

*South Fork
Community Development
District*

April 14, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



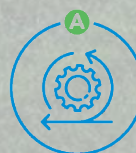
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

South Fork Community Development District

Board of Supervisors

Kelly Barr, Chairperson
David Lowrie, Vice Chairperson
Jason Amato, Assistant Secretary
Patrick Barr, Assistant Secretary
Nicholas Bozzuto, Assistant Secretary

Staff:

Mark Vega, District Manager
Kathryn "KC" Hopkinson, District Counsel
Robert Dvorak, District Engineer
Jason Jaszczak, Advanced Aquatics
Mark Vega, Field Manager
Elizabeth Coons, Accountant
Diana Kapatsyna, Administrative Assistant

Workshop

Tuesday, April 14, 2026 – 6:00 p.m.

Regular Meeting Agenda

Tuesday, April 14, 2026 – 6:45 p.m.

-
- 1. Roll Call
 - 2. Audience Comments – *Three- (3) Minute Time Limit*
 - 3. Business Administration
 - A. Approval of March 10, 2026 Meeting Minutes Pg. 3
 - B. Acceptance of the February 2026 Financial Reports Pg. 6
 - 4. Staff Reports
 - A. Accountant
 - B. Engineer Pg. 12
 - C. Attorney
 - D. District Manager/Field Inspection
 - i. Waterway Inspection Report Pg. 17
 - ii. Discussion of Advanced Aquatics Renewal Letter..... Pg. 28
 - iii. Discussion of Proposal for monthly maintenance of Retaining Wall Alleyway
in Meadow Glen Pg. 29
 - 5. Supervisor Requests
 - 6. Adjournment

The next workshop meeting is scheduled for May 12, 2026, at 6:00 p.m.
The next regular meeting is scheduled for May 12, 2026, at 6:45 p.m.

District Office

2005 Pan Am Circle, Suite 300
Tampa, FL 33607
813-873-7300

Meeting Location:

South Fork HOA Pool Building
10952 Ambleside Drive
Riverview, FL 33578

**MINUTES OF MEETING
SOUTH FORK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the South Fork Community Development District was held on Tuesday, March 10, 2026 at 6:48 p.m. at the South Fork HOA Pool Building located at 10952 Ambleside Drive, Riverview, Florida.

Present and constituting a quorum were:

Kelly Barr	Chairperson
David Lowrie	Vice Chairperson
Patrick Barr	Assistant Secretary
Nicholas Bozzuto	Assistant Secretary

Also present was:	
Alize Aninipot	District Manager

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Aninipot called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Audience Comments Consent Agenda

A resident asked for a follow-up regarding the bushes and grass that burned in the fire on Golden Silence. The resident mentioned that Mr. Vega was supposed to have the trees removed. The Board requested an update from Mr. Vega regarding the delay at the next meeting.

THIRD ORDER OF BUSINESS

Business Administration

A. Approval of February 10, 2026, Meeting Minutes

On MOTION by Mr. Lowrie seconded by Mr. Bozzuto, with all in favor, the February 10, 2026 Meeting Minutes were approved. 4-0

B. Acceptance of the January 2026 Financial Reports

On MOTION by Mr. Lowrie seconded by Ms. Barr, with all in favor, the December 2026 Financial Reports were approved. 4-0

FOURTH ORDER OF BUSINESS

Staff Reports

A. Accountant

Ms. Aninipot informed that the accountant will attend the June meeting to discuss the budget.

B. Engineer

The Chair reported that the irrigation well on Trinity Leaf experienced a series of mechanical and electrical failures. First, the control computer malfunctioned, which caused the well pump to enter an overload condition. This overload subsequently led to pump failure, resulting in the irrigation tank emptying and ultimately rupturing.

The District Manager authorized emergency repairs to prevent the loss of turf and landscaping along the medians. The total cost of the repair was \$14,999.

On MOTION by Ms. Barr seconded by Mr. Barr, with all in favor, Ratification of Emergency Well Repair in the amount of \$14,999 was ratified. 4-0

C. Attorney

The Board requested the District Manager to follow up with Mr. Vega regarding whether the attorney letter to easement violators in Meadow Glen were sent.

