Lake Bernadette Community Development District

Board of Supervisors

Michael Berman, Chairman Brenton Basinger, Vice Chairman Vacant, Bonnie Hazelett, Assistant Secretary James Callaghan, Assistant Secretary Jordan Lansford, District Manager Scott Steady, Esquire, District Counsel Dan Nesselt, Clubhouse Manager Tonja Stewart, District Engineer

Regular Meeting Agenda

Tuesday, January 26, 2021 – 6:00 p.m.

Zoom Meeting information for RESIDENTS ONLY all residents must attend via Zoom Lake Bernadette Zoom 1/26/21 @ 6PM

Meeting ID: 838 6755 1578 Meeting Passcode:123456

Meeting URL: https://us02web.zoom.us/j/83867551578

Call in Number: (929) 205-6099

- 1. Roll Call
- 2. Audience Comments

This is the only opportunity for audience comments on any matter during the course of the meeting. In order to maintain order and in the interest of time and fairness to other speakers, each speaker must be recognized by the District Manager and comments are limited to three minutes per person. This time may be extended at the discretion of the District Manager. Only one person may speak at a time. Although Supervisors may not necessarily respond to the comments, they will be taken into consideration by the Supervisors.

- 3. Consent Agenda
 - A. Approval of the Minutes of December 1, 2020 Meeting- Page # 3
 - B. Acceptance of the Financial Statements Dated December 31, 2020 Page # 7
- 4. Attorney's Report
- 5. Engineer's Report
 - A. Discussion of Maps and CDD Maintenance Responsibility
- 6. District Manager's Report
 - A. 5-year plan Page#26
 - B. Vacant Seat Letters of Intent
 - C. Discussion of E-Verify
 - D. Discussion of Complete IT Contract- Page # 27
 - E. Pond Report- Page # 74

District Office: 2654 Cypress Ridge Boulevard, Suite 101 Wesley Chapel, Florida 813-991-1116

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- 7. Clubhouse Manager's Report Page #82
 - A. FHP Stats- Page #83
 - B. Discussion on Painting Proposal Page # 84, 85
- 8. Old Business
- 9. New Business and Supervisors' Requests
- 10. Adjournment

Next Meeting is February 23rd at 6:00 PM

MINUTES OF MEETING LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lake Bernadette Community Development District was held virtually on Tuesday, December 1, 2020 at 6:04 p.m. at the Lake Bernadette Clubhouse, 5410 Golf Links Boulevard, Zephyrhills, Florida. Statutes.

Present and constituting a quorum were:

Michael Berman Chairman

Brenton Basinger Assistant Secretary
Bonnie Hazelett Assistant Secretary
James Callaghan Assistant Secretary

Also present were:

Jordan Lansford District Manager Tonja Stewart District Manager

Scott Steady District Council (via zoom)

Dan Nesselt Clubhouse Manager

Angel Montagna Inframark

Residents

The following is a summary of the discussions and actions taken at the December 1, 2020 Lake Bernadette Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

➤ Ms. Montagna called the meeting to order at 6:04 p.m. and a quorum was established.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda

Audience comments were received.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of October 27, 2020 Meeting
- B. Acceptance of the Financial Statements Dated October 31, 2020

On MOTION by Ms. Hazelett seconded by Mr. Callaghan with all in favor the Consent Agenda was approved as presented.

December 1, 2020 Lake Bernadette CDD

FOURTH ORDER OF BUSINESS

Attorney's Report

➤ Mr. Steady provided a quick overview of the Sunshine Law for the new Board members.

FIFTH ORDER OF BUSINESS

Engineer's Report

A. Discussion of Maps and CDD Maintenance Responsibility

- ➤ Ms. Stewart along with Ms. Lansford discussed the maps and CDD responsibilities.
- ➤ Brief discussion ensued and the Board requested a spreadsheet of all pond numbers, ownership, maintenance responsibilities in order to easily see what needs to be addressed.

SIXTH ORDER OF BUSINESS

District Manager's Report

A. 5-year plan

➤ Mr. Berman noted for the record this item will be discussed during a workshop in the beginning of next year.

B. Fiscal Year 2021 Meeting Schedule

➤ Ms. Montagna noted because the annual meeting schedule is posted on the District's website, there is no need to include this on the monthly agendas. There was Board consensus to take off the monthly agendas.

C. Air Oasis Bi-Polar

There was Board consensus to remove this item from the agenda.

D. Saline Modernization Proposals

➤ There was Board consensus to remove this item from the agenda.

E. Pond Report

A copy of the pond report was included in the agenda package and is attached hereto and made a part of the public record. It was noted that the pictures in the report do not match the actual look of the ponds. Overall the ponds look bad, especially Pond #13.

F. Discussion of Clubhouse Furniture

➤ Line item tabled.

G. Selection of District Manager: Angel Montagna and Jordan Lansford

➤ The Board discussed their best options and a brief discussion ensued.

December 1, 2020 Lake Bernadette CDD

On MOTION by Mr. Callaghan seconded by Ms. Hazelett with all in favor, Ms. Jordan Lansford was selected as the District Manager for Lake Bernadette CDD. 4.0

- H. Discussion of Florida Statute 190.006 (3)(a)2.d.(b) If no elector qualifies for a seat to be filled in an election, a vacancy in that seat shall be declared by the board effective on the second Tuesday following the election. Within 90 days thereafter, the board shall appoint a qualified elector to fill the vacancy. Until such appointment, the incumbent board member in that seat shall remain in office.
- ➤ Mr. Berman discussed the vacant seat and its qualification.

On MOTION by Ms. Hazelett seconded by Mr. Berman, with Ms. Hazelett and Mr. Berman voting aye and Mr. Basinger and Mr. Callaghan voting Nay, electing Mr. Robert Van Liew to the vacant seat failed. 2.2

➤ The Board will take accept resumes from interested residents and appoint someone at the January meeting.

I. Designation of Officers Resolution 2021-01

On MOTION by Mr. Callaghan seconded by Ms. Hazelett with all in favor, Mr. Michael Berman was designated as Chairperson; Jordan Lansford as Secretary; Alan Baldwin as Treasurer; and Stephen Bloom as Assistant Secretary. 4.0

Mr. Callaghan MOVED to designate Mr. Brenton Basinger as Vice Chairman; there being no second the motion failed

On MOTION by Mr. Berman, seconded by Ms. Hazlett, with Mr. Berman and Ms. Hazlett voting aye to designate Ms. Bonnie Hazlett as Vice Chairperson and Mr. Callaghan and Mr. Basinger voting nay, the motion failed to pass. 2.2

On MOTION by Mr. Callaghan seconded by Mr. Basinger with all in favor, Mr. Brenton Basinger was designated Vice Chairperson. 4.0

J. Meeting Room Usage

➤ Mr. Berman noted leaving the meeting room closed may be best based on the recent Covid-19 numbers.

December 1, 2020 Lake Bernadette CDD

➤ There was Board consensus to leave the meeting room closed and follow up at the February meeting.

SEVENTH ORDER OF BUSINESS

Clubhouse Manager's Report

- A. FHP Report
- **B.** Pressure Washing Proposals
- ➤ Mr. Nesselt discussed three pressure washing proposals.
 - o PPW & Soft Wash Inc. for a total cost of \$8,444.80.
 - o Rainmaker Irrigation & Landscaping, Inc. for a total cost of \$9,900.
 - o Eric's Pressure Washing for a total cost of \$7,500.
- ➤ The Clubhouse Manager's Report was included in the agenda package and is attached hereto and made a part of the public record.

On MOTION by Mr. Berman seconded by Ms. Hazelett with all in favor, Eric's Pressure Washing was awarded the pressure washing agreement at a total cost \$7,500. 4.0

EIGHTH ORDER OF BUSINESS

Old Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

New Business and Supervisor's Request

- ➤ Mr. Berman stated he is still working on the solar projects.
- ➤ There was Board consensus to remove the second audience comments from the agendas going forward.

TENTH ORDER OF BUSINESS

Audience Comments

Audience comments were received.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Hazelett seconded by Mr. Basinger, with all in favor, the meeting was adjourned at 7:24 p.m.

LAKE BERNADETTE Community Development District

Financial Report

December 31, 2020

Prepared by:



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LAKE BERNADETTE Community Development District

Financial Statements

(Unaudited)

Balance Sheet

ACCOUNT DESCRIPTION	G	ENERAL FUND	E	OUBLE EAGLE COURT AD FUND	-	ANINE VE FUND	TOTAL
AGGGWI BEGGWI HOW			-110	10110			
<u>ASSETS</u>							
Cash - Checking Account	\$	409,114	\$	-	\$	-	\$ 409,114
Due From Other Funds		-		15,124		7,990	23,114
Investments:							
Money Market Account		1,369,185		-		-	1,369,185
Deposits		835		-		-	835
TOTAL ASSETS	\$	1,779,134	\$	15,124	\$	7,990	\$ 1,802,248
<u>LIABILITIES</u>							
Accounts Payable	\$	435	\$	-	\$	-	\$ 435
Accrued Expenses		13,855		-		-	13,855
Deposits		2,185		-		-	2,185
Due To Other Funds		23,114		-		-	23,114
TOTAL LIABILITIES		39,589		-		-	39,589

Balance Sheet

ACCOUNT DESCRIPTION	GENERAL FUND	DOUBLE EAGLE COURT ROAD FUND	JANINE DRIVE FUN	ID TOTAL
FUND BALANCES				
Nonspendable:				
Deposits	835	-		- 835
Assigned to:				
Operating Reserves	214,317	-		- 214,317
Reserves - Clubhouse/Cabana	66,776	-		- 66,776
Reserves - Court Amenities	4,630	-		- 4,630
Reserves- Lake Embank/Drainage	51,897	-		- 51,897
Reserves - Roadways	18,693	-		- 18,693
Reserves - Swimming Pools	55,347	-		- 55,347
Unassigned:	1,327,050	15,124	7,99	0 1,350,164
TOTAL FUND BALANCES	\$ 1,739,545	\$ 15,124	\$ 7,99	0 \$ 1,762,659
TOTAL LIABILITIES & FUND BALANCES	\$ 1,779,134	\$ 15,124	\$ 7,99	0 \$ 1,802,248

Statement of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADOPT	ANNUAL ADOPTED BUDGET		IANCE (\$) /(UNFAV)	DEC-20 BUDGET		DEC-20 ACTUAL		VARIANCE (\$ FAV(UNFAV)	
REVENUES										
Interest - Investments	\$ 1	3,000	\$ 6,191	\$ (6,809)	\$	1,083	\$	218	\$	(865)
Room Rentals		750	-	(750)		63		-		(63)
Interest - Tax Collector		100	-	(100)		-		-		-
Special Assmnts- Tax Collector	78	3,865	695,234	(88,631)		599,125		613,391		14,266
Special Assmnts- Discounts	(3	1,355)	(27,685)	3,670		(23,965)		(24,346)		(381)
Other Miscellaneous Revenues		1,250	-	(1,250)		104		=		(104)
Access Cards		175	-	(175)		15		=		(15)
Amenities Revenue		175	-	(175)		-		=		-
Recreation Membership		500	-	(500)		125		-		(125)
Insurance Premium Rebate		1,000	-	(1,000)		-		-		-
TOTAL REVENUES	76	9,460	673,740	(95,720)		576,550		589,263		12,713
EXPENDITURES Administration										
P/R-Board of Supervisors	1	0.000	2,800	7,200		1,000		800		200
FICA Taxes	•	765	214	551		77		61		16
ProfServ-Engineering	1	0.000	9,997	3		750		7,312		(6,562)
ProfServ-Legal Services		3,000	450	2,550		-		- ,0		(0,002)
ProfServ-Mgmt Consulting Serv		7,785	14,446	43,339		4,815		4,815		_
ProfServ-Property Appraiser		150	, - -	150		-		, -		=
Professional Fees		8,400	-	8,400		700		-		700
Auditing Services		6,500	-	6,500		-		_		-
Postage and Freight		300	59	241		25		18		7
Insurance - General Liability	1	8,368	8,247	10,121		4,592		4,100		492
Printing and Binding		200	· -	200		20		- -		20

