Vice Chairman

DRAFT

TAB 5

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 April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$21,548.53**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Westridge Community Development District

Paid Operation & Maintenance Expenses

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	20260401-1	9100 8743 4190-030926	000 Highway 27 02/26	\$ 704.21
Duke Energy	20260408-1	9101 4198 6868-031326	00 Tierra Del Sol Blvd 02/26	\$ 2,650.29
Engleburt Perez	300180	EP042326	Board of Supervisors Meeting 04/23/26	\$ 200.00
Fabian Beltran	300181	FB042326	Board of Supervisors Meeting 04/23/26	\$ 200.00
Floralawn, Inc.	300174	38456	Irrigation Repair 03/26	\$ 302.11
Floralawn, Inc.	300177	38585	Irrigation Repair 04/26	\$ 252.49
Irmaliz Osorio	300182	IO042326	Board of Supervisors Meeting 04/23/26	\$ 200.00
Janice A Stradley	300183	JS042326	Board of Supervisors Meeting 04/23/26	\$ 200.00
Joseph P. Greaves	300178	032526-2	Balance of Bollards WO 03/26	\$ 7,500.00
Joseph P. Greaves	300179	042126-3	Service Call for Signage and Post 04/26	\$ 885.00
Kimley-Horn and Associates, Inc.	300184	049875001-0326	Engineering Services 03/26	\$ 1,159.06
Polk County BOCC	20260413-1	7018303	1 Reuse Paradiso Drive 03/26	\$ 986.57

Westridge Community Development District

Paid Operation & Maintenance Expenses

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300173	INV0000108100	Accounting Services 04/26	\$ 4,224.42
School Now	300176	INV-SN-1373	School Now CDD ADA-PDF 04/26	\$ 384.38
SunScape Landscape Management Services, Inc.	300175	14670	Landscape Management Services 03/26	\$ 850.00
SunScape Landscape Management Services, Inc.	300185	14776	Landscape Management Services 04/26	\$ <u>850.00</u>
Report Total				\$ <u>21,548.53</u>

TAB 6



Date: Friday, May 15, 2026

Project # O26-5213

Submitted To:
 Brian Mendes
 Westridge CDD
 3434 Colwell Ave #200
 Tampa, FL 33614
Contact Information:
 Phone: (407) 472-2471
 Mobile:
 BMendes@rizzetta.com

Site Description: # S159884
 Waterstone HOA
 2751 Bella Vista Dr
 Davenport, FL 33897

 Site Contact:
 Site Phone:

Prepared By:
 Kevin Waters
Contact Information:
 Mobile: 407-446-1525
 Office: (305) 836-8678
 E-mail: kwaters@driveway.net
Project Manager:
 Mobile:
 Email:

Items not expressly included in the below scope of work are not included and will be an additional cost via change order should additional work be required or requested

Qty	Proposed Service(s) & Description(s)	Depth	
4348 SY	Asphalt Mill and Overlay - CDD	1.25"	\$80,660.00

1. Mobilize equipment to job site.
2. Mill existing asphalt surfaces to a depth of up to 1.25".
3. Clean entire milled surface with power street brooms.
4. Apply SS-1h tack coat to prepared surface areas.
5. Install a 1.25" average overlay with Type S-III or SP 9.5 hot mix asphalt surface mix.
6. Roll and compact using a 4-6 ton steel drum roller and a rubber tire traffic roller.
7. Inaccessible areas will be mechanically or hand compacted.
8. Remove and haul away any remaining debris from site.

****2) MOBILIZATIONS ARE INCLUDED IN THIS PROPOSAL.**
****THIS CONTRACTOR CANNOT GUARANTEE AGAINST FUTURE SETTLING OR STANDING WATER.**
****THIS CONTRACTOR WILL NOT BE RESPONSIBLE FOR POWER STEERING MARKS AND OTHER SURFACE ABRASIONS CAUSED BY VEHICLES ON THE NEWLY RESURFACED ASPHALT.**
****SURFACE MAY BE PARTIALLY OR FULLY SCRATCH MILLED SO AS NOT TO EXPOSE BASE MATERIAL.**

1 Lump Sum	Parking Lot Striping - Layout		\$1,000.00
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1. Clear away loose dirt and debris.
2. Layout and paint new pavement markings per existing using DOT approved latex traffic paints to include: Arrows.
3. Deliver and install new blue pavement markers to identify all fire hydrants.

