



Brighton Lakes Community Development District

October 14, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 242 572 715 486

PASSCODE: CrkZ63

[Join the meeting now](#)

313 Campus St,
Celebration, Florida 34747

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Board of Supervisors

Marcial Rodriguez, Jr, Chairman
 John Crary, Vice Chairperson
 Michelle Incandela, Assistant Secretary
 Mark Peters, Assistant Secretary
 Nadine Singh, Assistant Secretary

District Staff

Michael Perez, District Manager
 Ryan Dugan, District Counsel
 Pete Glasscock, District Engineer
 Justin Fisher, Field Service Manager
 Dennis Hisler, CDD Landscaping & Maintenance Liaison
 Sandra MacGregor, District Accountant
 Melinda Gallo, District Admin

Regular Meeting Agenda

Wednesday, October 14, 2026, at 6:00 p.m.

The Regular Meeting of the **Brighton Lakes Community Development District** will be held on Wednesday, October 14, 2026, at 6:00 p.m. at the Brighton Lakes Clubhouse, 4250 Brighton Lakes Boulevard, Kissimmee, Florida 34746. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 242 572 715 486 **Passcode:** CrkZ63
Dial-in by Phone: +16468381601 **Pin:** 675305908#

THE REGULAR MEETING OF BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. APPROVAL OF AGENDA**
- 3. PUBLIC COMMENTS**

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. STAFF REPORTS

- A. Financial Report**
- B. Solitude Lake Management Report**.....P. 4
- C. United Landscape**
 - i. Review of the September 2026 Landscape Maintenance and Irrigation Inspection Reports**
- D. Field Inspection Report**.....P. 11
 - i. Consideration of Exercise Systems Proposal for Recumbent Bike Equipment Options** P. 28
 - ii. Consideration of Exercise Systems Proposal for Leg Press Equipment Options**.....P. 37
- E. Magnosec Report**
- F. Envera Report**
- G. CDD Liaison Report**

H. District Counsel

- i. Discussion Regarding Update to the Room Rental Agreement**

I. District Engineer

J. District Manager

5. BUSINESS ADMINISTRATION

- A. Consideration of Minutes from the Meeting held September 9, 2026 P. 42**

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT



Work Order	01037714	Account	Brighton Lakes CDD
Actual Start	9/30/2026 7:45 AM	Contact	Michael Perez
		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States

Appointment Information

Specialist	Visits completed this month	Name	Leo Lugo
Comments to Customer	September 4th, 15th & 25th.	Specialist State	
		License Number	

Assets Serviced

Work Order Line Item

Asset Name	Status	Product Work Type Name
pond 1	Inspected	
pond 4	Inspected	
pond 2	Inspected	
pond 6	Inspected	
pond 5	Inspected	
pond 9	Inspected	
pond 7	Inspected	
pond 8	Inspected	
pond 3	Inspected	

Service Parameters Applied

Work Order Line Item

Asset Name	Product Work Type Name	Specialist Comments
pond 1	ALGAE CONTROL	
pond 1	LAKE WEED CONTROL	
pond 1	MONITORING	
pond 1	SHORELINE WEED CONTROL	
pond 2	ALGAE CONTROL	

SOLITUDE

LAKE MANAGEMENT

Asset Name	Product Work Type Name	Specialist Comments
pond 2	LAKE WEED CONTROL	
pond 2	MONITORING	
pond 2	SHORELINE WEED CONTROL	
pond 4	ALGAE CONTROL	
pond 4	LAKE WEED CONTROL	
pond 4	MONITORING	
pond 4	SHORELINE WEED CONTROL	
pond 5	ALGAE CONTROL	
pond 5	LAKE WEED CONTROL	
pond 5	MONITORING	
pond 5	SHORELINE WEED CONTROL	
pond 6	ALGAE CONTROL	
pond 6	LAKE WEED CONTROL	
pond 6	MONITORING	
pond 6	SHORELINE WEED CONTROL	
pond 7	ALGAE CONTROL	
pond 7	LAKE WEED CONTROL	
pond 7	MONITORING	
pond 7	SHORELINE WEED CONTROL	
pond 9	ALGAE CONTROL	
pond 9	LAKE WEED CONTROL	
pond 9	MONITORING	
pond 9	SHORELINE WEED CONTROL	
pond 3	ALGAE CONTROL	
pond 3	LAKE WEED CONTROL	
pond 3	MONITORING	
pond 3	SHORELINE WEED CONTROL	
pond 8	ALGAE CONTROL	

SOLITUDE

LAKE MANAGEMENT

Asset Name	Product Work Type Name	Specialist Comments
pond 8	LAKE WEED CONTROL	
pond 8	MONITORING	
pond 8	SHORELINE WEED CONTROL	
pond 1	DYE APPLICATION	
pond 2	DYE APPLICATION	
pond 4	DYE APPLICATION	
pond 5	DYE APPLICATION	
pond 6	DYE APPLICATION	
pond 7	DYE APPLICATION	
pond 9	DYE APPLICATION	
pond 3	DYE APPLICATION	
pond 8	DYE APPLICATION	
pond 1	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 2	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 4	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 5	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 6	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 7	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 9	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 3	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 8	TRASH / DEBRIS COLLECTION (IN HOUSE)	

Service Photos



Work Order	01033353	Account	Brighton Lakes CDD
Actual Start	9/25/2026 7:40 AM	Contact	Michael Perez
		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States

Appointment Information

Specialist	Specialist ; Leo	Name	Leo Lugo
Comments to	Date & time ; September 25th	Specialist State	
Customer	/7:40am/12noon	License Number	
	Treatment: herbicides to eliminate invasive vegetation and algicide for algae buildup Location; ponds 1-6 Please allow 7-14 days for best results. Thank you		

Assets Serviced

Work Order Line Item

Asset Name	Status	Product Work Type Name
pond 1	Inspected	
pond 2	Inspected	
pond 4	Inspected	
pond 5	Inspected	
pond 6	Inspected	
pond 7	Inspected	
pond 9	Inspected	
pond 3	Inspected	
pond 8	Inspected	

Service Parameters Applied

Work Order Line Item

Asset Name	Product Work Type Name	Specialist Comments
pond 1	ALGAE CONTROL	
pond 1	LAKE WEED CONTROL	

SOLITUDE

LAKE MANAGEMENT

Asset Name	Product Work Type Name	Specialist Comments
pond 1	MONITORING	
pond 1	SHORELINE WEED CONTROL	
pond 2	ALGAE CONTROL	
pond 2	LAKE WEED CONTROL	
pond 2	MONITORING	
pond 2	SHORELINE WEED CONTROL	
pond 4	ALGAE CONTROL	
pond 4	LAKE WEED CONTROL	
pond 4	MONITORING	
pond 4	SHORELINE WEED CONTROL	
pond 5	ALGAE CONTROL	
pond 5	LAKE WEED CONTROL	
pond 5	MONITORING	
pond 5	SHORELINE WEED CONTROL	
pond 6	ALGAE CONTROL	
pond 6	LAKE WEED CONTROL	
pond 6	MONITORING	
pond 6	SHORELINE WEED CONTROL	
pond 7	ALGAE CONTROL	
pond 7	LAKE WEED CONTROL	
pond 7	MONITORING	
pond 7	SHORELINE WEED CONTROL	
pond 9	ALGAE CONTROL	
pond 9	LAKE WEED CONTROL	
pond 9	MONITORING	
pond 9	SHORELINE WEED CONTROL	
pond 3	ALGAE CONTROL	
pond 3	LAKE WEED CONTROL	