Statement of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	DEC-20 BUDGET	DEC-20 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Legal Advertising	300	<u>-</u>	300	30	-	30
Miscellaneous Services	1,000	450	550	83	171	(88)
Misc-Assessmnt Collection Cost	15,677	15,891	(214)	11,982	11,781	201
Misc-Taxes	2,500	-	2,500	-	-	-
Misc-Web Hosting	3,065	1,583	1,482	255	-	255
Office Supplies	250	-	250	21	-	21
Annual District Filing Fee	175	175	-	-	-	-
Total Administration	138,435	54,312	84,123	24,350	29,058	(4,708)
Field						
Payroll-General Staff	88,550	23,527	65,023	7,379	7,008	371
FICA Taxes	6,775	1,800	4,975	565	536	29
Life and Health Insurance	10,536	6,081	4,455	878	1,207	(329)
Workers' Compensation	4,631	2,138	2,493	-	1,093	(1,093)
Contracts-Janitorial Services	8,000	2,100	5,900	667	675	(8)
Contracts-Security Services	2,000	124	1,876	167	83	84
Contracts-Landscape	48,300	12,075	36,225	4,025	4,025	-
Contracts-Roving Patrol	12,000	3,920	8,080	1,000	2,400	(1,400)
Travel	600	-	600	300	-	300
Communication - Telephone	850	152	698	71	51	20
Utility - Cable TV Billing	2,000	520	1,480	167	173	(6)
Electricity - General	16,000	3,510	12,490	1,333	1,129	204
Electricity - Streetlighting	39,000	9,630	29,370	3,250	3,210	40
Utility - Water	15,000	2,655	12,345	1,250	954	296
Utility - Gas	9,628	1,168	8,460	802	-	802
Utility - Refuse Removal	500	102	398	42	34	8
R&M-Air Conditioning	2,500	-	2,500	208	-	208

Statement of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	DEC-20 BUDGET	DEC-20 ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Buildings	6,821	1,290	5,531	568	-	568
R&M-Equipment	40,000	2,111	37,889	3,333	169	3,164
R&M-Other Landscape	35,000	3,705	31,295	2,917	2,950	(33)
R&M-Irrigation	7,879	-	7,879	657	· -	657
R&M-Lake	18,072	4,644	13,428	1,506	1,548	(42)
R&M-Pest Control	750	130	620	63	<u>-</u>	63
R&M-Pools	22,469	2,015	20,454	1,872	175	1,697
R&M-Wetland Monitoring	5,000	-	5,000	1,667	_	1,667
R&M-Fitness Equipment	5,000	394	4,606	417	394	23
R&M-Pressure Washing	6,000	-	6,000	500	-	500
Road/Sidewalk Maintenance	5,000	725	4,275	417	_	417
Miscellaneous Services	2,500	1,452	1,048	208	375	(167)
Misc-News Letters	1,500	-	1,500	125	-	125
Misc-Contingency	1,500	-	1,500	125	-	125
Office Supplies	4,500	323	4,177	375	105	270
Cleaning Supplies	4,500	222	4,278	375	120	255
Op Supplies - Uniforms	400	-	400	33	-	33
Subscriptions and Memberships	7,000	644	6,356	583	215	368
Capital Outlay	126,000	-	126,000	10,500	-	10,500
Reserve - Clubhouse/Cabana	2,300	-	2,300	192	-	192
Reserve - Court Amenities	500	-	500	42	-	42
Reserve-Lake Embankm/Drainage	15,000	3,030	11,970	1,250	-	1,250
Reserve - Roadways	1,000	-	1,000	83	-	83
Reserve - Swimming Pools	20,000		20,000	1,667	<u>-</u>	1,667
Total Field	605,561	90,187	515,374	51,579	28,629	22,950

Statement of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YE	AR TO DATE	ARIANCE (\$) FAV(UNFAV)	DEC-20 BUDGET	DEC-20 ACTUAL	IANCE (\$) /(UNFAV)
TOTAL EXPENDITURES		743,996		144,499	599,497	75,929	57,687	18,242
Excess (deficiency) of revenues								
Over (under) expenditures		25,464		529,241	 503,777	 500,621	 531,576	 30,955
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance		25,464		-	(25,464)	=	-	-
TOTAL FINANCING SOURCES (USES)		25,464		-	(25,464)	-	-	-
Net change in fund balance	\$	25,464	\$	529,241	\$ 452,849	\$ 500,621	\$ 531,576	\$ 30,955
FUND BALANCE, BEGINNING (OCT 1, 2020)		1,210,304		1,210,304				
FUND BALANCE, ENDING	\$	1,235,768	\$	1,739,545				

Statement of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	AD	NNUAL OPTED JDGET	R TO DATE CTUAL	VARIANCE (\$) FAV(UNFAV)		DEC-20 BUDGET	DEC-20 ACTUAL		VARIANCE (\$) FAV(UNFAV)	
REVENUES										
Interest - Investments	\$	-	\$ -	\$	-	\$ -	\$	-	\$	=
Special Assmnts- Tax Collector		4,116	3,643	((473)	3,146		3,214		68
Special Assmnts- Discounts		(165)	(145)		20	(126)		(128)		(2)
TOTAL REVENUES		3,951	3,498		453)	3,020		3,086		66
<u>EXPENDITURES</u>										
Administration										
Misc-Assessmnt Collection Cost		82	70		12	63		62		1
Total Administration		82	70		12	63		62		1
TOTAL EXPENDITURES		82	70		12	63		62		1
Excess (deficiency) of revenues										
Over (under) expenditures		3,869	 3,428	(441)	 2,957		3,024		67
OTHER FINANCING SOURCES (USES)										
Contribution to (Use of) Fund Balance		3,869	-	(3,	869)	-		-		-
TOTAL FINANCING SOURCES (USES)		3,869	-	(3,	869)	-		-		-
Net change in fund balance	\$	3,869	\$ 3,428	\$ (8,	179)	\$ 2,957	\$	3,024	\$	67
FUND BALANCE, BEGINNING (OCT 1, 2020)		11,696	11,696							
FUND BALANCE, ENDING	\$	15,565	\$ 15,124							

Statement of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADO	NUAL OPTED DGET	YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		DEC-20 BUDGET	DEC-20 ACTUAL		VARIANCE (\$) FAV(UNFAV)	
REVENUES											
Interest - Investments	\$	_	\$ -	\$	-	\$	-	\$	-	\$	-
Special Assmnts- Tax Collector		1,932	1,681		(251)		1,477		1,483		6
Special Assmnts- Discounts		(77)	(67)		10		(59)		(59)		-
TOTAL REVENUES		1,855	1,614		(241)		1,418		1,424		6
EXPENDITURES											
<u>Administration</u>											
Misc-Assessmnt Collection Cost		39	32		7		28		28		-
Total Administration		39	32		7		28		28		
TOTAL EXPENDITURES		39	32		7		28		28		-
Excess (deficiency) of revenues											
Over (under) expenditures		1,816	 1,582		(234)		1,390		1,396		6
OTHER FINANCING SOURCES (USES)											
Contribution to (Use of) Fund Balance		1,816	=	((1,816)		-		=		-
TOTAL FINANCING SOURCES (USES)		1,816	-		(1,816)		-		-		-
Net change in fund balance	\$	1,816	\$ 1,582	\$ ((3,866)	\$	1,390	\$	1,396	\$	6
FUND BALANCE, BEGINNING (OCT 1, 2020)		6,408	6,408								
FUND BALANCE, ENDING	\$	8,224	\$ 7,990								

Notes to the Financial Statements December 31, 2020

Governmental Funds

► Assets

- Investments General Fund monies (See Cash & Investment Report for further details.) Sun Trust Bank account to be closed.
- Due From Other Funds Monies owed for assessment collections.
- Deposits Utility Company deposits.

▶ Liabilities

- Accounts Payable Invoices for current month but not paid in current month.
- Accrued Expenses Engineering, Electricity general & Streetlighting, Telephone, Security Monitoring & Roving.

Fund Balance

- Reserves Clubhouse / Cabana are for repairs and maintenance.
- Reserves Court Amenities for repairs and maintenance.
- Reserves Lake Embankment / Drainage for drainage repairs and maintenance.
- Reserves Roadways for roadway repairs and maintenance.
- Reserves Swimming Pools for swimming pool repairs and maintenance.

Notes to the Financial Statements

December 31, 2020

Financial Overview / Highlights

Revenues

- ▶ Total General Fund revenues are 88% of the Annual Adopted budget.
- ▶ Total General Fund expenditures are at approximately 20% of the Annual Adopted budget below the prorated 25%.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
ProfServ - Engineering	\$ 10,000	\$ 9,997	100%	Engineer prepared ownership, maintenance maps, drainage connection issue at Little Lake Bernadette.
Insurance - General Liability	\$ 18,368	\$ 8,247	45%	2nd installment was made in December.
Miscellaneous Services	\$ 1,000	\$ 450	45%	Bank Fees. Sun Trust account to be closed.
Misc-Web Hosting	\$ 3,065	\$ 1,583	52%	Annual Web Hosting services have been paid for FY20-21.
Annual District Filing Fee	\$ 175	\$ 175	100%	Filing fee have been paid in full.
<u>Field</u>				
Life and Health Insurance	\$ 10,536	\$ 6,081	58%	Life / Health Insurance higher than budgeted amount.
Workers' Compensation Insurance	\$ 4,631	\$ 2,138	46%	2nd installment was made in December.
Contracts - Janitorial Services	\$ 8,000	\$ 2,100	26%	28 cleanings performed to date @ \$75 per cleaning.
Contracts - Security Services	\$ 2,000	\$ 124	6%	Security / Alarm monitoring costs to date below budgeted amount.
Contracts - Roving Patrol	\$ 12,000	\$ 3,920	33%	Roving patrol costs to date above budgeted amount.
Miscellaneous Services	\$ 2,500	\$ 1,452	58%	Computer repairs / Tech Labor.