NOTE: Due to variable surface conditions, this work is not warranted against peeling or flaking on concrete surfaces, or unstable asphalt surfaces.

www.driveway.net

MIAMI | 1100 NW 73rd St. Miami, FL | FORT LAUDERDALE | 1829 NW 29th St. A Oakland Park, FL 33311
 WEST PALM BEACH | 155 E. Blue Heron Blvd Suite 405, FL 33404
 FORT MYERS | 4262 Edison Ave. Fort Myers, FL 33916 | ORLANDO | 677 Fairvilla Rd. Orlando, FL 32808
 TAMPA | 3710 Corporex Park Dr. Suite 212, Tampa, FL 33619





Project# O26-5213

PAYMENT TERMS 30% Down, Balance Net 30

Project Total **\$81,660.00**

SERVICE TERMS Acceptance of this proposal implies agreement to the Terms and Conditions included on the last page.

Final Price Subject to Change based on material costs at time of permit issuance. Project will be scheduled with client ahead of commencement. Customer must ensure all irrigation systems are shut off ahead of scheduled work. DMI will not be responsible for damage to existing irrigation systems or any utilities in areas of construction. Landscape restoration is not included.

This proposal may be withdrawn at our option if not accepted within 30 days of May 15, 2026

Certified Pavement Professional Kevin Waters

Accepted Authorized Signature

Print Name

Signature

www.driveway.net

MIAMI | 1100 NW 73rd St. Miami, FL | FORT LAUDERDALE | 1829 NW 29th St. A Oakland Park, FL 33311
WEST PALM BEACH | 155 E. Blue Heron Blvd Suite 405, FL 33404
FORT MYERS | 4262 Edison Ave. Fort Myers, FL 33916 | ORLANDO | 677 Fairvilla Rd. Orlando, FL 32808
TAMPA | 3710 Corporex Park Dr. Suite 212, Tampa, FL 33619





TERMS, CONDITIONS & GUARANTEE

Driveway Maintenance Inc.. hereafter referred to as "DMI"

TERMS: Terms are as stated above. If payment is not made in accordance with the above terms, the customer agrees to pay any collection, legal fees and additional costs accrued due to unpaid balances.

Price is based on specifications and estimates as shown on the "Proposal & Agreement" from date of issuance. The cost estimates for this project are based upon current material or supply pricing. Since the market for materials is currently considered volatile, and sudden price increases could occur, DMI reserves the right to increase pricing for the work in the event that DMI directly incurs additional expenses arising out of or related to purchasing, shipping, or otherwise obtaining materials. Pricing is subject to change based on actual costs of materials at time of permit issuance. Pricing adjustments will be agreed upon by customer prior to the commencement of work.

Unless expressly noted within the proposal agreement, DMI makes no claim to the local, state, or federal compliance of any or all ADA elements present within the property boundary.

Additional charges may become necessary if extra materials or extra labor would become necessary to perform or complete this job or if extra services and/or materials are requested in writing by the owner or general contractor by their respective authorized supervisory employees. "DMI" shall not be held liable for damage to surrounding areas of driveway or parking lot due to poor subgrade, moisture, or other unforeseen circumstance. Additional charges will be in accordance with the agreed upon change order which is made part and parcel of these conditions and "Proposal & Agreement". "DMI" reserves the right to refuse additional equipment time, extra materials or extra labor if it would interfere with advanced scheduling with other customers with whom previous commitments had already been extended.

CONDITIONS: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are contracted to do the work as specified and the stated payment terms are acceptable. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner in accordance to standard construction practices. Any deviation from this proposal or extra work will be executed only upon owner or owners agent orders and may become an extra charge over and above this agreement. All agreements are contingent upon delays beyond our control. Property owner to carry all necessary insurance. We do not guarantee against pavement cracking from weather cycles, reflective cracking, power steering marks or gauges in new asphalt pavement/patches, and water ponding or retention due to preexisting grade conditions. We cannot guarantee drainage or against water ponding on new asphalt. "DMI" shall not be liable for damage to adjoining asphalt, concrete flat work, or curbing, damages to underground utilities in the areas of construction, damages to irrigation within or adjacent to repair areas, damages/modifications to newly completed work due to removal of barricades or trespassing on job site during or after construction activities. Customer shall be responsible for costs of permits, procurement of permit by Contractor, and any additional work required by the permit or site inspections resultant of the permit.