SOLITUDE

LAKE MANAGEMENT

Asset Name	Product Work Type Name	Specialist Comments
pond 3	MONITORING	
pond 3	SHORELINE WEED CONTROL	
pond 8	ALGAE CONTROL	
pond 8	LAKE WEED CONTROL	
pond 8	MONITORING	
pond 8	SHORELINE WEED CONTROL	
pond 1	DYE APPLICATION	
pond 2	DYE APPLICATION	
pond 4	DYE APPLICATION	
pond 5	DYE APPLICATION	
pond 6	DYE APPLICATION	
pond 7	DYE APPLICATION	
pond 9	DYE APPLICATION	
pond 3	DYE APPLICATION	
pond 8	DYE APPLICATION	
pond 1	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 2	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 4	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 5	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 6	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 7	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 9	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 3	TRASH / DEBRIS COLLECTION (IN HOUSE)	



Asset Name	Product Work Type Name	Specialist Comments
pond 8	TRASH / DEBRIS COLLECTION (IN HOUSE)	

Service Photos



Brighton Lakes September 2026 Field Inspection

Monday, September 21, 2026

Prepared For Board of Supervisors

43 Items Identified

Justin Fisher

Inframark

General Info

Outstanding Projects

- Pool Electrical
- Pool Equipment Shade
- Paver Project
- Asphalt Repair
- Pool Deck Leveling/Drainage
- Palm Pruning Event
- Pond 1 Suction Line
- Sidewalk Audit
- Biel Ct Fence
- Fiber Form Fence
- Fiber Form Swale
- Pond 3 Fountain Repair
- Holiday Decorations



Item 1 - REPEAT ... Palm Removal

High

Assigned To: Blade Runners

The 2 palms outside the amenity center are scheduled to be flush cut 9/25/26.

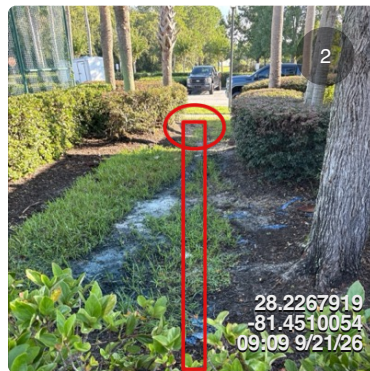
Item 2 - REPEAT ... Drainage

High

Assigned To: Inframark Maintenance

Water continues to pool due to drainage issues. The channel drain has been cleared.

However, there is no place for the water to flow, as it dams up behind this hedge. A drain should be placed in the areas marked on the pictures.



Item 3 - Drain Cover

Assigned To: Techni-Pools

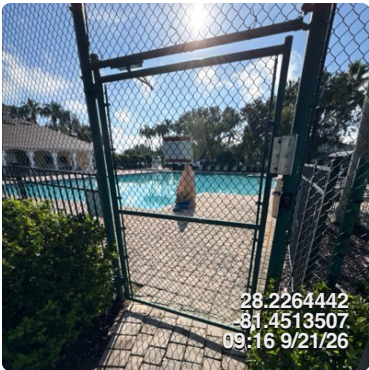
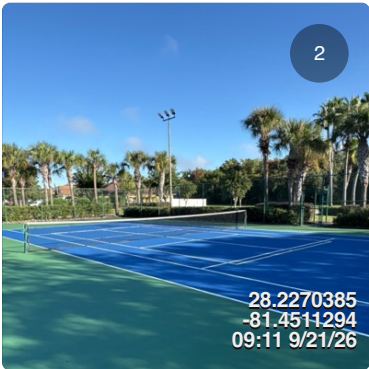
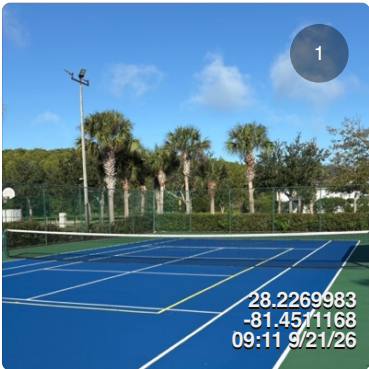
The proposal from Techni-Pools to remove and replace the channel drain cover was approved at the September CDD meeting.

Item 4 - Resurfacing

Assigned To: Board Updates

Item Completed: Yes

The tennis court resurfacing was completed.



Item 5 - REPEAT ... Gate Adjustment

High

Assigned To: Inframark Maintenance

This gate was adjusted, but it still does not close without a manual assist. Further work is needed.

Item 6 - Plant Replacement Proposal

Assigned To: Blade Runners

Blade Runners to provide a proposal to replace the failing Viburnum surrounding the basketball court.





Item 7 - Resurfacing

Assigned To: Board Updates

Item Completed: Yes

The basketball court resurfacing was completed.

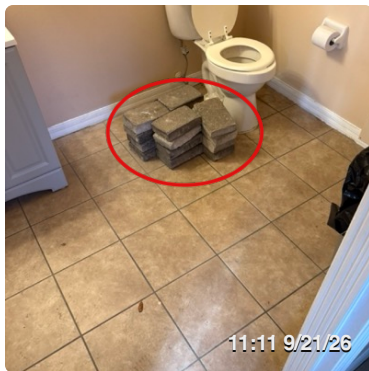


Item 8 - Plumbing Repair

Low

Assigned To: Inframark Maintenance

The drinking fountain at the basketball court is leaking. The water pressure is also very low and the fountain would be difficult to drink from.

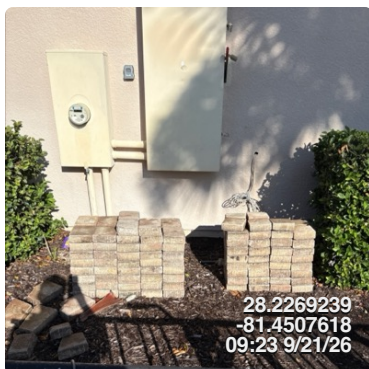


Item 9 - Pavers

Assigned To: Inframark Maintenance

Item Completed: Yes

16 more pavers were located at the Gatehouse for use at the paver proposal. Pavers have been moved to the side of the amenity center.



Item 10 - REPEAT ... Paver Proposal

Medium

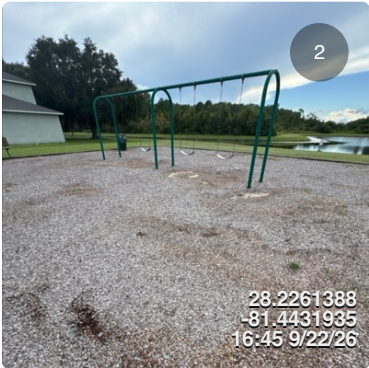
Assigned To: Inframark Maintenance

We are waiting on a proposal from Inframark (Raul) to build a small sidewalk and a pad for the garbage cans.

Item 11 - ADA Mulch

Assigned To: Inframark Maintenance

Proposal needed for a refresh of the ADA mulch at all 3 playgrounds.



Item 12 - Plant Replacement Proposal

Assigned To: Blade Runners

Blade Runners to provide a proposal to replace the failing Viburnum surrounding the playground.

Item 13 - Aquatic Weeds

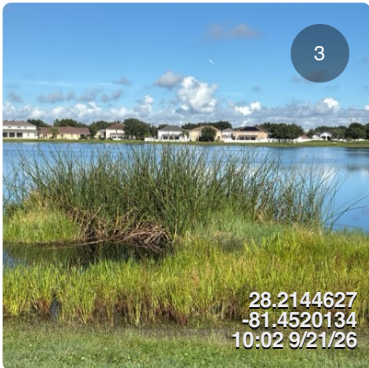
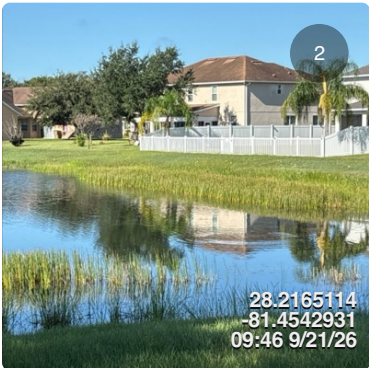
Medium

Assigned To: Solitude Lake Management

There have been resident complaints regarding the sight lines around this pond due to the height and quantity of the Bulrush.