LAKE BERNADETTE Community Development District

Supporting Schedules

Lake Bernadette

Community Development District

Non-Ad Valorem Special Assessments (Pasco County Tax Collector - Monthly Collection Distributions) For the Fiscal Year Ending September 30, 2020

							ALLOCATION									
Date Received		et Amount Received	(F	iscount / Penalties) Amount	ollection Costs	Gross Amount Received	General Fund Assessments		unt General Fur				Eagle Fund Assessments		Fu	Janine Drive nd Assessments
Assessment: Allocation %		vied FY 2020				\$789,916 100.00%	\$	783,868 99.24%	\$	4,116 0.52%		\$1,932 0.24%				
11/06/20	\$	4,894	\$	277	\$ 100	\$ 5,270	\$	5,230	\$	27	\$	13				
11/17/20		32,330		1,374	660	34,364		34,103		179		82				
11/25/20		40,299		1,713	822	42,835		42,509		223		103				
12/02/20		381,552		16,221	7,787	405,560		402,478		2,109		973				
12/09/20		127,939		5,439	2,611	135,990		134,956		707		326				
12/18/20		56,776		2,376	1,159	60,311		59,853		314		145				
12/30/20		15,417		496	315	16,227		16,104		84		39				
TOTAL	\$	659,207	\$	27,897	\$ 13,454	\$ 700,557	\$	695,234	\$	3,643	\$	1,681				
% COLLECTI	ED					89%		89%		89%		89%				
TOTAL OUT	STA	NDING				\$ 89,359	\$	88,634	\$	473	\$	251				

Notes

1) Collections costs of \$2,540 for Stormwater & Solid Waste Assessments are not included on this schedule.

Cash and Investment Report

ACCOUNT NAME	BANK NAME	<u>MATURITY</u>	YIELD	<u> </u>	BALANCE
GENERAL FUND					
Checking Account - Operating	SunTrust Bank N.A.	N/A	0.02%	\$	73,889
Checking Account - Operating	BankUnited	N/A	0.00%	\$	335,226
			Subtotal Checking	\$	409,114
Money Market Account	BankUnited	N/A	0.30%	\$	1,369,185
			Total	\$	1,778,299

LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund For the Period from 11/1/2020 to 12/31/2020 (Sorted by Payee)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENE	RAL FU	ND - 00	<u>1</u>					
001	011608	11/12/20	AQUA TRIANGLE 1 CORP	9456	OCT POOL SVCS	R&M-Pools	546074-53901	\$895.00
001	3018	12/03/20	AQUA TRIANGLE 1 CORP	1588	DEC POOL SVCS	R&M-Pools	546074-53901	\$895.00
001	3031	12/16/20	AQUA TRIANGLE 1 CORP	93157	REPAIR POOL HEATER	R&M-Pools	546074-53901	\$100.00
001	3046	12/29/20	BAHR'S PROPANE GAS	200777	PROPANE DELIVERY	Utility - Gas	543019-53901	\$183.02
001	3046	12/29/20	BAHR'S PROPANE GAS	201474	PROPANE DELIVERY	Utility - Gas	543019-53901	\$403.82
001	3046	12/29/20	BAHR'S PROPANE GAS	201722	PROPANE DELIVERY	Utility - Gas	543019-53901	\$171.27
001	3046	12/29/20	BAHR'S PROPANE GAS	200533	PROPANE DELIVERY	Utility - Gas	543019-53901	\$409.86
001	3038	12/29/20	BIG JOHNS JANITORIAL SUPPLIES	166322	JANITORIAL SUPPLIES	Cleaning Supplies	551003-53901	\$120.11
001	3009	11/23/20	BOARD OF COUNTY COMMISSIONERS	20202916	SOLID WASTE ASSESSMENT	waste assessment	549001-53901	\$530.21
001	011605	11/05/20	BURR FORMAN LLP	1193502	CLIENT REPRESENTATION	ProfServ-Legal Services	531023-51401	\$150.00
001	3024	12/10/20	BURR FORMAN LLP	1201222	DRAINAGE PIPE ISSUE W/MARK V.	ProfServ-Legal Services	531023-51401	\$300.00
001	011609	11/12/20	CARDMEMBER SERVICES	101520-2780	AMERITECH - TAMPA FL	r&m equipment	546022-53901	\$625.95
001	3034	12/16/20	CARDMEMBER SERVICES	111620-2780	DOG STATION REPAIRS / NOTARY RENEWAL	dog station	546022-53901	\$526.34
001	3034	12/16/20	CARDMEMBER SERVICES	111620-2780	DOG STATION REPAIRS / NOTARY RENEWAL	notary renewal	551002-53901	\$150.25
001	3047	12/29/20	CARDMEMBER SERVICES	121420-2780	HOME DEPOT / PUBLIX PURCHASES	santa gift card	551002-53901	\$105.33
001	3047	12/29/20	CARDMEMBER SERVICES	121420-2780	HOME DEPOT / PUBLIX PURCHASES	supplies	546022-53901	\$168.89
001	011610	11/12/20	CHRIS BAHR PLUMBING	168296	CLEAR TOILET STOPPAGES ON BLDG WEST SIDE	drain bak up east side of building	546012-53901	\$285.00
001	3010	11/23/20	CHRIS BAHR PLUMBING	168305	CLEAR DRAIN INSTALL CLEANOUT	clear drain /install clean out	546012-53901	\$1,005.00
001	011606	11/05/20	COMPLETE I.T.	5944	BUSINESS EMAILS	Subscriptions & Memberships	554001-51301	\$97.65
001	011611	11/12/20	COMPLETE I.T.	5963	WINDOWS PATCHES/ANTIVIRUS	Subscriptions & Memberships	554001-53901	\$39.90
001	011611	11/12/20	COMPLETE I.T.	5978	BRIVO READER MONTLY DATA PLAN	Subscriptions & Memberships	554001-53901	\$77.00
001	3019	12/03/20	COMPLETE I.T.	6079	TECH LABOR - CAMERA ACS 1 HOUR	Miscellaneous Services	549001-53901	\$165.00
001	3019	12/03/20	COMPLETE I.T.	6086	GOOGLE FOR BUSINESS EMAILS	Subscriptions & Memberships	554001-53901	\$97.65
001	3025	12/10/20	COMPLETE I.T.	6101	WINDOWS PATCHES/ANTIVIRUS	Subscriptions & Memberships	554001-53901	\$39.90
001	3025	12/10/20	COMPLETE I.T.	6117	BRIVO ONAIR TIER 2 DATA PLAN	Subscriptions & Memberships	554001-53901	\$77.00
001	3027	12/16/20	COMPLETE I.T.	6130	COMPUTER REPAIRS / TECH LABOR	Miscellaneous Services	549001-53901	\$375.00
001	3048	12/29/20	COMPLETE I.T.	6193	GOOGLE FOR BUSINESS EMAIL	Subscriptions & Memberships	554001-53901	\$97.65
001	3011	11/23/20	DAN NESSELT	110320-REIMB	CHRISTMAS LIGHT REIMBURSEMENT	Miscellaneous Services	549001-53901	\$381.52
001	3011	11/23/20	DAN NESSELT	110620-CELL	DAN NESSELT CELL 09/20 - 10/19	Communication - Telephone	541003-53901	\$50.67
001	3039	12/29/20	DAN NESSELT	121720	DAN NESSELT CELL PHONE REIMBURSEMENT	Communication - Telephone	541003-53901	\$50.67
001	3001	11/19/20	DLTD SOLUTIONS INC.	0002881	ADMIN FEES FOR OCT 2020	Contracts-Roving Patrol	534099-53901	\$240.00
001	3040	12/29/20	DLTD SOLUTIONS INC.	0002953	SEC SVCS THRU NOV 2020	Contracts-Roving Patrol	534099-53901	\$200.00
001	3012	11/23/20	ERIC ROSINSKI	111720	PRESSURE WASH TENNIS COURT/POOL	pressure washing misc	546022-53901	\$518.00
001	3032	12/16/20	ERIC ROSINSKI	121120	FILL HOLES NEAR RETENTION POND	hole fill in	546036-53901	\$450.00
001	3013	11/23/20	FAULKNER ENGINEERING SVCS INC.	FES12911	STORMWATER POND ASSESSMENT	pond holes Geophysical assessment	568100-53901	\$3,030.00
001	3020	12/03/20	FL MUNICIPAL INSURANCE TRUST	120120-FH0786	LIFE/HEALTH INSURANCE DEC	Life and Health Insurance	523001-53901	\$1,238.61
001	3021	12/03/20	FL MUNICIPAL INSURANCE TRUST	110120-FH0786	NOV HEALTH/DENTAL	Life and Health Insurance	523001-53901	\$1,238.61
001	3041	12/29/20	FL MUNICIPAL INSURANCE TRUST	INV-32513-M3N7	GEN LIAB/PROPERTY 2ND INSTALLMENT	Insurance - General Liability	545002-51301	\$4,100.00
001	3041	12/29/20	FL MUNICIPAL INSURANCE TRUST	INV-32513-M3N7	GEN LIAB/PROPERTY 2ND INSTALLMENT	Workers' Compensation	524001-53901	\$1,092.75
001	3049	12/29/20	FL MUNICIPAL INSURANCE TRUST	121820	LIFE/HEALTH INS JAN 2021	Life and Health Insurance	523001-53901	\$1,238.61
001	011612	11/12/20	HOME DEPOT	102120-9992	AIR FRESHENER/LATCHING BOX/PEST SPRAY	cleaning supplies	551003-53901	\$25.44
001	011612	11/12/20	HOME DEPOT	102120-9992	AIR FRESHENER/LATCHING BOX/PEST SPRAY	r&m equipment	546022-53901	\$14.91

LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT

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001	011612	11/12/20	HOME DEPOT	102120-9992	AIR FRESHENER/LATCHING BOX/PEST SPRAY	office supplies	551002-53901	\$60.90
001	011612		HOME DEPOT	102120-9992	AIR FRESHENER/LATCHING BOX/PEST SPRAY	pest control	546070-53901	\$19.97
001	3014		INFRAMARK, LLC	57401	NOV MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,815.42
001	3014		INFRAMARK, LLC	57401	NOV MGMT FEES	Postage and Freight	541006-51301	\$22.50
001	3042	12/29/20	INFRAMARK, LLC	58554	DEC MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,815.42
001	3042		INFRAMARK, LLC	58554	DEC MGMT FEES	Postage and Freight	541006-51301	\$17.50
001	3002	11/19/20	JEFFREY MASON	0002882	SEC SVCS OCT 2020 - TRAFFIC	Contracts-Roving Patrol	534099-53901	\$1,200.00
001	3043	12/29/20	JEFFREY MASON	0002954	SEC SVCS THRU NOV 2020	Contracts-Roving Patrol	534099-53901	\$1,000.00
001	3037	12/22/20	LAKE BERNADETTE CDD	121520-5960	DEPOSIT FUNDS TO MMA	Cash with Fiscal Agent	103000	\$650,000,00
001	3003	11/19/20	MIKE FASANO	111120-0120	NON AD VAL - STORMWATER ASSESSMENT	Misc-Assessmnt Collection Cost	549070-51301	\$91.20
001	3003	11/19/20	MIKE FASANO	111120-0160	NON AD VAL ASSESS - STORMWATER/CDD	Misc-Assessmnt Collection Cost	549070-51301	\$1,896.96
001	3023	12/03/20	ON THE FLY PEST CONTROL, LLC	112320	PEST CONTROL	R&M-Pest Control	546070-53901	\$110.00
001	3004		PASCO COUNTY UTILITIES SERVICE	20202916	SOLID WASTE DISPOSAL ASSESSMENT	Misc-Assessmnt Collection Cost	549070-51301	\$552.30
001	DD01665	11/02/20	ADT SECURITY SVCS - ACH	792761536 ACH	NOV SEC SVCS	295885957	534037-53901	\$41.30
001	DD01672	11/09/20	PASCO COUNTY UTILITIES SERVICE	102120 ACH	BILL PRD 9/8-10/7/20	Utility - Water	543018-53901	\$700.24
001	DD01678	11/16/20	BRIGHT HOUSE NETWORKS	048081301103020 ACH	BILL PRD 10/28-11/27/20	Utility - Cable TV Billing	543003-53901	\$173.36
001	DD01701	11/16/20	DUKE ENERGY	102320 ACH	BILL PRD 9/24-10/23/20	Electricity - General	543006-53901	\$1,139.35
001	DD01690	11/20/20	HOME DEPOT	062120-9992 ACH	R&M EQUIPMENT / SUPPLIES	r&m equipment	546022-53901	\$28.45
001	DD01690	11/20/20	HOME DEPOT	062120-9992 ACH	R&M EQUIPMENT / SUPPLIES	r&m equipment	551003-53901	\$76.03
001	DD01691	11/13/20	DUKE ENERGY	102220 ACH	BILL PRD 9/23-10/22/20	Electricity - Streetlighting	543013-53901	\$3,209.98
001	DD01716	12/15/20	BRIGHT HOUSE NETWORKS	04808130111302ACH	BILL PRD 11/28-12/27/20	Utility - Cable TV Billing	543003-53901	\$173.36
001	DD01717	12/23/20	DUKE ENERGY	113020 ACH	ELECTRIC 10/22 - 11/30	Electricity - General	543006-53901	\$1,105.54
001	DD01717	12/23/20	DUKE ENERGY	113020 ACH	ELECTRIC 10/22 - 11/30	Electricity - Streetlighting	543013-53901	\$3,209.98
001	DD01692	12/09/20	PASCO COUNTY UTILITIES SERVICE	110620 ACH	BILL PRD 10/7-11/6/20	Utility - Water	543018-53901	\$1,000.17
001	011607	11/05/20	RAINMAKER IRRIGATION	39624	OCT LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$4,025.00
001	3005	11/19/20	RAINMAKER IRRIGATION	39735	NOV LANDSCAPE SVCS	Contracts-Landscape	534050-53901	\$4,025.00
001	3015	11/23/20	RAINMAKER IRRIGATION	39780	DEPOSAL OF OLD PLANT/REINSTALL PLANTS	R&M-Other Landscape	546036-53901	\$638.00
001	3028	12/16/20	RAINMAKER IRRIGATION	39852	DEC LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$4,025.00
001	3044	12/29/20	RAINMAKER IRRIGATION	39915	STORM DEBRIS REMOVAL 11/10/20	R&M-Other Landscape	546036-53901	\$1,400.00
001	3044	12/29/20	RAINMAKER IRRIGATION	39945	TRIMMED OAK TREES @ LAKEVIEW	R&M-Other Landscape	546036-53901	\$1,100.00
001	3006	11/19/20	S CARLSON CONSTRUCTION INC.	58168456-20-I	REPLACEMENT OF 5 STREET SIGNS	new street signs Lakeview	546917-53901	\$725.00
001	3016	11/23/20	SARAH NESSELT	111520	OCTOBER CLEANINGS 10 @ \$75 PER	Contracts-Janitorial Services	534026-53901	\$750.00
001	3035	12/16/20	SARAH NESSELT	121420	9 CLEANINGS @ \$75 PER	Contracts-Janitorial Services	534026-53901	\$675.00
001	3007	11/19/20	SOLITUDE LAKE MANAGMENT	PI-A00504984	NOV LAKE/POND MGMT	pond maintenance	546042-53901	\$1,548.00
001	3029	12/16/20	SOLITUDE LAKE MANAGMENT	PI-A00519915	DEC LAKE/POND MGMT	pond maintenance	546042-53901	\$1,548.00
001	3026	12/10/20	STAN'S LOCK AND KEY SERVICE	6420	MAG LOCK ON GATE @ POOL AREA	R&M-Pools	546074-53901	\$50.00
001	3033	12/16/20	STAN'S LOCK AND KEY SERVICE	38547	REPAIR SOUTH EXIT BAR	R&M-Pools	546074-53901	\$75.00
001	011613	11/12/20	STANTEC	1719228	ENGG SVCS THRU OCT 2020	ProfServ-Engineering	531013-51501	\$2,685.50
001	3036	12/16/20	TIMES PUBLISHING CO	000109073	NOTICE OF MEETING 9/16/20	Legal Advertising	548002-51301	\$143.60
001	3045	12/29/20	VOIDED CHECK	122920-VOID	VOIDED CHECK FOR PASCO CNTY UTILITIES	Miscellaneous Services	549001-51301	\$0.01
001	3008	11/19/20	WASTE MANAGEMENT OF FLORIDA	0582565-1568-3	NOV REFUSE REMOVAL	Utility - Refuse Removal	543020-53901	\$34.00
001	3030	12/16/20	WASTE MANAGEMENT OF FLORIDA	0593969-1568-4	REFUSE REMOVAL DEC 2020	Utility - Refuse Removal	543020-53901	\$34.00

LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT

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Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	DD01688	12/09/20	BONNIE K. HAZELETT	PAYROLL	December 09, 2020 Payroll Posting			\$184.70
001	DD01689	12/09/20	BRENTON A. BASINGER	PAYROLL	December 09, 2020 Payroll Posting			\$184.70
001	DD01671	11/12/20	DANIEL A. NESSELT	PAYROLL	November 12, 2020 Payroll Posting			\$1,773.77
001	DD01677	11/25/20	DANIEL A. NESSELT	PAYROLL	November 25, 2020 Payroll Posting			\$1,773.77
001	DD01685	12/10/20	DANIEL A. NESSELT	PAYROLL	December 10, 2020 Payroll Posting			\$1,773.77
001	DD01709	12/23/20	DANIEL A. NESSELT	PAYROLL	December 23, 2020 Payroll Posting			\$1,773.77
001	DD01715	12/21/20	DANIEL A. NESSELT	PAYROLL	December 21, 2020 Payroll Posting			\$100.00
001	DD01670	11/12/20	HARRY W WAYMAN	PAYROLL	November 12, 2020 Payroll Posting			\$83.11
001	DD01676	11/25/20	HARRY W WAYMAN	PAYROLL	November 25, 2020 Payroll Posting			\$46.17
001	DD01684	12/10/20	HARRY W WAYMAN	PAYROLL	December 10, 2020 Payroll Posting			\$92.35
001	DD01708	12/23/20	HARRY W WAYMAN	PAYROLL	December 23, 2020 Payroll Posting			\$36.94
001	DD01714	12/21/20	HARRY W WAYMAN	PAYROLL	December 21, 2020 Payroll Posting			\$50.00
001	DD01687	12/09/20	JAMES G. CALLAGHAN	PAYROLL	December 09, 2020 Payroll Posting			\$184.70
001	DD01669	11/12/20	JOHN S. YATES	PAYROLL	November 12, 2020 Payroll Posting			\$92.35
001	DD01675	11/25/20	JOHN S. YATES	PAYROLL	November 25, 2020 Payroll Posting			\$193.93
001	DD01683	12/10/20	JOHN S. YATES	PAYROLL	December 10, 2020 Payroll Posting			\$203.17
001	DD01707	12/23/20	JOHN S. YATES	PAYROLL	December 23, 2020 Payroll Posting			\$286.28
001	DD01713	12/21/20	JOHN S. YATES	PAYROLL	December 21, 2020 Payroll Posting			\$50.00
001	DD01668	11/12/20	MARTINA YATES	PAYROLL	November 12, 2020 Payroll Posting			\$193.93
001	DD01674	11/25/20	MARTINA YATES	PAYROLL	November 25, 2020 Payroll Posting			\$266.66
001	DD01682	12/10/20	MARTINA YATES	PAYROLL	December 10, 2020 Payroll Posting			\$121.21
001	DD01706	12/23/20	MARTINA YATES	PAYROLL	December 23, 2020 Payroll Posting			\$72.73
001	DD01712	12/21/20	MARTINA YATES	PAYROLL	December 21, 2020 Payroll Posting			\$50.00
001	DD01686	12/09/20	MICHAEL C. BERMAN	PAYROLL	December 09, 2020 Payroll Posting			\$184.70
001	DD01667	11/12/20	RAYMOND W. GLOVER, JR	PAYROLL	November 12, 2020 Payroll Posting			\$96.50
001	DD01681	12/10/20	RAYMOND W. GLOVER, JR	PAYROLL	December 10, 2020 Payroll Posting			\$96.50
001	DD01705	12/23/20	RAYMOND W. GLOVER, JR	PAYROLL	December 23, 2020 Payroll Posting			\$38.60
001	DD01711	12/21/20	RAYMOND W. GLOVER, JR	PAYROLL	December 21, 2020 Payroll Posting			\$50.00
001	DD01666	11/12/20	WILLIAM F. KIELY III	PAYROLL	November 12, 2020 Payroll Posting			\$354.62
001	DD01673	11/25/20	WILLIAM F. KIELY III	PAYROLL	November 25, 2020 Payroll Posting			\$620.08
001	DD01680	12/10/20	WILLIAM F. KIELY III	PAYROLL	December 10, 2020 Payroll Posting			\$511.37
001	DD01704	12/23/20	WILLIAM F. KIELY III	PAYROLL	December 23, 2020 Payroll Posting			\$511.37
001	DD01710	12/21/20	WILLIAM F. KIELY III	PAYROLL	December 21, 2020 Payroll Posting			\$50.00
							Fund Total	\$733,004.38