EXCLUSIONS: The following items are excluded unless otherwise stated in the proposal: Engineering, Record Retrieval, Additional Excavation, Staking, Material Testing, Sod or Landscape Restoration, Irrigation Repairs, Manhole/Catch Basin/Gate Valve Adjustments or Repairs unless specified, Vegetation Removal, SAC/WAC Charges, Dewatering.

NOTICE OF LIEN: Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.

Customer Initial _____ Date _____

**AGREEMENT BETWEEN OWNER AND CONTRACTOR
FOR WESTRIDGE COMMUNITY DEVELOPMENT
DISTRICT ROAD PAVING - 2026**

THIS AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR WESTRIDGE CDD ROADWAY IMPROVEMENTS (the "Agreement" or the "Contract") is made this ___ day of _____, 2026, by and between WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT, (herein referred to as the "Owner") and ALL-DADE DRIVEWAY MAINTENANCE CO., a Florida Profit Corporation whose address is 677 Fairvilla Road Orlando, FL 32808, and whose mailing address is P.O. Box 530035 Miami Shores, FL 33153, doing business as DMI Paving & Sealcoating (herein referred to as the "Contractor").

WITNESSETH:

WHEREAS, the Owner is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, for the purpose, among other things, of financing and managing the acquisition, construction, operation and maintenance of certain infrastructure and facilities within and without the boundaries of the premises to be governed by the Owner; and

WHEREAS, as part of Owner's maintenance of its roadways, Owner desires to retain Contractor to make certain improvements in accordance with the terms and conditions set forth in this Agreement, as those terms are described in the proposal attached hereto as Exhibit "A" and incorporated herein by reference, and Contractor is desirous of performing such work; and

WHEREAS, Contractor has provided Owner with a proposal bearing a lump sum amount of \$69,348.00 (herein the "Proposal") to perform the work described in the Proposal.

AGREEMENTS:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereby agree as follows:

1. **The Work.** In accordance with the Proposal, the Contractor shall perform certain improvements, in, on, over, across and around the designated roadways in a professional and workmanlike manner, perform the activities described in this Agreement which include, but are not limited to, milling, paving, and striping, all as specified in the Proposal (all such activities to be performed by the Contractor which are necessary to complete its obligations under this Agreement shall be collectively referred to herein as the "Work"). Exhibit "A" includes a map showing the area of the Work and certain standard specifications related to the Work. The boundaries of the Work shall include the full width of the paved travel lanes, which have a 24-foot platted right of way area. Paved parking areas adjacent to the travel lanes are not included.

2. **Date of Commencement and Substantial Completion.** Contractor shall commence the Work within fifteen (15) days after receiving the Notice to Proceed. Owner shall provide a Notice to Proceed to Contractor not earlier than August 1, 2026, unless Contractor gives written notice that a Notice to Proceed may be issued at an earlier date. However, prior to any of the Work being performed, Contractor shall coordinate a site visit with a representative of the Owner (to be designated by Owner) to allow said representative to review the site and Work plans, and to discuss any potential concerns with Contractor. Owner's designated representative will

periodically visit the site in order to verify the progress of, and/or to inspect, the Work until completed.

The Contractor shall achieve Substantial Completion of the entire Work (subject to inspections and remediation work, if any, as described in Sections 4 and 5) no later than **Thirty (30) days after the date the Notice to Proceed is issued by Owner** (Contractor to request rain days in writing, if necessary), subject to adjustments of this Contract time as may be agreed to by the parties hereto in writing.

3. **Contract Sum.** This Contract is based on a lump sum in the amount of **SIXTY-NINE THOUSAND THREE HUNDRED FORTY EIGHT AND 00/100 DOLLARS** (\$69,348.00 usd), which is the Contract Sum, to be paid as follows: 30% (\$20,804.40 usd) upon the execution of this Agreement with the remainder to be paid upon the satisfactory completion of the Work.