Location:

Pond 8





Item 14 - Roadway Hazard

High

Assigned To: HOA

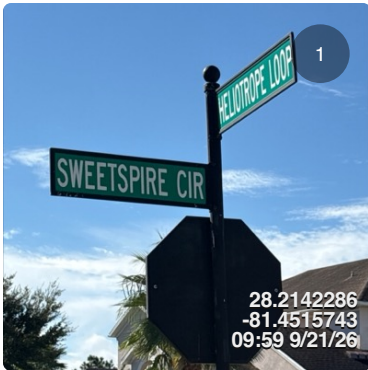
A resident has had construction materials dropped in the middle of the road. The CDD placed a cone here and notified the HOA.

Item 15 - Property Ownership

Medium

Assigned To: Board Updates

There have been complaints regarding the unkempt nature of this area at the corner of Sweetspire and Heliotrope. Residents and the HOA are requesting the CDD maintain this area. Ownership needs to be verified before and maintenance takes place.



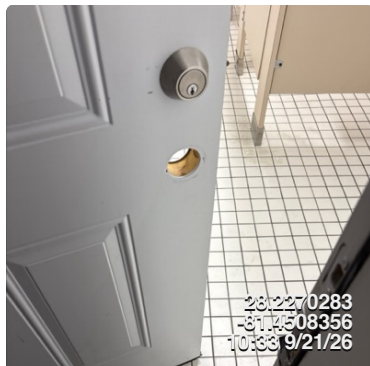
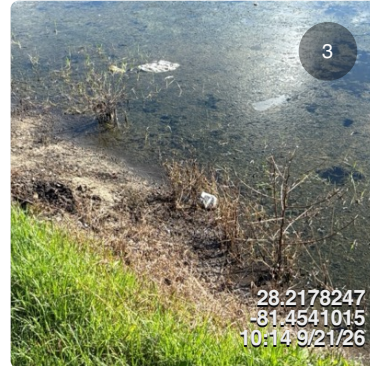
Item 16 - Significant Algae/Trash

Assigned To: Solitude Lake Management

There are significant amounts of trash, Hydrilla and algae in this pond.

Location:

Pond 7



Item 17 - Broken Lock

Assigned To: Inframark Maintenance

Item Completed: Yes

The inside door handle was malfunctioning on the women's room door at the amenity center. A new assembly was purchased and installed on 9/21/26.

High

Item 18 - Delineator Install

Assigned To: Board Updates

Item Completed: Yes

New bollards were placed at Volta Circle after the break-away arms were installed.

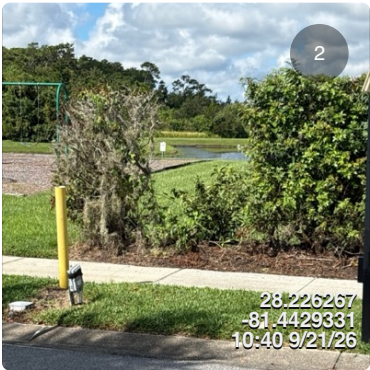


Item 19 - New Plant Install

Medium

Assigned To: Blade Runners

New Viburnum units were installed at Volta Circle. However, there is still work to be done in this area.



Item 20 - Delineator Install

High

Assigned To: Inframark Maintenance

Additional delineators are needed at Kariba Ct. It appears we need 4 in this location. There should also be discussion of placing cement bollards near the Kiosks to prevent damage at Kariba and Volta.



Item 21 - Annual Rotations

Assigned To: Blade Runners

Property-wide, annuals will be rotated out during the month of October.



Item 22 - Monument Refurbishment

Assigned To: Board Updates

Item Completed: Yes

The main monuments were completed at the beginning of September.



Item 23 - Turf Replacement Proposal

Assigned To: Blade Runners

Blade Runners will provide a proposal to replace the St. Augustine turf at the Gatehouse entrance. The entire island should be replaced. It is mostly weeds.

Item 24 - Storm Drain Inlet Repair

Assigned To: District Engineer

Damage to the storm drain inlet was noted during the inspection. This inlet is located on the entrance side of BLB near the gatehouse.



Item 25 - Significant Algae

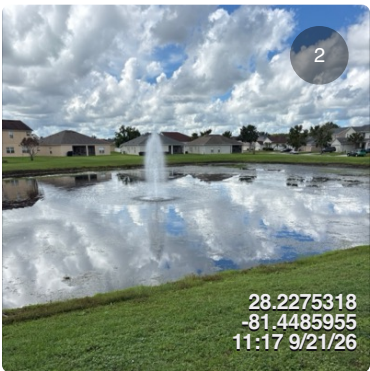
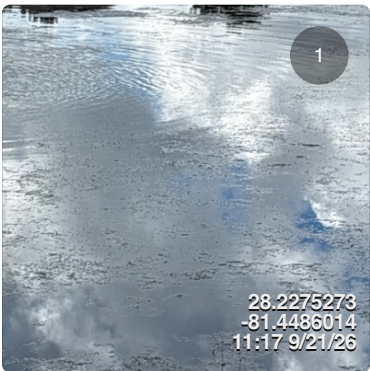
High

Assigned To: Solitude Lake Management

Significant amounts of algae remain in this pond.

Location:

Pond 4



High

Item 26 - Moderate Algae/Fountain Repair

Assigned To: Solitude Lake Management

Algae remains in this pond. The fountain also remains off awaiting repairs. There was a lag in signature/approval.

Location:

Pond 3



Medium

Item 27 - REPEAT ... Ground Cover Replacement

Assigned To: Blade Runners

Blade Runners to provide a proposal to replace the ground cover on the BLB bridge.

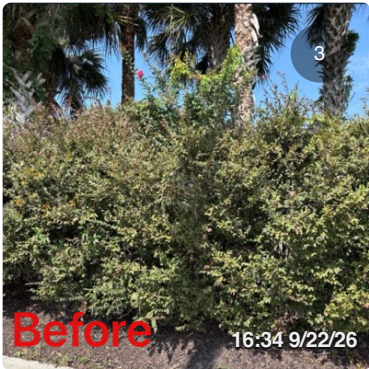
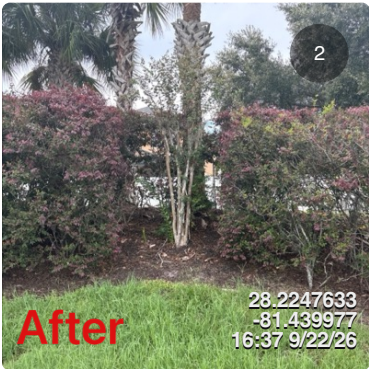


Item 28 - Plant Separation

Assigned To: Board Updates

Item Completed: Yes

The Loropetalum was cutback revealing the Crepe Myrtle all along Pleasant Hill.



Item 29 - REPEAT ... Irrigation Repair

High

Assigned To: Blade Runners

Lateral line break along Pleasant Hill is still uncovered. Unclear if it has been repaired or not.



Item 30 - REPEAT ... Plant Replacement Proposal

Assigned To: Blade Runners

Blade Runners to provide a proposal to replace the dead Viburnum units along Pleasant Hill Road.



Item 31 - Moderate Algae

Medium

Assigned To: Solitude Lake Management

This pond looks as if it has been treated.

Location:

Pond 1



Item 32 - Suction Line Repair

Assigned To: Board Updates

Sunrise Irrigation has this repair on the schedule to be completed September 28/29.



Item 33 - Dead Plant Material

Assigned To: Blade Runners

Property-wide, dead plant material should be pruned from the landscapes.



Item 34 - Debris Left Behind

Assigned To: Blade Runners

Palm debris was left behind following service.

Low

Item 35 - Minimal Algae

Assigned To: Solitude Lake Management

Pond 2



Item 36 - Painting Of Speedbumps

Assigned To: Board Updates

Item Completed: Yes

Traffic striping was completed. The board has noted the job to be unsatisfactory. There are tire marks in some of the speed bumps. The board would like these to be touched up.