D. District Manager/Field Inspection

The Board reported no conflicts at this time for the next scheduled meeting.

i. Waterway Inspection Report

The Board directed staff to contact Advanced Aquatics to obtain information regarding Pond 9, specifically to determine whether the existing shrubs around the pond are eligible for removal.

ii. Consideration of Retaining Wall Area Cleanup Proposal

On MOTION by Ms. Barr seconded by Mr. Lowrie, with all in favor, the Retaining Wall Area Cleanup Proposal was approved. 4-0

FIFTH ORDER OF BUSINESS

Supervisors' Requests

On MOTION by Mr. Bozzuto seconded by Mr. Barr, with all in favor, the compensation structure was approved to change from 1099 to W-2 moving forward. 4-0

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lowrie seconded by Mr. Barr, with all in favor, the meeting was adjourned at 7:04 p.m. 4-0

Mark Vega, Secretary

***South Fork CDD
Community Development
District***

Supporting Schedules

February 28, 2026

SOUTH FORK
Community Development District

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SOUTH FORK

Community Development District

Governmental Funds

Balance Sheet
February 28, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 752,564	\$ -	\$ 752,564
Due From Other Funds	-	1	1
Investments:			
Reserve Fund (A-1)	-	38,408	38,408
Reserve Fund (A-2)	-	8,507	8,507
Reserve Fund (A-3)	-	28,424	28,424
Revenue Fund (A-1)	-	266,689	266,689
Revenue Fund (A-2)	-	116,436	116,436
Revenue Fund (A-3)	-	207,762	207,762
Prepaid Items	300	-	300
Deposits	874	-	874
TOTAL ASSETS	\$ 753,738	\$ 666,227	\$ 1,419,965
<u>LIABILITIES</u>			
Accounts Payable	\$ -	\$ -	\$ -
Accrued Expenses	1,092	-	1,092
Other Current Liabilities	10,025	-	10,025
Due To Other Funds	1	-	1
TOTAL LIABILITIES	11,118	-	11,118
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	300	-	300
Deposits	874	-	874
Restricted for:			
Debt Service	-	666,227	666,227
Unassigned:	741,446	-	741,446
TOTAL FUND BALANCES	\$ 742,620	\$ 666,227	\$ 1,408,847
TOTAL LIABILITIES & FUND BALANCES	\$ 753,738	\$ 666,227	\$ 1,419,965

SOUTH FORK

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 10,849	\$ 10,849
Interest - Tax Collector	-	-	724	724
Special Assmnts- Tax Collector	504,442	453,998	483,374	29,376
Special Assmnts- Other	1,915	1,915	1,835	(80)
Special Assmnts- Discounts	(20,254)	(18,229)	(19,285)	(1,056)
TOTAL REVENUES	486,103	437,684	477,497	39,813
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	25,836	10,765	11,751	(986)
ProfServ-Engineering	10,000	4,167	2,565	1,602
ProfServ-Field Management	17,727	7,386	7,386	-
ProfServ-Legal Services	5,000	2,083	1,533	550
ProfServ-Mgmt Consulting	37,106	15,461	15,461	-
ProfServ-Trustee Fees	3,750	3,750	4,041	(291)
Auditing Services	3,150	3,150	-	3,150
Website Compliance	1,553	1,553	2,096	(543)
Postage and Freight	-	-	4	(4)
Insurance - Risk Management	7,764	7,764	7,764	-
Legal Advertising	1,800	750	-	750
Miscellaneous Services	-	-	179	(179)
Misc-Assessment Collection Cost	10,127	9,114	9,318	(204)
Annual District Filing Fee	175	175	175	-
Total Administration	123,988	66,118	62,273	3,845
<u>Electric Utility Services</u>				
Utility - General	10,782	4,493	5,042	(549)
Electricity - Streetlights	10,038	4,183	-	4,183
Total Electric Utility Services	20,820	8,676	5,042	3,634
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Aquatic Control	16,000	6,667	7,168	(501)
R&M-Lake	50,000	20,833	36,825	(15,992)
Total Flood Control/Stormwater Mgmt	66,000	27,500	43,993	(16,493)
<u>Other Physical Environment</u>				
Contracts-Landscape	103,155	42,981	39,344	3,637
Contracts-Mulch	2,500	1,042	-	1,042
Insurance - Property	11,463	11,463	11,509	(46)
R&M-Renewal and Replacement	10,000	4,167	3,900	267