4. **Substantial Completion, Inspection and Remediation.** Contractor shall notify Owner in writing upon the substantial completion of the entirety of the Work, and shall submit an invoice for the portion of the Work which was not the subject of any prior payment (the "Final Invoice") to the Owner together with the notification. Upon receipt of such written notification, Owner shall have fourteen (14) days to have its representative inspect the Work. In the event Owner's representative discovers any defects or insufficiencies in the Work upon inspection, it shall notify Contractor of any such defects or insufficiencies in writing, and Contractor shall have fourteen (14) days from receipt of such notice to remediate the defects or insufficiencies identified. Upon completion of such remediation work, Contractor shall again notify Owner in writing, and Owner shall re-inspect the Work. If Owner's representative does not discover any defects or insufficiencies in the Work upon inspection or re-inspection, as applicable, Owner shall make final payment in accordance with Section 5 herein.

5. **Final Payment.** When Contractor has finally completed all Work and either (i) Owner's representative has inspected (or re-inspected) the Work and not found any defects or insufficiencies; or (ii) upon notification in accordance with Section 4, Contractor has remediated to Owner's satisfaction, in a timely fashion, any defects or insufficiencies, Owner shall make final payment of the outstanding amount of the Contract Sum to the Contractor. This final payment shall occur within thirty (30) days from the date of Owner's final inspection (or re-inspection) in which no defects or insufficiencies in the Work were discovered.

6. **Effective Date; Term of Contract.** This Contract shall become effective upon the date the last party hereto executes this Agreement (the "Effective Date") and shall automatically terminate upon Owner's Final Payment to Contractor described in Section 5 herein. Notwithstanding anything herein to the contrary, it is the intent of the parties hereto that Sections 11, 12, 13, 14, 15, 16 and 19 shall specifically survive termination of the Contract.

7. **Insurance.**

7.1 Contractor shall, throughout the term of this Contract, maintain:

7.1.1 Occurrence basis comprehensive general liability insurance (including broad form contractual coverage) and automobile liability insurance, with minimum limits of \$2,000,000 and \$2,000,000, respectively, combined single limit per occurrence, protecting it and Owner from claims for bodily injury (including death) and property damage which may arise from or in connection with the performance of Contractor's services under this Contract or from or out of any act or omission of Contractor, its officers, directors, agents, and employees; and

Orlando, FL 32819
Attn: Brian Mendes, District Manager

With a copy to: Clark & Albaugh, PLLC
219 Shiloh Cove
Heathrow, FL 32746
Attn: Scott D. Clark, Esq., District Counsel

To Contractor: All-Dade Driveway Maintenance Co d/b/a DMI Paving &
Sealcoating
677 Fairvilla Road
Orlando, FL 32808
Attn: Kevin Waters, Project Manager

10. **Employees; Independent Contractor Status.** All matters pertaining to the employment, supervision, compensation, promotion and discharge of any employees of entities retained by Contractor are the sole responsibility of Contractor. Contractor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. In performing any services hereunder, Contractor shall be an independent contractor and not an employee of the Owner. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the Owner and Contractor. Contractor has no authority to enter into any contracts or agreements, whether oral or written, on behalf of the Owner.

11. **Compliance with All Laws, Regulations, Rules and Policies.**

11.1 At all times, Contractor is expected to operate in accordance with all applicable statutes, regulations, ordinances and orders, including any licensing requirements.

11.2 Contractor hereby covenants and agrees to comply with all the laws, rules, ordinances and regulations of governmental authorities wherein the Owner's facilities are located, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the services described herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the Owner that it intends to contest such orders or requirements and that Contractor shall not comply with the same. Contractor shall provide immediate notice to the Owner of any such orders or requirements upon receipt of same.

11.3 The Owner is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Contractor agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other statutes and regulations applicable to Contractor.

11.4 Contractor shall promptly comply with all environmental statutes, rules, laws, regulations and notices and shall not keep or accumulate any flammable, polluting, or hazardous materials or substances on the Owner's facilities except in quantities reasonably necessary to carry out its duties under this Contract, and Contractor shall hold the Owner harmless from any fines, penalties, costs and damages, but only to the extent resulting from Contractor's failure to do so. Contractor shall immediately discontinue any activity which is in violation of law and shall remedy the same immediately; Contractor shall be responsible for the payment of any associated fines or penalties, but

only to the extent that any loss, liability or expense is caused by the negligence, misconduct or other fault of Contractor, its agents or employees.