Item 37 - REPEAT ... Plant Separation

High

Assigned To: Blade Runners

Blade Runners has been notified the Board would like some separation between the Viburnum and the Oleander. The Board requests the Viburnum be pruned to accent the tiered effect and make both sides symmetrical.

Location:

Patrician and BLB



Medium

Item 38 - Moderate Algae

Assigned To: Solitude Lake Management

Pond 9

**Item 39 - Pressure Washing**

Assigned To: Board Updates

Item Completed: Yes

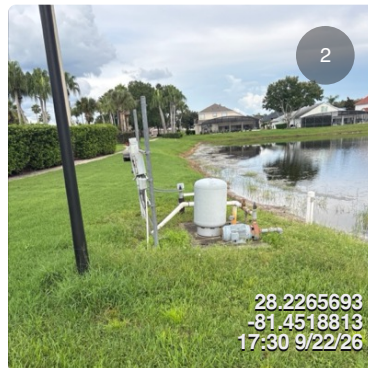
The fence behind Heliotrope was treated and power washed.

**Item 40 - Well Refurbishment**

Assigned To: Board Updates

Item Completed: Yes

Sunrise irrigation completed the pump repairs at Pond 5 & Pond 7. Per all reports, everything is working as expected.



Low

Item 41 - Minimal Algae

Assigned To: Solitude Lake Management

Pond 6



Item 42 - Moderate Algae

Assigned To: Solitude Lake Management

Pond 5

Medium

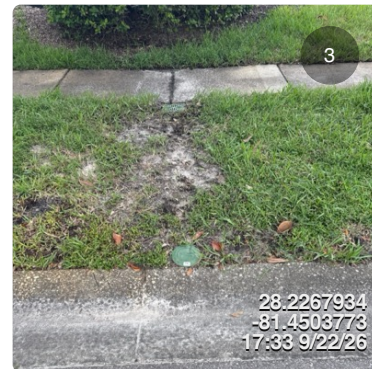
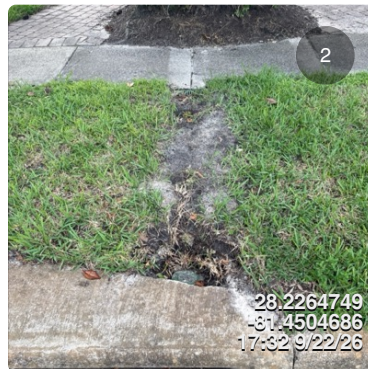
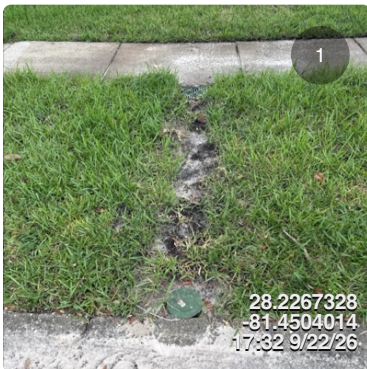


Item 43 - French Drains

Assigned To: Board Updates

Item Completed: Yes

4 French Drains were installed along Chapala.





Sales Proposal ^{Page 28}

Date: 9/8/2026

Quote Expires: 11/8/2026

Contact: Steve Nixon

Exercise Systems

5652 Commerce Drive STE 3

Orlando, FL 32839

Phone: 407-996-8890

Prepared for: Brighton Lakes

Delivery Address: 4250 Brighton Lakes Blvd

Kissimmee, FL 34746

Terms: 50% down / Balance COD

Recumbent Bike Equipment Options:

Option	Equipment	Equipment Price	Freight (no tax)	Delivery & Install	Sub-Total	Tax (7.5%)	Total
1	Star Trac Series 4 Recumbent Bike	\$2,695.00	\$275.00	\$200.00	\$3,170.00	\$237.75	\$3,407.75
3	Landice R9 Recumbent Bike	\$4,195.00	\$275.00	\$200.00	\$4,670.00	\$350.40	\$5,020.40
3	Star Trac Series 6 Recumbent Bike	\$4,895.00	\$275.00	\$200.00	\$5,370.00	\$382.13	\$5,752.13
4	Star Trac Series 8 Recumbent Bike	\$5,545.00	\$275.00	\$200.00	\$6,020.00	\$451.50	\$6,471.50

* Tax calculated at 6.5% on equipment and delivery and installation only. Freight is non-taxable.

Recumbent Bike Feature Comparison:

Feature	Star Trac 4	Landice R9	Star Trac 6	Star Trac 8
Display	10" LCD	9" LCD	10" LCD+	10" LED
Programs	20+	14	20+	20+
Resistance Levels	40	20	40	40
Heart Rate Monitoring	✓	✓	✓	✓
Personal Fan	✓	✓	✓	✓
Phone Charging	USB	—	Wireless + USB	Wireless + USB
Music /Entertainment	—	Bluetooth audio	—	Basic media / app-style content
Self-Balancing Pedals	—	✓	—	✓

Bluetooth Fitness App Connectivity	—	—	✓	Page 29 ✓
Fold-Down Armrests	—	—	—	✓

Your complete source for all your commercial fitness equipment needs. Sales, Service and Facility Design.

Star Trac Series 4

The 4 Series recumbent is the most budget friendly machine we offer. It is built for light-commercial use and features heart rate monitors, plenty of programs to choose from, USB phone charging, and a personal fan

Warranty: Frame (not coating) 10yr, parts 5yr, labor 2yr

Landice R9

The Landice R9 would continue the trend of Landice equipment in your gym. The R9 is a bike built for commercial use offers similar features to the Star Trac bikes from the brand you have trusted most of your cardio equipment to.

Warranty: Frame and parts 5yr, console 3yr, labor 1yr

Star Trac Series 6

The Series 6 recumbent offers a premium build over the 4 Series, making it ready for commercial usage. This will improve the longevity of the machine. It has all the features of the 4 series and comes with Bluetooth connectivity for fitness apps and wireless phone charging

Warranty: Frame (not coating) 10yr, parts and labor 3yr

Star Trac Series 8

The Series 8 is the premium recumbent bike from Star Trac. It has all the features of the 4 and 6 Series and adds fold-down armrests for easy entry and improved self-balancing pedals.

Warranty: Frame (not coating) 10yr, parts and labor 3yr

PRODUCT SHEETS BELOW

4RB

The Star Trac 4 Series Recumbent Bike offers unmatched comfort and accessibility, making it a favorite in hospitality and multi-housing fitness spaces. A supportive, breathable backrest and low step-over design welcome users of all abilities, while the smooth resistance system delivers consistent cardio workouts. Built for durability and ease of use, this bike helps facilities deliver inclusive fitness options that boost guest satisfaction and resident retention



BASE FEATURES

Display	Choose from our Apex display line: LCD, 10in Touch, or 16in Touch - see next page for display technology
Heart rate measurement system	Telemetry and contact HR
Controls	Console- quick key select
Bottom Bracket	ISIS
Pedals	Commercial-grade pedals with adjustable straps provide ease of set-up and durable performance
Seat Adjustment	Wrap around adjustment bar for ease of use
Display	Choose from Full Color 10" LCD, 10" Capacitive Touchscreen or 15" OpenHub Touchscreen
Accessories	Bottle holder, pre-wired for PVS entertainment
Max user weight	450lb (204kg)
Drive system	Alternator
Electrical requirements	LCD is self-generating; touch screen and PVS options require 12V/5 Amp power supply
Start up Watts	20
Additional Features	Walk-thru design, USB port

FRAME

Material	Powder Coated Steel Frame
Customizable	Paint color options approval required
Standard color options	60 Black
Length	68in (172cm)
Width	23in (59cm)
Height	54in (137cm)
Product Weight	186lbs (84kg)
Shipping Dimensions	67in x 23in x 31in (170cm x 58cm x 80cm)
Shipping Weight	208lbs (94kg)