SOUTH FORK

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
R&M-Irrigation	2,000	833	1,180	(347)
R&M-Pressure Washing	-	-	15,250	(15,250)
Shared Maintenance Costs	3,600	1,500	1,500	-
Reserve - Ponds	120,000	50,000	-	50,000
Total Other Physical Environment	252,718	111,986	72,683	39,303
Field				
ProfServ-Wildlife Management Service	9,000	3,750	-	3,750
Contracts-Security Services	11,424	4,760	-	4,760
Misc-Records Storage	-	-	525	(525)
Misc-Contingency	238	238	863	(625)
Total Field	20,662	8,748	1,388	7,360
TOTAL EXPENDITURES	484,188	223,028	185,379	37,649
Excess (deficiency) of revenues Over (under) expenditures	1,915	214,656	292,118	77,462
Net change in fund balance	\$ 1,915	\$ 214,656	\$ 292,118	\$ 77,462
FUND BALANCE, BEGINNING (OCT 1, 2025)	451,958	451,958	451,958	
FUND BALANCE, ENDING	\$ 453,873	\$ 666,614	\$ 742,620	

SOUTH FORK

Community Development District

Series 2015 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 3,500	\$ 1,458	\$ 6,380	\$ 4,922
Special Assmnts- Tax Collector	327,561	294,805	313,877	19,072
Special Assmnts- Discounts	(13,102)	(11,792)	(12,476)	(684)
TOTAL REVENUES	317,959	284,471	307,781	23,310
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	6,551	5,896	6,028	(132)
Total Administration	6,551	5,896	6,028	(132)
Debt Service				
Principal Debt Retirement A-1	110,000	-	-	-
Principal Debt Retirement A-2	20,000	-	-	-
Principal Debt Retirement A-3	75,000	-	-	-
Interest Expense Series A-1	41,569	20,956	20,956	-
Interest Expense Series A-2	9,531	4,804	4,804	-
Interest Expense Series A-3	37,108	18,707	18,707	-
Total Debt Service	293,208	44,467	44,467	-
TOTAL EXPENDITURES	299,759	50,363	50,495	(132)
Excess (deficiency) of revenues Over (under) expenditures	18,200	234,108	257,286	23,178
Net change in fund balance	\$ 18,200	\$ 234,108	\$ 257,286	\$ 23,178
FUND BALANCE, BEGINNING (OCT 1, 2025)	408,941	408,941	408,941	
FUND BALANCE, ENDING	\$ 427,141	\$ 643,049	\$ 666,227	



SOUTH FORK CDD

ENGINEER'S REPORT FOR APRIL 2026 BOS MEETING

Ongoing Projects Report and Updates:

Pond 8 Bank Restoration at Weir.

Project has been completed in accordance with the scope of work in the RFP. Final report is attached.

Pond 13 .

DM asked BDi to complete a site visit on pond 13 - flood plain comp pond on the outflow side of pond 13. Previously there was a washout in the southeast corner of the comp pond and DM asked to review this washout for any further erosion. No further erosion was observed from the site visit, and the eroded area appears to be vegetating over. No further action is needed at this time.

3 Way Stop at Ambleside Blvd and Summerfield

In progress to find out status of the request for stop signs and crosswalks. If additional information is provided before Apr 2026 BOS meeting, it will be forwarded under separate cover.



Technical Memorandum

Date: April 3, 2026

To: South Fork CDD

Project Name: Bank Restoration at weir

From: Kirk Wagner

Location: Pond 8 Weir

Subject: Final Report

On March 5, 2026, a site visit was conducted by BDi Engineering to review the completed work on the bank restoration at Pond 8 weir.

The completed work observed during the site visit has been done in accordance with the scope of work in the RFP document.

The only remaining item to complete was sod installation and the contractor and I completed a review of all of the areas to be sodded.

That work was being completed that day and if needed the following day.

No punch list items were found.

The following pages are photos taken during the site visit.

Recommend district implement routine maintenance of vegetation on the entire area around the weir and the restored bank.