Total Checks Paid \$733,004.38

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Budget FY2018			
Capital Outlay	\$	214,040.00	Complete
Playground and shade	\$	88,899.00	Complete
Fence	\$	38,900.00	Complete
Entry System	\$	20,000.00	Complete
Roof	\$	28,989.00	Complete
Architect	\$	32,425.00	Complete
Playground Mulch	\$	4,800.00	Complete
Ending E	Balance \$	27.00	·
Reserve - Swimming Pools	\$	24,048.00	Complete
Pool Blanket	\$	10,400.00	Complete
Ending E	Balance \$	13,648.00	·
Budget FY2019			
Capital Outlay	\$	203,770.00	Complete
Additional Fitness Equiptment	\$ \$	14,913.00	Complete
Gym, Gym Bathrooms & Foyer remodel	\$	185,057.00	Complete
Gym Furnishings after remodel	\$	3,800.00	Complete
	Balance \$	-	Complete
Budget FY2020	•	400 000 00	
Capital Outlay	\$	180,000.00	Complete
repayment of 2019 remodel - hall, library	y, clubhouse	bathrooms, event ro	om & kitchen
Budget FY2021			
	\$	126 000 00	Tentative
Capital Outlay	\$ \$	126,000.00 22,000.00	Tentative Tentative
Capital Outlay Conversion of Clubhouse Pool to Salt	\$	22,000.00	Tentative
Capital Outlay Conversion of Clubhouse Pool to Salt GeoThermal Heat/Cool Clubhouse Pool	\$ \$	22,000.00 68,028.00	Tentative Tentative
Capital Outlay Conversion of Clubhouse Pool to Salt GeoThermal Heat/Cool Clubhouse Pool Solar Electricity Cabana Pool	\$ \$ \$	22,000.00	Tentative
Capital Outlay Conversion of Clubhouse Pool to Salt GeoThermal Heat/Cool Clubhouse Pool Solar Electricity Cabana Pool Ending B	\$ \$ \$	22,000.00 68,028.00	Tentative Tentative
Capital Outlay Conversion of Clubhouse Pool to Salt GeoThermal Heat/Cool Clubhouse Pool Solar Electricity Cabana Pool	\$ \$ \$	22,000.00 68,028.00	Tentative Tentative
Capital Outlay Conversion of Clubhouse Pool to Salt GeoThermal Heat/Cool Clubhouse Pool Solar Electricity Cabana Pool Ending B	\$ \$ \$	22,000.00 68,028.00	Tentative Tentative
Capital Outlay Conversion of Clubhouse Pool to Salt GeoThermal Heat/Cool Clubhouse Pool Solar Electricity Cabana Pool Ending B Budget FY2022	\$ \$ alance \$	22,000.00 68,028.00 35,972.00	Tentative Tentative Tentative
Capital Outlay Conversion of Clubhouse Pool to Salt GeoThermal Heat/Cool Clubhouse Pool Solar Electricity Cabana Pool Ending B Budget FY2022 Capital Outlay Solar Power for Clubhouse Mill & Resurface Parking Lots	alance \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	22,000.00 68,028.00 35,972.00 - 126,000.00	Tentative Tentative Tentative Tentative
Capital Outlay Conversion of Clubhouse Pool to Salt GeoThermal Heat/Cool Clubhouse Pool Solar Electricity Cabana Pool Ending B Budget FY2022 Capital Outlay Solar Power for Clubhouse Mill & Resurface Parking Lots	\$ \$ alance \$ \$ \$	22,000.00 68,028.00 35,972.00 - - 126,000.00 81,000.00	Tentative Tentative Tentative Tentative Tentative Tentative
Capital Outlay Conversion of Clubhouse Pool to Salt GeoThermal Heat/Cool Clubhouse Pool Solar Electricity Cabana Pool Ending B Budget FY2022 Capital Outlay Solar Power for Clubhouse Mill & Resurface Parking Lots	alance \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	22,000.00 68,028.00 35,972.00 - - 126,000.00 81,000.00	Tentative Tentative Tentative Tentative Tentative Tentative
Capital Outlay Conversion of Clubhouse Pool to Salt GeoThermal Heat/Cool Clubhouse Pool Solar Electricity Cabana Pool Ending B Budget FY2022 Capital Outlay Solar Power for Clubhouse Mill & Resurface Parking Lots Ending B Budget FY2023	s alance \$ \$ \$ \$ alance \$	22,000.00 68,028.00 35,972.00 126,000.00 81,000.00 45,000.00	Tentative Tentative Tentative Tentative Tentative Tentative Tentative
Capital Outlay Conversion of Clubhouse Pool to Salt GeoThermal Heat/Cool Clubhouse Pool Solar Electricity Cabana Pool Ending B Budget FY2022 Capital Outlay Solar Power for Clubhouse Mill & Resurface Parking Lots Ending B Budget FY2023 Capital Outlay	s s s s alance s	22,000.00 68,028.00 35,972.00 - 126,000.00 81,000.00 45,000.00	Tentative Tentative Tentative Tentative Tentative Tentative Tentative Tentative
Capital Outlay Conversion of Clubhouse Pool to Salt GeoThermal Heat/Cool Clubhouse Pool Solar Electricity Cabana Pool Ending B Budget FY2022 Capital Outlay Solar Power for Clubhouse Mill & Resurface Parking Lots Ending B Budget FY2023 Capital Outlay Reserves	alance \$ alance \$ s s s s s s s s s s s s s s s s s s	22,000.00 68,028.00 35,972.00 126,000.00 81,000.00 45,000.00 	Tentative Tentative Tentative Tentative Tentative Tentative Tentative Tentative Tentative
Capital Outlay Conversion of Clubhouse Pool to Salt GeoThermal Heat/Cool Clubhouse Pool Solar Electricity Cabana Pool Ending B Budget FY2022 Capital Outlay Solar Power for Clubhouse Mill & Resurface Parking Lots Ending B Budget FY2023 Capital Outlay Reserves Splash Pad at Cabana Pool	alance \$ s alance \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	22,000.00 68,028.00 35,972.00 - 126,000.00 81,000.00 45,000.00	Tentative Tentative Tentative Tentative Tentative Tentative Tentative Tentative
Capital Outlay Conversion of Clubhouse Pool to Salt GeoThermal Heat/Cool Clubhouse Pool Solar Electricity Cabana Pool Ending B Budget FY2022 Capital Outlay Solar Power for Clubhouse Mill & Resurface Parking Lots Ending B Budget FY2023 Capital Outlay Reserves Splash Pad at Cabana Pool Ending B	alance \$ s alance \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	22,000.00 68,028.00 35,972.00 126,000.00 81,000.00 45,000.00 	Tentative Tentative Tentative Tentative Tentative Tentative Tentative Tentative Tentative
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Board Email

Prepared for: Lake Bernadette CDD

Created by: Thomas Giella | CEO of Complete I.T. Corp

Email: Thomas@completeit.io Phone: (813) 444-4355 Ext 102



Your Technology Professionals Sales, Training, & Support

Hi LakeShore Ranch,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.

Small Businesses	Military
Manufacturers	Government
Education Institutions	Fortune 500 Companies

All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period, Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.



Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



Camera Systems (CCTV)

Up To 4K Resolution. Night Vision. Digital. PTZ.

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.



Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use. Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.

List of Key Personnel

Thomas Giella

Job Title: Project Manager

Designing and installing camera systems and access control systems since 2016. Bachelor of Arts Degree in Management from St Leo University. Associate of Science Degree in Drafting and Design from Pasco Hernando State College. Designed and installed cameras systems, access control systems, and networking systems since 2014.

Charlie Bourne

Job Title: Field Supervisor

Designing and installing camera systems and access control systems since 2015. Bachelor of Arts Degree in Computer Science from University of South Florida. Designed and installed cameras systems, access control systems, and networking systems since 2013.

Mark Johnson

Job Title: On-site and HelpDesk Technician

Designing and installing camera systems and access control systems since 2018. Studying for Bachelor of Arts Degree in Computer Science from University of South Florida. Designed and installed cameras systems, access control systems, and networking systems since 2017.

Insurance

Complete I.T. Corp will have a minimum of \$2,000,000 in liability coverage. COI for Workman's Compand General Liability to be made available once project is awarded to Complete I.T. Corp.

Email Powered By Google

What's Included?

What makes the difference?

Google Vault lets you retain, hold, search, and export data to support your organization's archiving and eDiscovery needs. Google Vault supports:

Archiving:

Set retention rules to control how long data is retained; days or indefinitely. However, unlike other archiving/backup process, you will never have to restore a archive file in order to retrieve the data. All data searches are performed in a data base. Searches take as little as 3-5 minutes with a specific keyword from start to finish.

Legal holds:

Place holds on users to preserve their data indefinitely in order to meet legal or other retention obligations.

Search:

Search your email account data by user account, organizational unit, date, or keyword.

Vault supports Boolean and wildcard operator searches. Search all email accounts at once, or specific individual accounts.

Audit reports:

Use Vault audit reports to learn about actions users have taken during a specified period of time.

Email Storage:

30GB of cloud-based file storage per user.

Differences Between Email Systems

	Microsoft Exchange	Barracuda	Google Gmail
Word Processing Software (Word or Sheets)			1
Access Email Online and on Computer	✓		✓ /
Includes cloud storage for files and folders			V
Search: Restore Individual Backup File		✓	3
Search: Simple Email/Data			✓

Microsoft Exchange Online Plan 1 & Microsoft Exchange Online Plan 2 does not come with Microsoft Office Suite. Clients don't have access to Excel, Word, and PowerPoint unless they pay extra for Office 365 Business Premium. Google with Vault COMES WITH Google Apps.













Mai

Calendar

Drive

Docs

Sheets

Slide



Share documents with one another with ease. Multiple people can work at the same time, and every change is saved automatically.

BRIVO (ACS) Access Control System

Why's it better?

The Difference:

The Brivo Access Control Control (ACS) provides 100% cloud management. Eliminates all the headaches of traditional systems. No massive one-time software to purchase and keep updated, no license keys, and no operating systems to maintain. Brivo only requires centralized control panels at your facility.

Rumors:

- If the internet goes out, the system can't operate. <u>FALSE</u>: If the internet goes out, the data is securely stored on the local control panels and will continue working as long as there is power supplied to it.
- A short term power outage will bring the system down. <u>FALSE</u>: Each local control panel for 3 or more doors comes with a battery backup that will kick in immediately for a short period of time.

CREATE SCHEDULES

Set specific times for entrances and alarms for automated access control

MANAGE PERMISSIONS

Allow different people different levels of access to your facility

MONITOR EVENTS

Get alerts, view activities and verify what's taking place with real-time video

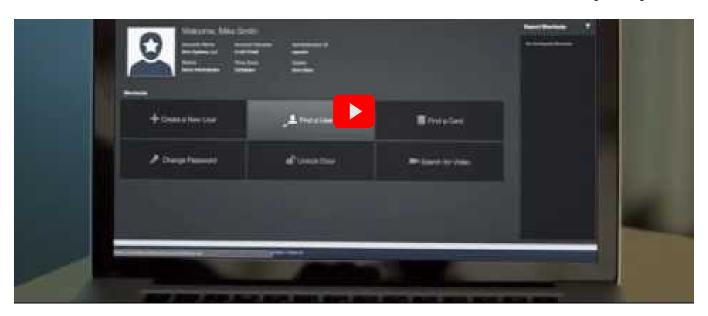
VIEW REPORTS

Receive real-time or recorded info in easy-to-view reports

See Why We Say Brivo Is Simply Better:

https://youtu.be/-kE0K2vQsAM







Agenda Page 35 OLD WAYS DON' SECURE NEW DOORS

TIME TO UPDATE YOUR ELECTRONIC ACCESS CONTROL

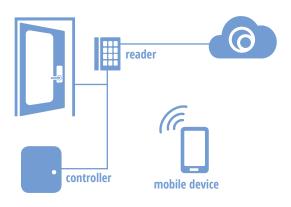
THE OLD WAY

THE BRIVO WAY











LIMITATIONS

OUR BENEFITS

SECURITY RISK

Lost, misplaced, copied or stolen keys with no knowledge of who has access to the premises



BETTER SECURITY

Ability to revoke access if a key card is lost or stolen

LIMITED FLEXIBILITY

You need to be onsite to lock or open doors



FLEXIBILITY

Secure or open doors from anywhere on your mobile device

LIMITED SCALABILITY

More doors and locations require more locks and keys as well as onsite assistance to lock and open doors



UNLIMITED SCALABILITY

Add as many doors, offices and users you need at anytime

INTEGRATIONS ARE NON-EXISTENT

No ability to integrate with other systems



INTEGRATE WITH KEY SYSTEMS

Including alarms and surveillance cameras

WHY BRIVO

Over ten million users around the globe trust Brivo to protect their facilities and their people. Brivo disrupted the access control industry in 2002 by being the first company to deliver modern remotely driven access control to businesses who were tired of the inconveniences of on-premise solutions. As a small business, we believe in building long term relationships with our customers and never stop providing them with technical support. Trust the power and convenience of mobile device managed access control and video management, trust Brivo.