SKUS

4RB with LCD Display 9-3190-4RB-10IN-60BLK
4RB with 10in Touch Display 9-3190-4RB-10-TS-60BLK
4RB with 16in Touch Display 9-3190-4RB-16in-60

4 Series Consoles



Display	Apex G2 16in Touch	Apex G1 10in Touch	Apex G1 LCD
Product Compatibility	4 Series Product Line	4 Series Product Line	4 Series Product Line
Multi-Language Options	Arabic, Catalan, Chinese (Simplified & Traditional), Czech, Danish, Dutch, English, Finnish, French, German, Hebrew, Italian, Japanese, Polish, Portuguese, Russian, Slovak, Spanish, Swedish, Thai, Turkish	English, German, Spanish, Dutch, Portuguese, French, Italian, Swedish, Russian, Chinese, Japanese, Polish	English, German, Spanish, Dutch, Portuguese, French, Italian, Swedish, Russian, Chinese, Japanese, Polish
Hiit Programming	Innovative HIIT programming developed by our Master Instructors. Workouts are all 20 minutes, with variations that allow for hundreds of different workout combinations.	-	-
Pre-Programmable Workouts	Yes, 20+ Including HIIT20, Custom Intervals, Set a Goal, HR Training, RunTV Scenic routes & more	Yes, 20+	Yes, 20+
Quick Keys	Yes, customizable	Yes	Yes
Quick Start Options	Yes, Quick Start workouts available	Yes, single button start options	Yes, single button start options
Fan	Yes, programmable auto start	Yes, programmable auto start	Yes, programmable auto start
CONNECTIVITY & ON-BOARD ENTERTAINMENT			
Ethernet And Wifi Enabled	Yes	-	-
Over The Air (OTA) Updates Internet Connection Required	Yes	-	-
Integrated Apps	Yes	-	-
Wireless Screen Mirroring & Casting	Yes	-	-
RUNTV	Yes; Scenic Routes, Instructor-led Videos & more	-	-
Apple Gymkit & Samsung Galaxy Watch Tap-To-Pair	Yes	-	-
Bluetooth Data Tracking & App Connectivity	Yes	-	-
Bluetooth Audio, Heart Rate	Yes	-	-
USB Ports	Yes, integrated USB-A and USB-C ports for device charging and manual software updates: cables not included	USB port for software updates and device charging; cables not included	USB port for software updates and device charging; cables not included
Wired Audio	Yes, by USB-C only	-	-
HDMI Personal Device Screen Mirroring	Yes; cables not included	-	-
Tablet Holder	Integrated shelf on front of display	Integrated shelf on front of display, or option to mount tablet holder accessory	Integrated shelf on front of display, or option to mount tablet holder accessory
EXTERNAL MEDIA COMPATIBILITY			
TV Tuner Enabled Digital Scanning Only	Yes, add-on Tuner kit required (Global Tuner Options) ATSC, ISDB-T, DTMB, DVB-T2+C	-	-
Pro:Idiom	Yes, with add-on Tuner Kit or by set top box	Yes, with PVS kit addition	Yes, with PVS kit addition
IPTV	Yes, onboard app	Yes, with PVS kit and additional accessories	Yes, with PVS kit and additional accessories
Set Top Box Compatible	Yes	Yes, with PVS kit and additional accessories	Yes, with PVS kit and additional accessories
PVS	-	Optional add-on kit	Optional add-on kit
800/900 Mhz Receiver	-	-	-
PARTNER SOLUTIONS			
EGYM 5 Star	Yes	-	-
Asset Management	Ecofit Optional	-	-

LANDICE R9 RECUMBENT BIKE

Built to Last - Engineered for Every Commercial Environment:

Landice commercial bikes deliver premium durability, performance, and a sleek design ideal for high-traffic facilities. Designed with active aging in mind, the R9 features a wide step-through design for easy access, and provides fingertip resistance adjustments on the handlebars, allowing seamless control without touching the console. The bike is self-powered, requiring minimal effort to activate the console, making them ideal for any area in your facility. Self-balancing pedals with adjustable straps ensure secure and comfortable footing, making these bikes an ideal choice for every user.

With a low step-through design, getting on and off is effortless for all ages. Enjoy a comfortable, ventilated seat back with 15 adjustable settings and 20 resistance levels to match any fitness level. Simply step through, settle in, and start riding!



The Landice Achieve Console features a sleek, easy-to-clean glass display with responsive capacitive touch buttons, offering users versatile workout options and interactive heart rate control.

Warranty

5-year parts warranty, 3-year console, and 1-year labor



PRODUCT SPECIFICATIONS



Feature	R9 Recumbent Bike
Frame Type	> Step-through recumbent with low step-over height
Pedal Type	> Self-balanced pedals with adjustable straps
Seat Adjustment	> Forward/backwards with 15 settings
Flywheel Weight	> 15 lbs
Resistance System	> Eddy current magnetic braking system
Resistance Range	> 1-20
Handlebar	> Console grip bars, seat grips with contact heart-rate monitoring and resistance controls
Workload Range	> 60-400 Watts
Display	> Landice Achieve: 9" color LCD with capacitive touch buttons
Programs	> 8 Built-in programs, 6 user-defined programs, and 2 HIIT programs
Real-time workout feedback	> Speed, distance, resistance, calories, METS, and more
Heart Rate	> Contact heart rate for heart rate control/wireless chest-strap (optional)
Accessories	> Water bottle holder, accessory pocket
Electrical Requirement	> Self-powered
Transport Wheels	> Yes
Levelers	> Yes
Assembled Weight	> 205 lbs
Dimensions	> 65.74" L x 25.31" W x 52.20" H
Max User Weight	> 350 lbs
Bluetooth	> Yes (see website for details)

6RB



BASE FEATURES

Display	Choose from our Apex display line: LCD+, LED, or 16in Touch - see next page for display technology
Pedals	One-sided platform with removable strap
Pedal Mounting	ISIS bottom bracket
Seat Adjustment	Wrap around adjustment bar for ease of use. 12 positions, 12" (30cm) of slide adjustability
Contact & telemetric HR	Yes
Wireless Phone Charging	Yes
Max user weight	350lb (159kg)
Drive system	Alternator
Resistance Levels	20
Additional Features	Walk-through design, bottle holder
Start up Watts	20
Power Requirements	Multiple bottle and accessory holders, pre-wired for PVS entertainment
Max user weight	450lb (204kg)

FRAME

Material	Powder Coated Steel Frame
Standard Color	Matte Black (-60 black)
Customizable	Yes, frame color is customizable. Paint color approval required
Assembled Dimensions	68in x 24.5in x 55in (173cm x 62cm x 140cm)
Product Weight	186lbs (84kg)
Shipping Dimensions (boxed, base + display)	66.5in x 22in x 35.9in (169cm x 55.9cm x 91cm)
Shipping Weight (boxed, base + display)	214.9lbs (97.5kg)