11110 Purple Martin Blvd, Riverview, FL 33579, USA

● 27.781781, -82.320006 ±13ft



Pond 8 Weir

South Fork CDD
05 Mar 2026 8:18:39

11110 Purple Martin Blvd, Riverview, FL 33579, USA

● 27.781759, -82.320052 ±9ft



Pond 8 Weir

South Fork CDD
05 Mar 2026 8:18:47

11110 Purple Martin Blvd, Riverview, FL 33579, USA

● 27.781804, -82.319909 ±9ft



Pond 8 Weir

South Fork CDD
05 Mar 2026 8:19:23

11110 Purple Martin Blvd, Riverview, FL 33579, USA

● 27.781767, -82.319898 ±13ft



Pond 8 Weir

South Fork CDD
05 Mar 2026 8:19:39

11110 Purple Martin Blvd, Riverview, FL 33579, USA

● 27.781689, -82.319976 ±9ft



Pond 8 Weir

South Fork CDD
05 Mar 2026 8:20:13

11110 Purple Martin Blvd, Riverview, FL 33579, USA

● 27.781699, -82.320012 ±16ft



Pond 8 Weir

South Fork CDD
05 Mar 2026 8:20:20



***South Fork Community Development District
Waterway Inspection Report***

Reason for Inspection:

Quality Assurance

Inspection Date:

3/24/26

Prepared by:

Jacob M. Adams, Project Manager & Biologist

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
1-800-491-9621



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Waterway Inspection Report | Page 2

Site Assessments

Pond 1

Comments:

Pond 1 looks great.

Routine maintenance has resulted in minimal new invasive growth. No issues were observed with algae, submerged, weeds or shoreline weeds. Previous treatments have targeted Shoreline weed growth on the exposed sediment around the perimeter and positive results have been seen. The water level has remained at a low level.



Pond 2

Comments:

Pond 2 looks good.

No issues were observed with algae some more weeds or Shoreline weeds. Previous treatments have targeted Slender Spike Rush growth, algae, and Shoreline weed growth. Positive results have been observed with all treatments. Treatments will continue to target any new invasive growth as observed.



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Waterway Inspection Report | Page 3

Site Assessments

Pond 3

Comments:

Pond 3 looks good.

Minimal to no new growth was observed on this pond. Slender Spike Rush growth on the exposed sediment was previously targeted for treatment and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained low. A nesting crane was observed in the littoral shelf area and will delay treatments until nesting has completed.



Pond 4

Comments:

Pond 4 looks good.

No issues were observed with algae, submersed weeds, or shoreline weeds. Previously shoreline weeds were targeted for treatment and have shown positive results. Any new growth observed will continue to be targeted for treatment. The water level has remained at a low level. A very minimal amount of new lily growth was observed and will be targeted for treatment during the routine maintenance visit.



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Waterway Inspection Report | Page 5

Site Assessments

Pond 7

Comments:

Pond 5:

Normal growth observed.

Some Planktonic algae growth was observed on pond 5. This will be targeted for treatment during the upcoming treatments. No issues were observed with submersed weeds. Shoreline weeds were previously targeted for treatment on the exposed sediment and positive results were seen. The water level has remained low.



Pond 8

Comments:

Pond 6:

Pond 6 looks good.

No issues were observed with algae, submersed weeds, or other invasive shoreline weeds. Shoreline weeds were previously treated and positive results were seen. The water level on this pond has remained at a low level.



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Waterway Inspection Report | Page 5

Site Assessments

Pond 7

Comments:

Normal growth observed.

A minor new growth of invasive vegetation was observed on the littoral shelf. Due to low water level conditions, the littoral shelf has experience a recent growth of invasive species. This will be targeted for treatment during the upcoming visits. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 8

Comments:

Pond 8 looks good.

Previously pond 8 was treated for a minor amount of Slender Spike Rush growth and positive results were seen. No regrowth of Slender Spike Rush was observed during this visit. No issues were observed with algae or shoreline weeds. The water level has increased due to the recent repair of the outflow structure. The water level remains at a low level but has increased.



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Waterway Inspection Report | Page 6

Site Assessments

Pond 9

Comments:

Pond 9 looks good.

Previous treatments have targeted Algae, Needlerush, and Torpedograss around the shoreline perimeter. Minimal amounts in a state of decay remain. If any new growth is observed it will be targeted for treatment. No other issues were observed. The water level has increased but remains at a low level.



Pond 10

Comments:

Pond 10 looks good overall.

A very minimal amount of Cattail regrowth was observed in the littoral shelf area. This will be targeted for treatment during the upcoming visit. No issues were observed with algae, submersed weeds, or shoreline weeds. Minimal amount of trash was observed and the water level has continued to drop and is very low leaving the littoral shelf area exposed. The remaining vegetation in the dry littoral shelf area has experienced cold damage.