Contact your local Brivo dealer to request additional information.

HID Prox Card, Bluetooth, & Pin Code

Brivo Mobile Pass

Building Blocks for Brivo Cloud-Based Building Security:

Brivo Onair® makes managing access and credentials easy and convenient from your mobile devices and improves user experience because doors are unlocked with smartphones.

Available now on both iOS and Android, Brivo's Mobile Pass Application revolutionizes physical security by immediately delivering access control via smartphones without having to install new door readers. Brivo Mobile Pass serves as a mobile complement to physical keycards and readers, and is fully interoperable with existing door reader technologies.

FOR ADMINISTRATORS



- > Manage access from anywhere, at anytime
- > View door activity and video footage
- > Change user rights quickly
- > Unlock doors remotely, even for > Use one pass for multiple temp passes
- > Add new users by using your phone's camera

FOR BUILDING USERS

- > Enter properties and buildings with just a click
- > Avoid loss of keycards or rekeying
- > Enhance user experience
- facilities
- > Customize views to the most used doors



Brivo Mobile Pass is a cloud-based mobile credential system that is part of the Brivo OnAir platform. From a workflow perspective, the Brivo OnAir administrator selects a user and creates a Brivo Mobile Pass invitation that is delivered via email. The user then clicks the "Add" button in the email to activate Brivo Mobile Pass on their phone. The user can now open doors as they would have with a keycard, however, Brivo's cloud authentication is far more secure because of the cloud-based authentication. As with keycards, Brivo Mobile Passes can be revoked at any time by the administrator.

For users, the Brivo Mobile Pass Application is much more convenient and secure than traditional keycards. It travels with them wherever they carry their phone, and it's protected by passcode and biometric capabilities built into the smartphone. When the user wants to open the door he/she simply opens the Brivo Mobile Pass application. It communicates with the cloud using the smartphone's capabilities and requests that the door be opened. No keycard is needed. Brivo Mobile Pass also operates across multiple, unaffiliated Brivo-equipped facilities such as offices, gyms and parking garages. Users can add Brivo Mobile Passes from an unlimited number of Brivo OnAir accounts via email.

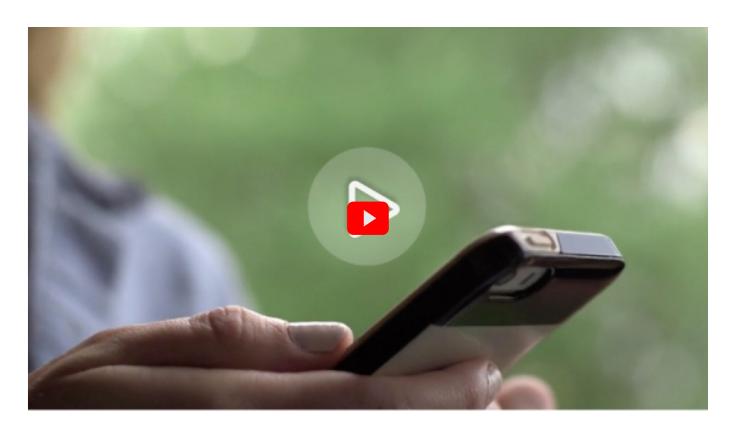
iPhone Screen Shots



Android Screen Shots

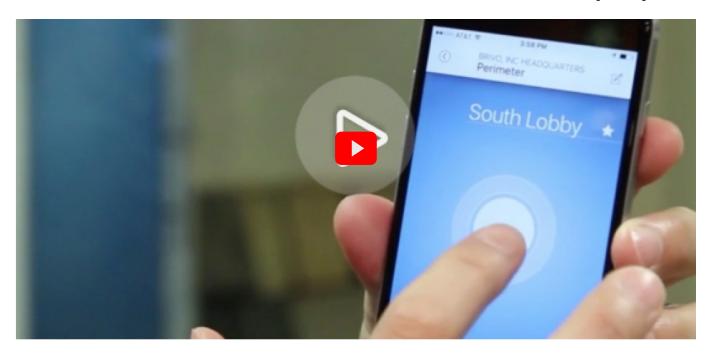


How Brivo Onair Works



Brivo Onair Pass In Action





How to enter a building using Brivo Mobile Pass



Preventative Plans

What can be included in these plans?

Windows Patches:

Monitor Windows Update Service and apply updates to ensure customers are up-to-date and protected from vulnerabilities.

Antivirus Protection:

Offer clients peace of mind.

Basic Real-Time Monitoring and Notifications:

Monitor your assets for common issues allowing our technicians to receive notifications in real-time when they occur.

Advance Real-Time Monitoring and Notifications:

Monitor your assets for common issues allowing our technicians to receive notifications in real-time when they occur. Includes Microsoft Servers 2012 and newer.

Remote Support:

Allows our technicians to access assets remotely, even when unattended.

Tune-ups:

Increase the efficiency of your computer assets by deleting temporary files, browser history, performing disk scan, and much more!

Hardware and Software Audit:

Provide a snapshot of your infrastructure and assets when required. Know what the specifications are of your computer assets, and if foreign software is installed.

Business/Non-Profits Solutions & Enterprise Solutions:

Take advantage of our preventative solutions that will save your company time and money. Includes discounted per asset rate depending on the number of computer assets, remote support billed in 30-minute increments, and a flat tripe charge fee in case an onsite visit is required or requested.

MSP Business/Non-Profits Solutions & MSP Enterprise Solutions:

Take advantage of our all-inclusive remote support preventative solutions that will save your company time and money. Includes discounted per asset rate depending on the number of computer assets, unlimited remote support, and no trip charge in case an onsite visit is required or requested (hourly onsite tech labor required).



Break/Fix

\$0

Per / Month (Anti-Virus \$5 Per PC/Month)

MSP Stand By

\$95

Per Office/ Month 1-Year Contract (Anti-Virus \$5 Per PC/Month)

MSP Remote

\$45

Per Computer / Month 1-Year Contract (Minimum \$250)

MSP Complete

\$95

Per Computer / Month 2-Year Contract (Minimum \$475)

Remote Support Capability









Real-Time Network Monitoring









Windows Patches

Anti-Virus Protection









Computer Tune-ups









Remote Support Included







Onsite Support Included

- Minimum 1-hour charge for remote and
- · Setup fee not included

Details:

- Remote support billed in 15-minute
- · On-site support billed in 1-hour increments

Details:

· On-site support billed in 1-hour increments

· Remote support and onsite support included.

January 2020 Special: \$0 Rental Firewall/Router/Access Point/4-Port Wwitch (Combo) included in all NEW MSP contracts









Project Costs

(3-Year Contract)

CDD Board Emails

Name	Price	QTY	Subtotal
Price is per email per month. Powered by Google Gmail & Google	\$14.95	7	\$104.65
Vault. One email will be added in addition to the total number of			

- Seat 1
- Seat 2
- Seat 3
- Seat 4
- Seat 5
- Admin Email
- eDiscovery Admin Email for Auditing

board email seats; required for Google Vault admin.

• Includes 1 password reset per year

Monthly Total \$104.65

Monthly Total

\$83.00

Door Access Control (ACS)

Name	Price	QTY	Subtotal
Brivo Onair Tier 1 Reader Monthly Data Plan (up to 2 readers)	\$14.00	2	\$28.00
Price is per unit. Unit equals each card reader, each			
weigand reader, each call box (uses weigand reader).			
Brivo Onair Tier 2 Reader Monthly Data Plan	\$11.00	5	\$55.00
Brivo Onair Tier 2 Reader Monthly Data Plan (For each			
reader from 3-12 on the account)			

MSP - Network & Computers

Name	Price	QTY	Subtotal
Managed Enterprise Services Contract	\$95.00	1	\$95.00
 Windows Patches 			
Bitdefender Antivirus Protection			
 Advance Real-time monitoring and notifications 			
Deep scrub remote tune-ups			
Complete I.T. Firewall			
 Includes hardware based firewall 			
 Complete IT is responsible for firewall appliance and 			
tech labor			
 Includes camera software upgrade & appliance 			
 30-days onsite camera footage 			
 New simpler computer viewing 			

New simpler Android and iPhone app

Monthly Total \$95.00

MANAGED INFORMATION TECHNOLOGY SERVICES AGREEMENT

DEFINITIONS AND INTERPRETATION

This MANAGED INFORMATION TECHNOLOGY SERVICES AGREEMENT (the "Agreement"), dated as of the (the "Effective Date"), is made by and between Complete I.T. Corp (the "Vendor") and Lake Bernadette CDD (the "Customer"). Collectively, the Company and the Client shall be referred herein as "Parties."
WITNESSETH
WHEREAS, the Customer desires the Vendor to provide certain information technology services, including managed services and security system management, as further described in Exhibit A.
WHEREAS, the Vendor has specialized training, education, and experience to provide certain information technology services to the Customer, for which the Customer desires to compensate the Vendor for said services.
NOW, THEREFORE, in consideration of the mutual covenants made herein, and for other good and valuable consideration by the receipt and sufficiency of which is hereby acknowledged, the Customer and the Vendor hereby agree as follows:
ARTICLE I

1.1	. The definitions	and rules of inter	pretation in this	Clause apply	in this Agreement.
		aria raico oi irico	pretation in time	Cladec apply	iii tiiio / tgi cci iici tt.

"Agreement" shall mean this Managed Information Technology Services Agreement.

"Change Control Procedure" shall mean the procedures set out in Clause 9.

"Confidential Information" shall mean all confidential information (however recorded or preserved) disclosed by a party or its' employees, officers, representatives, advisers or subcontractors involved in the provision or receipt of the Services (together, its' "Representatives") to the other party and that party's Representatives in connection with this Agreement which information is either labelled as such or should reasonably be considered as confidential because of its nature and the manner of its' disclosure.

"Customer Data" shall mean any information that is provided by Customer to VENDOR as part of Customer's use of the Services, including any information derived from such information.

"Effective Date(s)" shall mean for Managed Information Technology Services Agreement, the date of execution of this Agreement by Vendor.

"Vendor Account Team" shall mean the individuals appointed by vendor from time to time who shall serve as Customer's primary contacts for Customer's activities under this Agreement.

"Vendor's System" shall mean the information and communications technology system to be used by Vendor in performing the Services, including the Software and any other Customer's or third party's software, hardware, equipment, and operating environment.

"Exit Plan" shall have the meaning given in Clause 14.1, as such exit plan is updated and amended by the Parties from time to time in writing.

"Initial Term" for Managed Information Technology Services, a period of twelve (12) months from the Start Date ("Initial Term"). At the Customer's discretion, the Agreement may be renewed for an additional twelve (12) month period, at the same price and system configuration provided herein, plus an increase of five (5%) percent.