SKUS

6RB with LCD+ Display 9-8190-6RB-LCD-60

6RB with LED Display 9-8190-6RB-LED-60

6RB with 16" Touchscreen Display 9-8190-6RB-16IN-60

6RB - Consoles



Display	Apex 24 in or 16 in Touch	Apex LED	Apex LCD+
Product Compatibility	6 series (24in only available on Treadmill)	6 Series	6 Series
Multi-language options	Arabic, Catalan, Chinese (Simplified & Traditional), Czech, Danish, Dutch, English, Finnish, French, German, Hebrew, Italian, Japanese, Polish, Portuguese, Russian, Slovak, Spanish, Swedish, Thai, Turkish	Catalan, Dutch, English, Finnish, French, German, Italian, Japanese, Portuguese, Russian, Spanish, Swedish	Chinese, Dutch, English, Finnish, French, German, Italian, Japanese, Portuguese, Russian, Spanish, Swedish
HIIT Programming	Innovative HIIT programming developed by our Master Instructors. Workouts are all 20 minutes, with variations that allow for hundreds of different workout combinations.	-	-
Pre-programmable Workouts	Yes, 20+ : Including HIIT20, Custom Intervals, Set a Goal, HR Training, RunTV Scenic routes & more	Yes, 14+ : Fitness Tests, Military Tests, CPAT, HR and Watts training, Random Hill, Landmark Challenge & more* *Workout program list varies by product type	Yes, 14+ : Fitness Tests, Military Tests, CPAT, HR and Watts training, Random Hill, Landmark Challenge & more* *Workout program list varies by product type
Quick Keys	Yes, customizable	Yes	Yes
Quick start options	Yes, single button start options	Yes, single button start options	Yes, single button start options
Fan	Yes, programmable auto start	Yes, programmable auto start	Yes, programmable auto start
CONNECTIVITY & ON-BOARD ENTERTAINMENT			
Ethernet and WiFi enabled	Yes	WiFi only	WiFi only
Over the Air (OTA) Updates Internet connection required	Yes	Yes	Yes
Integrated Apps	Yes	-	-
Wireless Screen Mirroring & Casting	Yes	-	-
RUNTV	Yes; Scenic Routes, Instructor-led Videos & more	-	-
Apple GymKit & Samsung Galaxy Watch Tap-to-Pair	Yes	Yes	-
Bluetooth Data Tracking & App Connectivity	Yes	Yes	Yes
Bluetooth Audio, Heart Rate	Yes	-	-
Wireless Phone Charging	Yes	Yes	Yes
USB Ports	Yes, integrated USB-A and USB-C ports for device charging and manual software updates: cables not included	Yes, integrated USB-A and USB-C ports for device charging and manual software updates: cables not included	Yes, integrated USB-A and USB-C ports for device charging and manual software updates: cables not included
Wired Audio	Yes, by USB-C only	-	-
HDMI Personal Device Screen Mirroring	Yes; cables not included	Yes, with PVS addition; cables not included	Yes, with PVS addition; cables not included
EXTERNAL MEDIA COMPATIBILITY			
TV tuner enabled Digital scanning only	Yes, add-on Tuner kit required (Global Tuner Options) ATSC, ISDB-T, DTMB, DVB-T2+C	-	-
Pro:Idiom	Yes, with add-on Tuner Kit or by set top box	Yes, with PVS kit addition	Yes, with PVS kit addition
IPTV	Yes, onboard app	Yes, with PVS kit and additional accessories	Yes, with PVS kit and additional accessories
Set Top Box Compatible	Yes	Yes, with PVS kit and additional accessories	Yes, with PVS kit and additional accessories
PVS	-	Optional add-on kit	Optional add-on kit
800/900 mHz receiver	-	Optional add-on kit	Not compatible with 800/900 mhz
PARTNER SOLUTIONS			
EGYM 5 Star	Yes	-	-
Asset management	Ecofit Optional	Ecofit Optional	-

8RB



BASE FEATURES	
Display	Choose from our Apex display line: LED, or 16in Touch - see next page for display technology
Pedals	One-sided, self-leveling platform with removable ratcheting strap
Pedal Mounting	Morse Taper
Seat Adjustment	Wrap around adjustment bar for ease of use. 12 positions, 12" (30cm) of slide adjustability
Contact & telemetric HR	Yes
Wireless Phone Charging	Yes
Max user weight	350 lbs (159 kg)
Drive system	Alternator
Resistance Levels	20
Additional Features	Walk-through frame design; mesh-back contoured seat for increased airflow and comfort; fold-down armrests alleviate shoulder tension and allow for a more relaxed posture
Start up Watts	20
Power Requirements	Self-generating LED display. Touchscreen display and LED w/ PVS options require 12V/5 Amp power supply
FRAME	
Material	Powder Coated Steel Frame
Standard Color	Matte Black (-60 black)
Customizable	Yes, frame color is customizable. Paint color approval required
Assembled Dimensions	65 x 28 x 60 in (164 x 71 x 151 cm)
Product Weight	208 lbs (94.4 kg)
Shipping Dimensions (boxed, base + display)	74.8 x 22.8 x 38 in (190 x 58 x 96.6 cm)
Shipping Weight (boxed, base + display)	234.6 lbs (106.4 kg)
SKUS	

8-RB with LED Display 9-8170-8RB-LED-60
8-RB with 16" Touchscreen Display 9-8170-8RB-16in-60



Display	Apex 16 in Touch	Apex LED
Product Compatibility	8 & 10 Series Bikes, Ellipticals, Stepmills and Stepper	8 & 10 Series Bikes, Ellipticals, Stepmills and Stepper
Multi-language options	Arabic, Catalan, Chinese (Simplified & Traditional), Czech, Danish, Dutch, English, Finnish, French, German, Hebrew, Italian, Japanese, Polish, Portuguese, Russian, Slovak, Spanish, Swedish, Thai, Turkish	Catalan, Dutch, English, Finnish, French, German, Italian, Japanese, Portuguese, Russian, Spanish, Swedish
HIIT Programming	Innovative HIIT programming developed by our Master Instructors. Workouts are all 20 minutes, with variations that allow for hundreds of different workout combinations.	-
Pre-programmable Workouts	Yes, 20+ Including HIIT20, Custom Intervals, Set a Goal, HR Training, RunTV Scenic routes & more	Yes, 14+ Fitness Tests, Military Tests, CPAT, HR and Watts training, Random Hill, Landmark Challenge & more* *Workout program list varies by product type
Quick Keys	Yes, customizable	Yes
Quick start options	Yes, single button start options	Yes, single button start options
Fan	Yes, programmable auto start	Yes, programmable auto start
CONNECTIVITY & ON-BOARD ENTERTAINMENT		
Ethernet and WiFi enabled	Yes	Wifi only
Over the Air (OTA) Updates Internet connection required	Yes	Yes
Integrated Apps	Yes	-
Wireless Screen Mirroring & Casting	Yes	-
RUNTV	Yes; Scenic Routes, Instructor-led Videos & more	-
Customizable Home Screen	Yes	-
Apple GymKit & Samsung Galaxy Watch Tap-to-Pair	Yes	Yes
Bluetooth Data Tracking & App Connectivity	Yes	Yes
Bluetooth Audio	Yes	-
Bluetooth Heart Rate	Yes	No
Wireless Phone Charging	Yes	Yes
USB Ports	Yes, integrated USB-A and USB-C ports for device charging and manual software updates: cables not included	Yes, integrated USB-A and USB-C ports for device charging and manual software updates: cables not included
Wired Audio	Yes, by USB-C only	-
HDMI Personal Device Screen Mirroring	Yes; cables not included	Yes, with PVS addition; cables not included
ANT+ for Group Display	Yes	Yes
EXTERNAL MEDIA COMPATIBILITY		
TV tuner enabled Digital scanning only	Yes, add-on Tuner kit required (Global Tuner Options) ATSC, ISDB-T, DTMB, DVB-T2+C	-
ProIdiom	Yes, with add-on Tuner Kit or by set top box	Yes, with PVS kit addition
IPTV	Yes, onboard app	Yes, with PVS kit and additional accessories
Set Top Box Compatible	Yes	Yes, with PVS kit and additional accessories
PVS	-	Optional add-on kit
800/900 mHz receiver	-	Optional add-on kit
PARTNER SOLUTIONS		
EGYM 5 Star	Yes	-
Asset management	Ecofit Optional	Ecofit Optional



Sales Proposal ^{Page 37}

Date: 05/20/2026

Quote Expires: 07/03/2026

Contact: Steve Nixon

Exercise Systems

5652 Commerce Drive STE 3

Orlando, FL 32839

Phone: 407-996-8890

Prepared for: Brighton Lakes

Delivery Address: 4250 Brighton Lakes Blvd

Kissimmee, FL 34746

Terms: 50% down / Balance COD

Leg Press Equipment Options:

Option	Equipment	Equipment Price	Freight (no tax)	Delivery & Install	Sub-Total	Tax (7.5%)	Total
1 - Recommended	Batca LD-3 Leg Press	\$3,195.00	\$325.00	\$300.00	\$3,820.00	\$286.50	\$4,106.50
2	TAG Elite Seated Leg Press	\$5,275.00	\$325.00	\$300.00	\$5,900.00	\$442.50	\$6,342.50
3	Nautilus Inspiration Leg Press	\$7,445.00	\$325.00	\$300.00	\$8,070.00	\$605.25	\$8,675.25

* Tax calculated at 6.5% on equipment and delivery and installation only. Freight is non-taxable.