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Waterway Inspection Report | Page 7

Site Assessments

Pond 11

Comments:

Pond 11 looks good.

The water level is currently very low and the littoral shelf area is dry. The Pennyworth growth was targeted for treatment and positive results were seen. Any remaining or new growth of Pennywort will be targeted for treatment. No issues were observed with algae, submersed weeds, or other shoreline weeds.



Pond 12

Comments:

Pond 12 looks good.

This pond was previously treated for shoreline weeds and positive results have been observed. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained at a low level.



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Waterway Inspection Report | Page 8

Site Assessments

Pond 13

Comments:

Pond 13 looks good.

A minimal amount of shoreline weeds and Torpedograss were recently targeted for treatment and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained low.

The littoral shelf area continues to look good. Cold damage to the native vegetation around the shoreline perimeter and some of the littoral shelf was observed.



Pond 14

Comments:

Growth around the outflow structure was targeted for treatment and positive results were observed. Water is free to flow through and out of this structure.

Dead branch trimmings piled up in front of outflow. Recommend removing these to not cause any flow issues.



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Waterway Inspection Report | Page 9

Site Assessments

Pond 15

Comments:

Growth around the outflow structure was targeted for treatment and positive results were observed. Water is free to flow through and out of this structure.



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Waterway Inspection Report | Page 10

Map



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292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie

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March 23, 2026

South Fork CDD
c/o Inframark Management Services
2654 Cypress Ridge Blvd. Ste. 101
Wesley Chapel, FL 33544

We appreciate the opportunity to continue serving **South Fork CDD**, and we want to thank you for trusting Advanced Aquatic with the care of your ponds since 2024.

We'd like to take this opportunity to highlight the upcoming renewal of your service agreement and updated pricing, effective on the dates noted below.

Over the past year, we've experienced significant increases in costs related to herbicides, labor, insurance, and vehicle maintenance. While we've made every effort to absorb these expenses, a modest price increase is necessary in order to continue providing the high-quality service you've come to expect from us.

Updated Pricing:

- **Current Monthly Service Rate: \$1,456.00**
- **New Monthly Service Rate (effective 12/1/2026): \$1,514.00**
- **Increase: \$125.00 per month**

Please note that all other terms and conditions of your existing contract remain unchanged. The only revision is to the service rate, which will take effect December 1, 2026.

We remain committed to delivering reliable, effective pond and lake management services and greatly value the continued relationship we've built with your community.

If you have any questions or need further information, please don't hesitate to reach out. We're always happy to help.

Thank you again for your continued business. We look forward to another successful year working together.

Sincerely,

Doug Agnew

Doug Agnew
 Senior Environmental Consultant

Jason Jaszczak

Jason Jaszczak
 Environmental Consultant

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Alleyway Maintenance Proposal