12. **Ownership of Books and Records.** Any books, documents, records, correspondence or other information that Owner keeps or obtains, or that Owner furnishes to Contractor, or that Contractor furnishes to Owner, in connection with the services contemplated herein and/or Owner's facilities, and any related records, are property of the Owner. Contractor agrees and acknowledges that any and all such books, documents, records correspondence or other information may be public records under Chapter 119, *Florida Statutes*. Contractor agrees to promptly comply with any order of a Court having competent jurisdiction which determines that records maintained by Contractor are "public records" which must be available to the public. Contractor agrees and acknowledges that any and all such books, documents, records, correspondence or other information may also be subject to inspection and copying by members of the public pursuant to Chapter 119, *Florida Statutes*.

13. **Sovereign Immunity.** Nothing herein shall cause or be construed as a waiver of the Owner's sovereign immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Contract shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

14. **Warranty.** In addition to any other warranty expressly made by Contractor or implied by law, Contractor unconditionally guarantees and warrants that the Work under the Contract complies with all applicable laws and regulations and warrants the same against defects in workmanship and materials for the benefit of Owner, and Contractor will indemnify, defend and hold Owner harmless from and against all claims, including attorney's fees and other costs of defense incurred by Owner defending against any claim or enforcing this indemnity and defense obligation, arising out of any defective condition. This warranty is broad enough to include any claim made against Owner concerning the Work under the Contract. If a claim is made against the Owner concerning the Work performed by Contractor under the Contract, Owner may tender defense of such claim to Contractor and Contractor agrees to defend same. This warranty will commence upon final completion of the Work performed under the Contract and will continue for a period of one (1) year from the date of formal acceptance of the Work by Owner. If demand is made upon Contractor to perform under this warranty, Contractor, at its sole cost and expense, will expeditiously repair or replace any defective Work, whether existing because of faulty workmanship, defective equipment or materials, or from any other cause, and repair or replace any damage to the Work of others caused by such defective Work. If Contractor fails to perform under this warranty, Owner will have the right to hire other persons to correct the defective Work and hold Contractor liable for the costs thereof, including costs, disbursements and reasonable attorneys' fees incurred in the enforcement of this provision.

15. **Indemnification.** Contractor agrees to indemnify, save harmless and defend the Owner, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the Owner, its officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or payout to the extent arising out of (i) the Contractor's breach of any term or provision of this Contract, or (ii) any negligent or intentional act or omission of the Contractor, its agents, employees or sub-contractors, in the performance of the Contract.

16. **Governing Law and Jurisdiction.** This Contract shall be interpreted and enforced under the laws of the State of Florida. Any litigation arising under this Contract shall be venued

in the Circuit Court of Polk County, Florida. OWNER 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 OWNER.

17. **No Waiver.** No failure by either party to insist upon the strict performance of any covenant, duty, agreement or condition of this Contract or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Contract, but each and every covenant, agreement, term and condition of this Contract shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

18. **No Modification.** No modification, waiver, amendment, discharge or change of this Contract shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire agreement made between the parties and may not be modified orally or in any manner other than by an agreement in writing signed by all parties hereto or their respective successors in interest.

19. **Attorneys' Fees.** If either party hereto institutes an action or proceeding for a declaration of the rights of the parties to the Contract, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Contract, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to recover from the defaulting non-prevailing party the actual attorneys' fees and any court costs and expenses incurred by the non-defaulting or prevailing party in connection with such action or proceeding, in addition to any other damages or relief awarded therein.

20. **Severability.** If any one or more of the covenants, agreements or provisions of this Contract shall be held to be contrary to any express provision of law or contrary to any policy of express law, although not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separate from the remaining covenants, agreements or provisions of this Contract.

21. **Time of Essence.** Time is of the essence of this Contract.

22. **Counterparts.** This Contract may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same agreement.

23. **Public Records.** The Owner 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 Owner 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 Owner to perform the services that are the subject of this Agreement.

B. Upon the request of the Owner's Custodian of Public Records, provide the Owner 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 Owner.

D. Upon completion of the Agreement, transfer, at no cost, to the Owner all public records in Contractor's possession or keep and maintain public records required by the Owner to perform the services that are the subject of this Agreement. If Contractor transfers all public records to the Owner 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 Owner, upon request from the Owner's custodian of public records, in a format that is compatible with the Owner'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 OWNER'S CUSTODIAN OF PUBLIC RECORDS AT THE ADDRESS LISTED FOR THE OWNER IN THIS AGREEMENT.