"Intellectual Property Rights" shall mean any and all intellectual property rights of any nature, whether registered, registerable or otherwise, including patents, utility models, trademarks, registered designs and domain names, applications for any of the foregoing, trade or business names, goodwill, copyright and rights in the nature of copyright, design rights, rights in databases, moral rights, knowhow and any other intellectual property rights that subsist in computer software, computer programs, websites, documents, information, techniques, business methods, drawings, logos, instruction manuals, lists and procedures and particulars of Customers, marketing methods and procedures and advertising literature, including the "look and feel" of any websites, and in each case all rights and forms of protection of a similar nature or having equivalent or similar effect to any of these that may subsist anywhere in the world, in each case for their full term, together with any future rights and renewals or extensions.

"Managed Services" shall mean hosting of Vendor's Content Management Software and the associated Managed Services of the Customer's environment as described in Exhibit A.

"Monthly Uptime Percentage" shall mean a calculation by subtracting from 100%, the percentage of minutes during the month in which Vendor's Managed Services was completely unavailable as part of an unscheduled system outage.

"Parties" shall mean the Customer and Vendor.
"Replacement Supplier" shall have the meaning given in Clause 14.1.
"Services Description" shall mean a written description of Services to be provided that are attached in Exhibit A and/or Supplementary Services the Customer is buying from VENDOR as part of an VENDOR Master Services Agreement.
"Services" shall mean Managed Services and Supplementary Services, collectively.
"Software" the Vendor Software licensed to Customer, both physical and cloud-based software technology.
"Supplementary Services" shall mean those Services Customer may purchase from Vendor through a Master Services Agreement for Professional Services, assistance or Support and do not include Managed Services.
"Start Date" shall mean the date upon which Vendor begins tendering Services.
"Transition Services" shall mean the Services to be provided by Vendor to implementation of the Exit Plan.
"Virus" shall mean, without limitation, any malicious code, trojans, worms, and viruses, lock, authorization key or similar device that impairs or could impair the operation of the Software, any other Customer's Software and/or the Managed Services.

1.2. Clause, Schedule, and paragraph headings shall not affect the interpretation of this Agreement.
1.3. A reference to a company shall include any company, corporation or other body corporate, wherever and however incorporated or established. A "person" includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).
1.4. A reference to a statute or statutory provision is a reference to it as amended, extended or reenacted from time to time and shall include all subordinate legislation made from time to time under that statute or statutory provision.
ARTICLE II
DUE DILIGENCE AND SERVICE PROVISION
2.1. Vendor warrants that the Services will be performed in a workmanlike and professional manner in accordance with the standard of care consistent with applicable industry standards. Vendor further warrants that it is able to and will provide all of the Services described in the Services Description, as set out, and described in this Agreement, and Vendor acknowledges that Customer is entering into the Agreement in reliance on the warranty provided by Vendor in this Clause 2.1.
2.2. VENDOR acknowledges and confirms that:

(a) It has had an opportunity to carry out a thorough due diligence exercise in relation to the Services

and has asked Customer all the questions it considers to be relevant for the purpose of establishing

whether it is able to provide the Services in accordance with the terms of this Agreement;
(b) It has received all information necessary to enable it to determine whether it is able to provide the Services in accordance with the terms of this Agreement;
(c) It has made and shall make its own enquiries to satisfy itself as to the accuracy and adequacy of any information supplied to it by or on behalf of Customer and has raised all relevant due diligence questions with Customer before entering into this Agreement; and It has entered into this Agreement in reliance on its' own due diligence.
2.3. Vendor will provide the Services from the Effective Date until expiry or termination of this portion of the Agreement for any reason.
ARTICLE III
CUSTOMER DATA
3.1. Vendor shall follow industry standard archiving and security procedures for Customer Data. Vendor shall promptly notify Customer in writing of any loss or damage to Customer data.
3.2. VENDOR undertakes to Customer that:
(a) It shall process Customer data only in accordance with the written instructions of Customer and

to the extent, and in such a manner, as is reasonably necessary to supply the Services in accordance

with this Agreement or as is required by any applicable law;

- (b) In respect of Customer data of Customer, which is in the possession or under the control of VENDOR, it shall implement the technical and organizational measures to protect this Customer data against unauthorized or unlawful processing and accidental loss, destruction, alteration or disclosure;
- (c) It shall not (and shall exercise reasonable best efforts to ensure that its personnel do not) publish, disclose or divulge any Customer data to any third party, nor allow any third party to process Customer data on VENDOR's behalf without the prior written consent of Customer;
- (d) It shall use reasonable endeavors to assist Customer with any subject access request that Customer receives relating to Customer data processed by VENDOR under this Agreement.

ARTICLE IV

VENDOR'S OBLIGATIONS

Vendor will provide the Services in accordance with the Service Description, the Service Level Guaranties, and other specifications if any, attached hereto. Vendor will perform any Supplementary Services in a good and professional manner. Vendor will maintain appropriate security practices consistent with good industry practice and will provide the specific security services described in your Services Description. Vendor will perform all Services in accordance with applicable law.

4.1. Vendor warrants that the Services will be performed with all reasonable skill and care and in a professional manner and that they will be provided substantially in accordance with the Services Description and the terms and conditions of this Agreement.

- 4.2. If the Services do not conform with the warranty in Clause 4.1, Vendor will, at its expense, use all reasonable commercial endeavors to correct any such nonconformance promptly, or provide Customer with an alternative means of accomplishing the desired performance.
- 4.3. Notwithstanding the foregoing, Vendor does not warrant that Customer's use of the Services will be uninterrupted or error-free.
- 4.4. This Agreement shall not prevent Vendor from entering into similar agreements with third parties, or from independently developing, using, selling or licensing materials, products or services that are similar to those provided under this Agreement.
- 4.5. Vendor shall keep Customer fully informed of the status of the Hosted System and Services by furnishing Customer with detailed reports every thirty (30) days.

ARTICLE V

SECURITY

5.1. Vendor shall exercise reasonable best efforts to provide that appropriate safety and security systems and procedures are maintained and enforced to help prevent unauthorized access or damage to any and all Services, Vendor's System and related networks or resources and Customer data, in a professional manner.

- 5.2. Vendor shall exercise reasonable best efforts to provide that Vendor's System is designed, maintained, and upgraded at all times so as to minimize the risk of attack by Viruses.
- 5.3. Vendor and Customer shall promptly inform the other party if it suspects or uncovers any breach of security, and Vendor shall use all commercially reasonable endeavors to promptly remedy such breach.

ARTICLE VI

CUSTOMER'S OBLIGATIONS

- 6.1 Customer shall use reasonable security precautions in connection with your use of the Services and comply with applicable laws. Customer shall cooperate with Vendor's investigation of Service outages, security problems, and any suspected breach of the Agreement. Customer shall be responsible for keeping its account permissions, billing, and other account information up to date using either the Vendor portal or via another Vendor defined process and pay all fees when due.
- (a) Provide Vendor with: (i) all necessary cooperation in relation to this Agreement; and (ii) all necessary access to such information as may be required by Vendor, in order to render the Services, including Customer Data, security access information and software interfaces, to Customer's other business applications;
- (b) Provide such personnel assistance, as may be reasonably requested by Vendor from time to time; and

(c) Comply with all applicable laws and regulations with respect to its activities under this Agreement.

6.2 Customer Provided Licenses: If Vendor has agreed to install, patch or otherwise manage software in reliance on Customer's license with such third-party software vendor (rather than Vendor's license with the software vendor), then Customer represents and warrants that Customer has a written license agreement with the vendor that permits Vendor to perform these activities. Customer agrees that Customer will provide Vendor with evidence of licensing as Vendor may reasonably require prior to the scheduled deployment date, and from time to time as necessary to update the status of the license. If Customer fails to provide the required evidence of licensing Vendor may, at its option, either: (i) delay the deployment date for the Hosted System that was to include such software until the evidence is provided; (ii) deploy the Hosted System in reliance on Vendor's licensing agreement with the vendor, and charge Customer its standard fee for the use of the software until such time as the required evidence is provided; or (iii) suspend or terminate the Agreement. Customer's licensed software may not be compatible with Vendor's standard process for deploying and repairing Hosted Systems. In addition, in order to install the software, Vendor may require Customer to send the physical or electronic media provided to Customer by the vendor, both for deployment and again in the event of a failure of Customer's Hosted System. Customer agrees that Vendor will not be in breach of any Service Level Guaranty or other obligation under this Agreement that would not have occurred, but for a delay resulting from Vendor's Agreement to use your licensed software.

ARTICLE VII

REPRESENTATIONS AND WARRANTIES

7.1. Customer warrants that:

(a) All equipment shall be free from viruses, malware, or other trojans;
(b) It has the full capacity and authority to enter into and perform this Agreement and that this Agreement is executed by a duly authorized representative of Customer; and
(c) It will comply with and use the Services in accordance with the terms of this Agreement and all applicable laws.
7.2. Vendor warrants and represents that:
(a) It has the full capacity and authority to enter into and perform this Agreement, that this Agreement is executed by a duly authorized representative of Vendor and that it will perform the Services in accordance with the terms and conditions of this Agreement;
(b) It owns or has obtained valid licenses, consents, permissions and rights to enable Vendor to comply with this Agreement and to use any of the Intellectual Property Rights necessary for the fulfillment of all its obligations under this agreement, including for Customer's use and receipt of the Services, and it shall not breach provisions of any such necessary licenses, consents, permissions and rights or cause the same to be breached;
(c) All representations made by Vendor to Customer are true, complete, accurate and not misleading; It will comply with all applicable laws in performing its obligations under this Agreement;
(d) Customer's use of any Vendor materials, shall not cause Customer to infringe the rights, including any United States Intellectual Property Rights, of any third party;

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(e) Any software, system or telecommunications provided by Vendor will be tested for Viruses and any identified Viruses deleted in accordance with customary professional standards before the date of delivery or use of such software, systems or telecommunications by Vendor;

(f) All personnel and subcontractors used by Vendor in the performance of this Agreement are adequately skilled and experienced for the activities they are required to perform;

(g) The Services will be performed in such a way as not to cause any interruption to the business processes of Customer (other than any agreed and unavoidable interruption which is required in order to perform the Services);

(h) On all installed equipment provided by the Vendor, the equipment shall carry at least a one-year warranty; All labor Services shall carry a one-year warranty from the date of completed installation;

(i) It will commit the appropriate resources to the provision of the Services; and

(j) It will act promptly upon receipt of a support request and will route the support requests in accordance with this Agreement.