Prepared for: South Fork CDD, Attn: Mark Vega

Prepared by: Dustin Heflin, Regional Manager

April 1, 2026

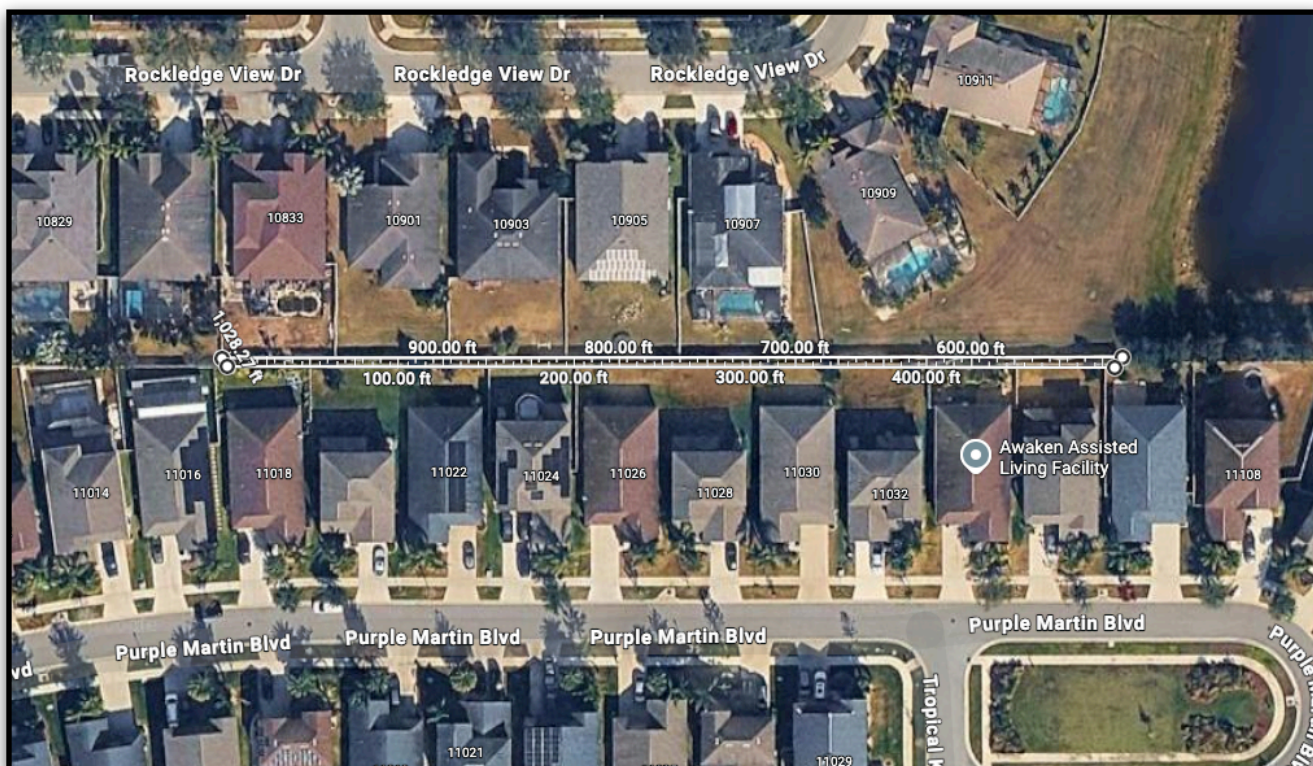
Proposal number: 26-0401

NEWLEAF HORTICULTURE

PROJECT SUMMARY

Project Objective

Provide monthly or as-needed maintenance of the fenced boundary area on the south side of Rockledge View Dr. in South Fork 1 CDD to control weeds, maintain the crushed seashell base, and keep the area clean and free of debris.



Project Outline

This project covers monthly or as-needed maintenance of approximately 2,760 square feet of fenced buffer/retaining wall area along the south side of Rockledge View Dr. in South Fork 1 CDD. Work will include weed mitigation to prevent vegetation from establishing in or around the crushed seashell base, along with routine cleaning to ensure the area remains free of debris and visually consistent with community standards. This maintenance area is a very long, narrow alleyway approximately 1,030

linear feet in length (roughly a quarter-mile or about 3 football fields) with only one entry point at the end, significantly increasing the time and labor required for equipment mobilization, debris removal, and material handling compared to standard maintenance areas.

Scope of Work

- Visit the site on a monthly basis, or as needed based on conditions, to inspect and maintain the fenced boundary area.
- Hand-pull or spot-treat weeds within the crushed seashell area and along the fence line using appropriate, label-compliant methods.
- Remove leaves, branches, trash, and other debris from the fenced area and properly dispose of off-site.
- Report any damage to the fence, retaining structure, or significant erosion issues to the CDD representative.



Expected Outcome

The fenced boundary area on Rockledge View Dr. will remain clean, weed-free, and properly maintained, preserving the integrity of the crushed seashell base and ensuring a neat, professional appearance in this “alleyway” between the retaining wall/fence on the north side and the residential fences on the south side. Regular maintenance will prevent weed establishment and debris buildup while supporting the long-term function and visual clarity of this seashell-covered buffer zone.

Recommendations

- If the Board chooses to add additional crushed seashell to the area in the future, a separate proposal can be provided for material supply and installation.
- Should the area be found to contain dumped materials (such as household trash, yard waste, branches, or other debris not generated by normal maintenance), an additional charge may be invoiced for the extra labor and disposal costs associated with removing such materials.

Project Cost Estimate

Description	Quantity	Unit Price	Cost
Standard Maintenance	1	\$75	\$75
			\$0
Total			\$75