24. **E-Verify Requirement.**

A. The Owner 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. 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(5)(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), the Owner shall terminate this Agreement. Such termination shall not constitute a breach by the the Owner. 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 the Owner 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, the Owner shall promptly notify the Contractor and order the Contractor to immediately terminate its contract with the subcontractor.

25. **Anti-Human Trafficking Affidavit Requirement.** The Owner is subject to the requirements of section 787.06(14), Florida Statutes (2025) pertaining to human trafficking. As such, Contractor must execute the affidavit attached hereto as **Exhibit "B."**

IN WITNESS WHEREOF, each party has executed this Contract as of the respective dates indicated below.

OWNER:

**WESTRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST: _____

Print: _____

By: _____
Print: _____
Its: _____
Date: _____

CONTRACTOR:

**ALL-DADE DRIVEWAY MAINTENANCE CO
d/b/a DMI Paving & Sealcoating**

ATTEST: _____

Print: _____

By: _____
Print: _____
Its: _____
Date: _____

(Corporate Seal)

EXHIBIT “A”

PROPOSAL



Date: Tuesday, May 12, 2026

Project # O26-5213

Submitted To:
 Brian Mendes
 Westridge CDD
 3434 Colwell Ave #200
 Tampa, FL 33614
Contact Information:
 Phone: (407) 472-2471
 Mobile:
 BMendes@rizzetta.com

Site Description: # S159884
 Waterstone HOA
 2751 Bella Vista Dr
 Davenport, FL 33897

 Site Contact:
 Site Phone:

Prepared By:
 Kevin Waters
Contact Information:
 Mobile: 407-446-1525
 Office: (305) 836-8678
 E-mail: kwaters@driveway.net
Project Manager:
 Mobile:
 Email:

Items not expressly included in the below scope of work are not included and will be an additional cost via change order should additional work be required or requested

Qty	Proposed Service(s) & Description(s)	Depth	
4348 SY	Asphalt Mill and Overlay - CDD	1.25"	\$68,348.00

1. Mobilize equipment to job site.
2. Mill existing asphalt surfaces to a depth of up to 1.25".
3. Clean entire milled surface with power street brooms.
4. Apply SS-1h tack coat to prepared surface areas.
5. Install a 1.25" average overlay with Type S-III or SP 9.5 hot mix asphalt surface mix.
6. Roll and compact using a 4-6 ton steel drum roller and a rubber tire traffic roller.
7. Inaccessible areas will be mechanically or hand compacted.
8. Remove and haul away any remaining debris from site.

****THIS CONTRACTOR CANNOT GUARANTEE AGAINST FUTURE SETTLING OR STANDING WATER.**

****THIS CONTRACTOR WILL NOT BE RESPONSIBLE FOR POWER STEERING MARKS AND OTHER SURFACE ABRASIONS CAUSED BY VEHICLES ON THE NEWLY RESURFACED ASPHALT.**

****SURFACE MAY BE PARTIALLY OR FULLY SCRATCH MILLED SO AS NOT TO EXPOSE BASE MATERIAL.**

1 Lump Sum	Parking Lot Striping - Layout		\$1,000.00
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1. Clear away loose dirt and debris.
2. Layout and paint new pavement markings per existing using DOT approved latex traffic paints to include: Arrows.
3. Deliver and install new blue pavement markers to identify all fire hydrants.

NOTE: Due to variable surface conditions, this work is not warranted against peeling or flaking on concrete surfaces, or unstable asphalt surfaces.