Leg Press Feature Comparison:

Feature	Batca LD-3	Tag Elite	Nautilus Inspiration
Machine Type	Leg press / calf raise combo	Seated leg press / calf press	Seated leg press / calf press
Weight Stack	200 lb stack; 2:1 resistance ratio	295 lb stack	400 lb stack
Resistance Style	Selectorized	Selectorized	Selectorized
Footplate size	Large	Large	Extra-large
Non-slip footplate surface	✓	✓	✓
Calf raise function	✓	✓	✓
Adjustability	Back position only	Seat, back position, and press depth	Seat position and press depth

Your complete source for all your commercial fitness equipment needs. Sales, Service and Facility Design.

LD³

WALK THROUGH FRAME DESIGN

TELESCOPING BACK PAD

LARGE FOOTPLATE

DUAL FOUR BAR LINKAGE

2 TO 1 WEIGHT RATIO
(400 LBS. ACTUAL RESISTANCE)

200 LB. WEIGHT STACK

EXERCISE DEMO VIA
INTEGRATED QR CODE



LD-3 LEG PRESS/CALF RAISE

TAG

FITNESS



ELITE LEG PRESS / CALF EXTENSION

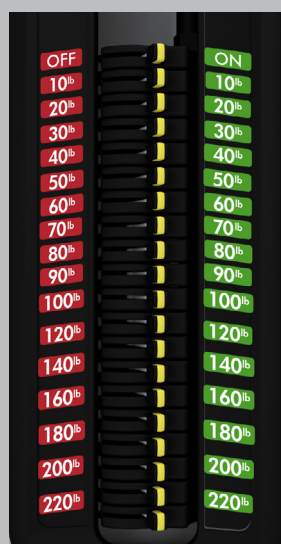
ELITE-LEG PRESS/CALF

- Lathed dual-pulleys for smooth operation
- 3mm tube in main frame and moving parts
- Injection molded shrouds for stronger durability
- All steel weight plate stacks
- Easy access for entering/exiting
- Ergonomically designed push/pull handles
- Double stitched padding
- Conforms with EN957 fatigue/stability testing
- Non-slip platform
- 295 lb. Weight stack
- 60"H x 46"W x 73"D (760lbs.)
- Color: black

The Nautilus Inspiration Leg Press is meticulously designed to foster powerful lower body strength and well-defined legs. With its integrated beveled lower edge, the Inspiration Leg Press seamlessly integrates a leg press and calf raise, creating an all-in-one lower body strength training system. From the optimal pre-stretch position users will operate the leg press with a friction-free movement allowing them to key in on the mind muscle connection. The Inspiration Leg Press is the quintessential piece to solidify a strength circuit worthy of a proper let day.

LEG PRESS IPLP5

W	54 IN (137 CM)
L	74 IN (187 CM)
H	64 IN (163 CM)
STACK WEIGHT	400 LB (181 KG)
OVERALL WEIGHT	1120 LB (508 KG)
SHIPPING WEIGHT	1,204 LB (546 KG)



LOCK N LOAD® WEIGHT SELECTION

Selecting a weight with the intuitive Lock N Load design is as easy as flicking a switch. Universally color coded switches engage and disengage the weight via an internal pin, providing a safer, more durable and maintenance free operation. Lock N Load prevents unnecessary maintenance headaches since there are no pins to lose or replace.



SMART TOWER DESIGN

The beautifully designed Nautilus Inspiration line, with their uniform 64" (163 cm) towers, deliver superior lines of site across your venue and create a visually powerful impression during facility tours. The tower housing is designed to accommodate custom graphics and wraps to personalize the equipment in your facility.

ADJUSTMENTS & MOVEMENTS

USER DEFINED RANGE OF MOTION	Fixed path of motion with urethane seat rollers for smooth, quiet operation
ASSISTED ADJUSTMENTS	Gas assist shock, wrap around handles on seat adjustments.
COLOR CODED PIVOT POINTS AND ADJUSTMENTS	Yes on all units
UNILATERAL OR BILATERAL MOVEMENT	Unilateral and Bilateral dependent can be performed (one or two leg movements)
CONVERGING OR DIVERGING MOVEMENTS	Linear motion with user pre-stretch adjustment for optimal starting position
PULLEY RATIO	1:1 pulley ratio

FRAME SPECIFICATIONS & CABLE INFORMATION

STANDARD FRAME COLOR OPTIONS	60 Black
STANDARD UPHOLSTERY COLOR OPTIONS	Black
FRAME FINISH	Electrostatic Powder coating
CUSTOMIZABLE PAINT OPTIONS AVAILABLE	Yes with additional fees and extended lead times
CUSTOMIZABLE UPHOLSTERY OPTIONS AVAILABLE	Yes with additional fees and extended lead times
CUSTOMIZABLE BRANDING OPTIONS AVAILABLE	Yes with additional fees and extended lead times
CABLE VS. BELT DRIVEN TRANSMISSION	Cable drive
BOLT DOWN LOCATIONS DEFINED	Yes
INTEGRATED LEVELING SYSTEM	Yes
HARDWARE TYPE	Hex / Button Head
TUBBING STYLE & THICKNESS	Modern blend of square and round tubing. Most are 3 or 2.5mm / 11 ga

USER SPECIFIC INFORMATION

STATIC PLACARDS	Animated lenticulars, showing start and stop positions
MULTI-LANGUAGE PLACARDS OPTIONS AVAILABLE	Yes
ANIMATED LENTICULAR	Animated lenticulars, showing start and stop positions
SAFETY CATCH & STOPS	Yes, end range of motion safety stop
WATER BOTTLE HOLDER	Yes, integrated to weight stack tower, eye level
PHONE HOLDER	Yes, adjustable in size and position
GRIP SPECIFICATIONS	Rubber, large grips for pushing, smaller grips for pulling.
FOOT PLATFORM	Extra-large non-slip rubber platform for stability
CONTOURED PADS	Yes, contoured back pads with lumbar support
BELT STABILIZATION SYSTEM	N/A

WEIGHT STACK SPECIFICATIONS

TOTAL STACK WEIGHT	400 LB (181 KG)
INCREMENTAL WEIGHT SYSTEM	10 lb increment, 5 lb add on
WEIGHT STACK TOWER HEIGHT	Standard 64in (163 cm) height on all products
PLATE LOADED	N/A
WEIGHT STORAGE SOLUTION	N/A
LNL TECHNOLOGY	Yes
ADD-ON RESISTANCE AVAILABLE	Yes, 5 lb incremental add on plate
WEIGHT STACK SHROUD SPECIFICATIONS	Uniform size, standard steel / customized aluminum materials

Core Health & Fitness is more than gym equipment, we offer innovative solutions for all your facility needs. This is why we've brought together five of the most recognizable fitness brands to ensure our customers can offer their members authentic fitness experiences. Whether working with us directly or through our partners and distributors worldwide, we provide the highest quality equipment backed by a service and support team that will always go the extra mile to get you what you need, when you need it. Partner with us and see how our Core Values motivate our every decision.

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CORE
HEALTH & FITNESS

StairMaster
SCHWINN
NAUTILUS
STAR TRAC
THROWDOWN

MINUTES OF MEETING
BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Brighton Lakes Community Development District was held on Wednesday, September 9, 2026, at 6:00 p.m. at the Brighton Lakes Clubhouse, 4250 Brighton Lakes Boulevard, Kissimmee, FL 34746.