ADDITIONAL SPECIFICATIONS

1. ALL ROADWAY AND CONSTRUCTION, INCLUDING MATERIALS, SHALL BE IN ACCORDANCE WITH THE LATEST FLORIDA DEPARTMENT OF TRANSPORTATION'S (F.O.O.T.) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. TRAFFIC CONTROL AND SAFETY WITHIN EXISTING RIGHTS-OF-WAYS MUST BE IN ACCORDANCE WITH THE LATEST M.U.T.C.D. OR F.O.O.T. STANDARDS FOR CONTROL OF TRAFFIC THROUGH WORK ZONES. (FOOT INDEX 603). WORK SHALL BE DURING DAYLIGHT HOURS BETWEEN 7:00 AM AND 7:00 PM ON WEEKDAYS ONLY AND IN ACCORDANCE WITH CONTRACT DOCUMENTS. ONE LANE OF TRAFFIC SHALL BE OPEN AT ALL TIMES. CONTRACTOR MAY CLOSE ROADS AND DRIVEWAYS PROVIDED THAT APPROPRIATE NOTICE IS GIVEN TO AFFECTED PARTIES. A MINIMUM OF 72 HOURS NOTICE IS REQUIRED.
3. THE OWNER SHALL BE NOTIFIED 24 HOURS IN ADVANCE FOR INSPECTION OF PERTINENT STAGES OF CONSTRUCTION, INCLUDING MAINTENANCE OF TRAFFIC, TESTING, ASPHALTIC CONCRETE PLACEMENT AND OTHERS AS REQUIRED FOR APPROVAL.
4. ALL TESTING REQUIRED SHALL BE PAID FOR BY THE CONTRACTOR. COORDINATE LOCATIONS AND TIMES FOR TESTING WITH THE OWNER.
5. CERTIFICATIONS FROM THE ASPHALT CONCRETE SOURCE SHALL BE SUBMITTED SHOWING COMPLIANCE WITH F.O.O.T. STANDARDS.
6. FINAL TRAFFIC PAINTS SHALL BE THERMOPLASTIC MEETING F.O.O.T. SPEC. 971.
7. RECORD ALL EXISTING PAVEMENT MARKINGS AND REPLACE WITH TEMPORARY STRIPING WITHIN 24 HOURS AND FINAL THERMOPLASTIC WITHIN

30 DAYS AFTER RESURFACING.

8. FURNISH AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
9. THE CONTRACTOR IS PERMITTED TO MILL AHEAD PROVIDED THAT THE MILLING SURFACE IS ONLY EXPOSED A MAXIMUM OF FIVE (5) DAYS.
10. CONTRACTOR IS RESPONSIBLE FOR ANY REPAIRS TO EXISTING INFRASTRUCTURE DAMAGED DURING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITIONS.

EXHIBIT “B”

“ANTI-HUMAN TRAFFICKING AFFIDAVIT”

NONGOVERNMENTAL ENTITY
ANTI-HUMAN TRAFFICKING AFFIDAVIT
(Section 787.06(14), Florida Statutes (2025))

STATE OF FLORIDA

COUNTY OF _____

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 ALL-DADE DRIVEWAY MAINTENANCE CO ("Company") and Affiant attests that Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes (2025).

Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

DATED as of _____, 2026.

[Name]
[Title]
Affiant

SWORN TO AND SUBSCRIBED before me by means of physical presence or online notarization, this ____ day of _____, 2026, by _____, who is personally known to me or produced _____ as identification.

Notary Public

TAB 7

1.25" Mill & Pave Proposal

Westridge CDD C/O Rizzetta & Company

Brian Mendes

Project:

Westridge CDD

Tierra del sol Boulevard
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
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. 4,414 square yards.
2. All areas will be barricaded before, during and after this project.
3. **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.
4. All surfaces to be paved will be cleaned of all loose materials.
5. A **Tack Coat** will be applied to ensure adhesion of new asphalt to the existing surface below.
6. Our firm will machine install 1.25 inch of compacted thickness hot mix asphalt, with all work being completed in 2 trip(s). **Vital to note that all work we specify is the final depth, not the depth prior to compaction.**
7. All tools, equipment and loose debris will be removed from the jobsite upon completion of the project.

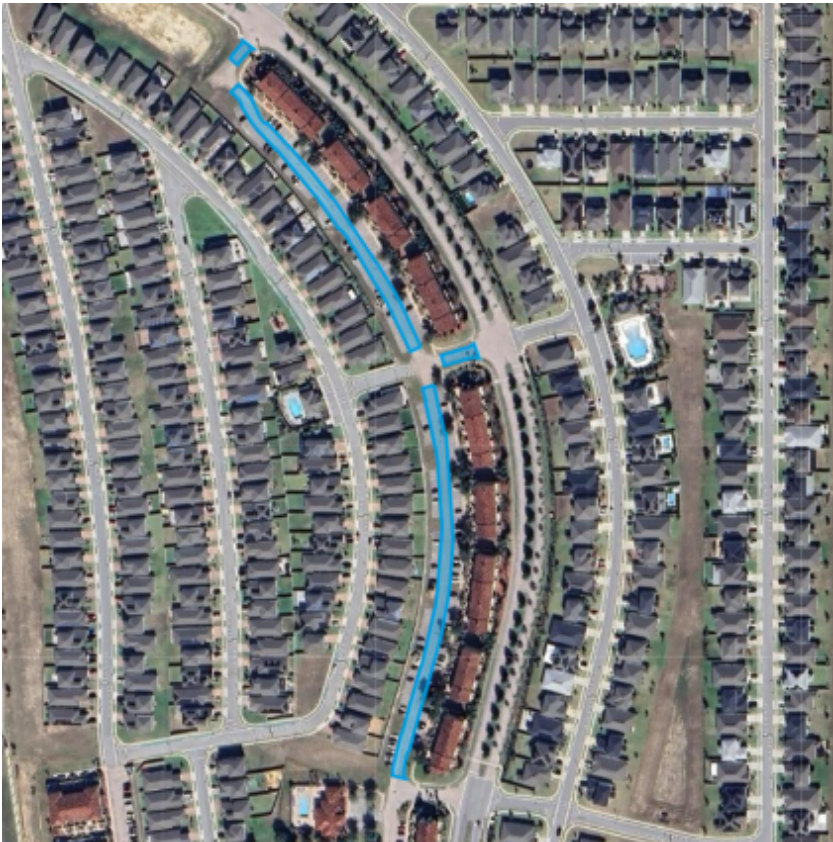
Total Price: \$68,555.00

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:
 - 6 Stop Bars
 - 6 Arrows
 - 3 Reflective Pavement Markers

Total Price: \$1,045.00

Limits of Work



Notes:

Price Breakdown: Westridge CDD



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

This proposal originated on January 22, 2026.

Item	Description	Cost
1.	Pavement Mill + New Asphalt Surface	\$68,555.00
2.	Line Striping	\$1,045.00
Total:		\$69,600.00

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
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
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 additional mobilizations for Paving will be billed at a rate of \$7,500.00 each.
11. Large cracks in the existing asphalt may reflect through the new asphalt in time.
12. 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.
13. 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,
14. 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. If, after being made aware of undesirable sub-base or base coarse conditions, the owner or owner agent insists on the installation of any part of the pavement without authorizing corrective action, our firm will not be responsible for any subsequent pavement failures, and will be paid as stated in the contract. Our firm shall not be liable for any failure to undertake or complete the work for causes beyond our control.
9. 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.
10. **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.**
11. **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

[Hall Company, Inc. COI](#)

[References](#)

TAB 8

April 30, 2026

Westridge Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Westridge Community Development District, (“the District”) for the fiscal year ended September 30, 2026, 2027, 2028, 2029 and 2030.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the years ended September 30, 2026, 2027, 2028, 2029 and 2030. In addition, we will examine the District’s compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management’s discussion and analysis (MD&A), to supplement the District’s basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District’s RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management’s Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor’s report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor’s Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Westridge Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis. Provided that such information and any necessary feedback is provided on a timely basis, we will submit a preliminary draft audit report for your review no later than May 15 following the fiscal year for which the audit is conducted, and will submit a final audit report for your review no later than June 15 following the fiscal year for which the audit is conducted.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed \$3,500 for the year ending 2026, \$3,650 for year ending 2027, \$3,850 for the year ending 2028, \$4,000 for the year ending 2029 and \$4,250 for the year ending 2030, respectively. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from 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 in Chapter 119, Florida Statutes or as otherwise 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 Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor 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 information technology systems of the District.

Reporting

We will issue a written report upon completion of our audit of Westridge Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Westridge Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.



DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Westridge Community Development District.

Signature: _____

Title: _____

Date: _____

TAB 9



Quarterly Compliance Audit Report

Westridge

Date: March 2026 - 1st Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite 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	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map 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**

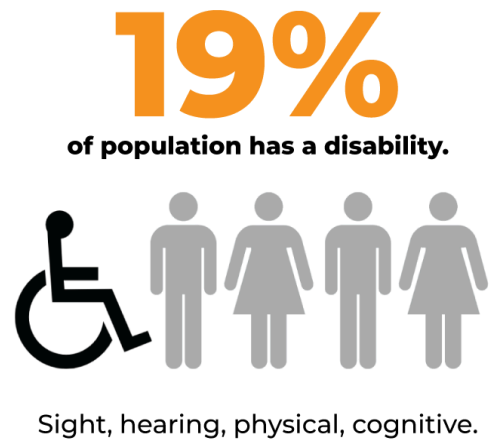
Compliance Criteria

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.



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

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
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	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