Present and constituting a quorum were:

Marcial Rodriguez Jr.	Chairperson (Via Phone)
John Crary	Vice Chairperson
Nadine Singh	Assistant Secretary
Mark Peters	Assistant Secretary
Michelle Incandela	Assistant Secretary (Via Phone)

Also present, either in person or via communications media technology, were:

Michael Perez	District Manager, Inframark
Ryan Dugan	District Counsel, Kutak Rock, LLP
Pete Glasscock	District Engineer, Hanson, Walter & Assoc. Inc.
Justin Fisher	Field Inspection Coordinator, Inframark
Dennis Hisler	District Agent, CDD Liaison
Jorge Ramirez	Representative, United Landscape
Taber Anderson	Account Manager, Solitude Lake Management
Christopher Morris	Representative, Envera Systems
Lemanuel Rivera	Representative, Magnosec
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Perez called the meeting to order at 6:00 p.m. and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Approval of Agenda

On MOTION by Mr. Crary, seconded by Ms. Singh, with all in favor, the Board approved the agenda. (5-0)

THIRD ORDER OF BUSINESS

Public Comments

Marlene thanked the District for the tennis court resurfacing and United Land Services for trimming the trees. Marlene spoke regarding grass growth at Pond 8 and stated that she had informed Mr. Anderson and discussed the matter with him. Marlene also discussed repairs to the Brighton Lakes signs.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Financial Report

Mr. Crary asked about the invoices being sent. The Board and Mr. Perez confirmed that an email was sent with the attachments. The Board also discussed where room rental revenue was being reflected and updating the room rental rules.

On MOTION by Mr. Peters, seconded by Mr. Crary, with all in favor, the Board accepted the financials. (5-0)

B. Solitude Lake Management Report

Mr. Anderson discussed bulrush in the pond and trash removal. He stated that five large black garbage bags of trash were removed during the last trip.

Mr. Crary discussed the Solitude Lake Management report, noting that it was not included in the agenda but had been sent on September 3, 2026, and may not have been received in time for inclusion. Mr. Crary also stated that Solitude Lake Management should not spray the grass along the pond banks to avoid erosion.

Mr. Anderson discussed sending the schedule to Mr. Perez, noting that the schedule is prepared during the first week of the month. He also discussed having the technician text Mr. Hisler when coming to the property.

F. Envera Report

Mr. Morris informed the Board that all repairs had been completed at this time.

E. MagnoSec Report

Mr. Rivera apologized for missing some meetings and stated that everything had been going well, with only a few small items. Mr. Rivera also confirmed that he would be returning to regular hours.

I. District Engineer

Mr. Glasscock discussed Item No. 13 from the Field Inspection Report and stated that it had been completed. Mr. Glasscock also discussed the Volta inspection and reported flooding. The matter will be held until the concern arises again.

Mr. Crary discussed the road gutter and water remaining in the roads. Mr. Crary stated that the District Engineer had signed off on the roads and that he would like something done about the issue. Discussion ensued.

C. United Landscape

i. Review of the August 2026 Landscape Maintenance and Irrigation Inspection Reports

Mr. Ramirez discussed the palm proposal and stated that missed areas had been treated, but everything was very wet. Mr. Ramirez also discussed irrigation items. Mr. Crary complimented the United Landscape report. Mr. Crary stated that he hoped United Landscape would be more proactive in reporting items and would not wait for the Board to inform them. Mr. Rodriguez discussed dead grass near the entrance and grounds that were not wet by the guard shack.

ii. Consideration of United Land Services Proposal for the Removal of Two Lightning-Damaged Palm Trees

On MOTION by Mr. Peters, seconded by Mr. Crary, with all in favor, the Board approved Proposal No. 248661 in the amount of \$3,633.90 for the removal of lightning-damaged palm trees. (5-0)

D. Field Inspection Report

Mr. Fisher discussed the pump installation and pressure washing of the fence. Mr. Crary stated that all pond edges should continue to be monitored. Mr. Crary also discussed the asphalt report and measurements. The Board discussed the fence by the pond that is not CDD property and resolutions. The Board also discussed a letter being sent to the property owner to resolve the damaged fence.

i. Consideration of Sunrise Irrigation Proposal for Replacement of the Irrigation Suction Line

Mr. Fisher discussed Sunrise Irrigation Proposal No. 207533519 in the amount of \$11,742 for the suction line.

On MOTION by Mr. Crary, seconded by Ms. Singh, with all in favor, the Board approved Sunrise Irrigation Proposal No. 207533519 in the amount of \$11,742 for replacement of the irrigation suction line. (5-0)

ii. Consideration of Junior Handyman and Electric, LLC for Replacement of the Existing Drainage System

On MOTION by Mr. Peters, seconded by Mr. Crary, with all in favor, the Board ratified the replacement of the existing drainage system by Junior Handyman and Electric, LLC. (5-0)

iii. Consideration of Techni-Pools for Replacement of the Paver Drain Cover

On MOTION by Mr. Peters, seconded by Mr. Crary, with all in favor, the Board approved Techni-Pools for replacement of the paver drain cover. (5-0)

99

100 **iv. Consideration of Central Florida Electrician Estimate No. 2150 for Pool Yard**
 101 **Electrical Panel Repairs and Replacement**

102

103 The Board discussed tabling the item to obtain better pricing or leaving the existing
 104 system as is.

105 **v. Consideration of ER Service and Investments LLC Proposal for Pool Yard**
 106 **Electrical Panel Repairs and Replacement**

107

108 The Board discussed tabling the item to obtain better pricing or leaving the existing
 109 system as is.

110 **vi. Consideration of WattEdge Electric Proposal for Pool Yard Electrical Panel**
 111 **Repairs and Replacement**

112

113 The Board discussed tabling the item to obtain better pricing or leaving the existing
 114 system as is.

115 **vii. Consideration of Pro Playgrounds Quote No. 65822 for Installation of a**
 116 **Shade Structure**

117

118 The Board discussed tabling the item to obtain better pricing or leaving the existing
 119 structure as is.

120 Mr. Perez discussed additional proposals for exercise equipment and stated that they
 121 would be included for consideration at the next meeting.

122 **G. CDD Liaison Report**

123 Mr. Hisler discussed the report and the status of the items. He stated that the drains were
 124 to be cleaned out as soon as possible. Ms. Singh discussed bollards installed by the kiosk to
 125 avoid damage.

126 **H. District Counsel**

127 Mr. Dugan discussed the Ham Brown agreement being sent to him. No further discussion
 128 occurred.

129 **J. District Manager**

130 Mr. Perez reviewed items already discussed during the meeting. Mr. Crary spoke with
 131 Mr. Dugan regarding updating the room rental agreement and also discussed the fence at
 132 3621 Kariba. Mr. Perez stated that he would contact the new HOA company for a status
 133 update.

FIFTH ORDER OF BUSINESS**Business Administration****A. Consideration of Minutes from the Meeting Held August 12, 2026**

Mr. Crary discussed removing lines 87 and 88, changing “pressure washing” to “asphalt repairs” in the box for line 93, and adding more details for lines 118 and 120.

On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor, the Board approved the August 12, 2026, meeting minutes as amended. (5-0)

SIXTH ORDER OF BUSINESS**Board of Supervisors Requests and Comments**

Ms. Singh requested authorization of up to \$200 to work with United Land Services on landscaping items.

On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor, the Board approved up to \$200 for Ms. Singh to work with United Land Services on landscaping items. (5-0)

Mr. Rodriguez discussed canceling meetings when the agenda is light. Discussion ensued.

SEVENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Peters, seconded by Ms. Singh, with all in favor, the Board adjourned the meeting at 8:25 p.m. (5-0)

Assistant Secretary

Chair/Vice Chair