ARTICLE VIII

CHARGES AND PAYMENT

- 8.1. Customer shall pay the Fees for the Services upon execution of this Agreement in accordance with Exhibit A. All amounts and Fees stated or referred to in this Agreement are exclusive of any tax, which shall be added to Vendor's invoice(s) at the appropriate rate. Charges for the Services to be provided by Vendor under this Agreement are reflected in Exhibit A and shall be paid to Vendor at its office at 25344 Wesley Chapel Blvd, Suite 117, Lutz FL 33559, within thirty (30) calendar days from the date of Vendor's invoice, and fees shall be paid in U.S. Dollars unless Exhibit A states otherwise.
- 8.2. If Customer fails to make payment when due hereunder, Customer shall pay interest to Vendor at the rate of one and one-half percent (1.5%) per month for any unpaid balance outstanding at the end of each calendar month after payment is first due, including previously accrued interest charges. Customer shall also pay Vendor for any reasonable expenses, including attorney's fees, incurred by Vendor in the collection of any amounts due and payable under this Agreement.
- 8.3. In addition to the payments provided for above, Customer shall pay any excise, sales, use, VAT, privilege or other similar taxes levied or based on payments made pursuant to this Agreement. However, Customer shall not be responsible for any personal property or income taxes assessed against Vendor.
- 8.4. In addition to the payments provided for in this Agreement, Customer shall pay all reasonable expenses incurred by Vendor personnel in the performance of this Agreement including, but not limited to: (i) travel, hotel, food, living and administrative expenses incurred by Vendor employees while away from Vendor principal offices; and (ii) local travel from Vendor or Customer's facilities. Vendor shall not be required to provide copies of receipts for expenses charged to Customer, provided Vendor retains such receipts for its records and for verification purposes. All travel by Vendor personnel shall be in accordance with Vendor standard travel and expense policy. Such expenses shall be billed not more frequently than every fifteen (15) calendar days and shall be payable thirty (30) calendar days from the date of invoice.

CHANGE CONTROL

9.1. If either party wishes to change the scope of the Services (including Customer's requests for additional Services), it shall submit details of the requested change to the other in writing.
9.2. If either party requests a change to the scope or execution of the Services, Vendor shall, within a reasonable time, provide a written estimate to Customer of:
(a) The likely time required to implement the change;
(b) Any variations to the Fees arising from the change;
(c) The likely effect of the change on the provision of the Managed Services; and
(d) Any other impact of the change on the terms of this Agreement.
9.3. If Vendor requests a change to the scope of the Managed Services, Customer shall not unreasonably withhold or delay consent to it.
9.4. If Customer wishes Vendor to proceed with the change. Vendor has no obligation to do so unless

and until the Parties have agreed in writing the necessary variations to its charges and any other

relevant terms of this Agreement to take account of the change.

ARTICLE X

INTELLECTUAL PROPERTY

- 10.1. Nothing in this Agreement affects either party's rights in pre-existing Intellectual Property Rights (including pre-existing Intellectual Property Rights of either Party contained in or relating to Confidential Information) ("Pre-Existing IPR").
- 10.2. Customer shall own and retain all rights, title and interest in and to Customer Data. Vendor shall have no rights to access, use or modify Customer Data unless it has the prior written consent of Customer.
- 10.3. Customer acknowledges and agrees that, as between the Parties, Vendor owns all Intellectual Property Rights in all materials connected with the Services and in any material developed or produced in connection with this Agreement by Vendor to the extent that such material does not include any Customer Intellectual Property.
- 10.4. Each Party reserves all rights not expressly granted herein.
- 10.5 Ownership of Other Property. Customer does not acquire any ownership interest in or right to possess the Hosted System, and Customer has no right of physical access to the Hosted System. Vendor does not acquire any ownership interest in or right to the information Customer transmits to or from or store on Vendor servers or other devices or media.

10.6 Intellectual Property Infringement. If Vendor or any of its Customers is faced with a credible claim that the Services infringe on the intellectual property rights of a third party, and Vendor is not reasonably able to obtain the right to use the infringing element or modify the Services such that they do not Infringe, then Vendor may terminate the Services on reasonable notice of at least ninety (90) days, and will not have any liability on account of such termination except to refund amounts paid for Services not used as of the time of termination.

ARTICLE XI

CONFIDENTIALITY

- 11.1. The term "Confidential Information" does not include any information that: is or becomes generally available to the public (other than as a result of its disclosure by the receiving party or its Representatives in breach of this Clause); was available to the receiving party on a non-confidential basis before disclosure by the disclosing party; is or becomes available to the receiving party on a non-confidential basis from a person who, to the receiving party's knowledge, is not bound by a Confidentiality Agreement with the disclosing party or otherwise prohibited from disclosing the information to the receiving party; was known to the receiving party before the information was disclosed to it by the disclosing party; the Parties agree in writing is not confidential or may be disclosed; or is developed by or for the receiving party independently of the information disclosed by the disclosing party.
- 11.2. Each party shall keep the other party's Confidential Information confidential and shall not: use such Confidential Information except for the purpose of exercising or performing its rights and obligations under this Agreement ("Permitted Purpose"); or disclose such Confidential Information in whole or in part to any third party, except as expressly permitted by this Clause.

11.3. Each party shall take all reasonable steps to ensure that the other's Confidential Information to which it has access is not disclosed or distributed by its employees or agents in violation of the terms of this Agreement.

11.4. Vendor acknowledges that Customer Data is the Confidential Information of Customer.

11.5. A party may disclose the other party's Confidential Information to those of its Representatives who need to know such Confidential Information for the Permitted Purpose, provided that: at all times, it is responsible for such Representatives' compliance with the confidentiality obligations set out in this Clause.

11.6. A party may disclose Confidential Information to the extent required by law, by any governmental or other regulatory authority or by a court or other authority of competent jurisdiction provided that, to the extent it is legally permitted to do so, it gives the other party as much notice of such disclosure as possible.

11.7. Each party reserves all rights in its Confidential Information. No rights or obligations in respect of a party's Confidential Information other than those expressly stated in this Agreement are granted to the other party, or to be implied from this Agreement.

11.8. The provisions of this Clause 11 shall continue to apply after termination of this Agreement.

ARTICLE XII

LIMITATION OF LIABILITY

12.1. In no event shall Vendor be liable under any claim, demand or action (whether arising in contract, tort or otherwise) arising out of or relating to Vendor's Services or performance under this Agreement for any special, indirect, incidental, exemplary or consequential damages (including, but not limited to, loss of anticipated profits, loss of use, lost data or content, or loss from business disruption), regardless of whether or not Vendor, its employees or agents have been advised of the possibility or likelihood of such damages. Vendor's total liability for damages arising out of or in connection with this Agreement (whether in contract, tort, or otherwise) shall in no event exceed the amount of all payments actually received by Vendor from Customer during the relevant year of this Agreement during which the cause of action arose.

12.2. Nothing in this Agreement excludes or limits the liability of either party for: death or personal injury caused by that party's gross negligence; fraud or fraudulent misrepresentation; or any other liability which cannot lawfully be excluded or limited.

12.3 In no event shall the Vendor be liable for any installation, maintenance, repair, or malfunction, of any system, software, or equipment modified by the Customer, or any breaches of security that may be related to the same.

ARTICLE XIII

SUSPENSION OF SERVICES

Vendor may suspend Services without liability if: (i) Vendor reasonably determines that the Services are being used in violation of the Agreement; (ii) the Customer does not cooperate with Vendor's investigation of any suspected violation of the Agreement; (iii) there is an attack on Customer's System or Customer's System is accessed or manipulated by a third party without Customer's consent; (iv) Vendor is required by law, or a regulatory or government body to suspend Customer's

Services; or (v) there is another event for which Vendor reasonably believes that the suspension of Services is necessary to protect the Vendor network or its other Customers. Vendor will give Customer advance notice of a suspension under this paragraph of at least twelve (12) Business Hours unless Vendor determines in our reasonable commercial judgment that a suspension on shorter or contemporaneous notice is necessary to protect Vendor or its other Customers from imminent and significant operational, legal, or security risk. If Customer's System is compromised, then Customer must address the vulnerability prior to Vendor placing the System back in service or, at Customer's request, Vendor may be able to perform this work for the Customer at Vendor's thencurrent Time and Material rates as a Supplementary Service. During the suspension of Services period, the Customer shall continue to tender periodic payments when due and payable under the terms of this Agreement and Exhibit A. Non-payment, and other events of default as stated in Article XV, during this period shall be considered separate and additional defaults under the terms of this Agreement. If the Customer elects to terminate this Agreement during an active suspension of Services by the Vendor pursuant to this section, the Customer shall give no earlier than a ninety (90) days' prior written notice to the Vendor. If the Customer terminates this Agreement during an active suspension of Services by the Vendor pursuant to this section with less than ninety (90) days' notice, the Customer shall pay to the Vendor, in addition to all outstanding and unpaid invoices for services prior to the date of the notice, the remainder of the fees and costs owed for the remainder of this Agreement's term as an early termination fee.

ARTICLE XIV

INDEMNIFICATION

14.1. If Vendor, its affiliates, or any of its or their respective employees, agents, or suppliers (the "Indemnitees") is faced with a legal claim by a third party arising out of Customer's actual or alleged gross negligence, willful misconduct, violation of law, failure to meet the security obligations required by the Agreement, violation of its Agreement with its Customers or End Users, then Customer will pay the cost of defending the claim (including reasonable attorney's fees) and any damages awarded, fine or other amount that is imposed on the Indemnities as a result of the claim. Customer's

obligations under this subsection include claims arising out of the acts or omissions of its employees or agents, any other person to whom Customer has given access to the Services, and any person who gains access to the Services as a result of Customer's failure to use reasonable security precautions, even if the acts or omissions of such persons were not authorized by Customer. Customer must also pay reasonable attorney's fees and other expenses Vendor incurs in connection with any dispute between persons having a conflicting claim to control Customer's account with us, or any claim by Customer's customer or end user arising from an actual or alleged breach of Customer's obligations to them.

14.2. Vendor will choose legal counsel to defend the claim, provided that these decisions must be reasonable and must be promptly communicated to you. Customer must comply with Vendor's reasonable requests for assistance and cooperation in the defense of the claim. Vendor may not settle the claim without Customer's consent, although such consent may not be unreasonably withheld. Customer must pay expenses due under this Section as Vendor incurs them.

14.3 The Customer agrees to defend, hold harmless, and indemnify Vendor, including all principals, for any and all claims, causes of action, damages, expenses, losses, costs, demands, fines, liabilities, sanctions, and penalties arising out of the Customer's breach of any provision herein this Agreement, including general negligence and willful acts or omissions by the Customer or its agents.

ARTICLE XV

TERM AND TERMINATION

15.1. This Agreement shall commence on the Effective Dates and shall, unless terminated earlier in accordance with this Clause, continue in force for the full duration of the Term.

- 15.2. Without prejudice to any rights that the Parties have accrued under this Agreement or any of their respective remedies, obligations or liabilities, and subject to Clause 14, either party may terminate this Agreement with immediate effect by giving written notice to the other party if:
- (a) The other party commits a material breach of any material term of this Agreement and (if such breach is remediable) fails to remedy that breach within a period of thirty (30) days after being notified in writing to do so;
- (b) The other party suspends, or threatens to suspend, payment of its debts, or is unable to pay its debts as they fall due or admits inability to pay its debts, or (being a company) is deemed unable to pay its debts within the meaning of the federal bankruptcy code or becomes insolvent;
- (c) A petition is filed, a notice is given, a resolution is passed, or an order is made, for or in connection with the winding up of that other party (being a company) other than for the sole purpose of a scheme for a solvent amalgamation of that other party with one or more other companies or the solvent reconstruction of that other party;
- (d) An application is made to court, or an order is made, for the appointment of an administrator, or if a notice of intention to appoint an administrator is given or if an administrator is appointed, over the other party (being a company);
- (e) A person becomes entitled to appoint a receiver over the assets of the other party or a receiver is appointed over the assets of the other party; or
- (f) The other party suspends or ceases, or threatens to suspend or cease, carrying on all or a substantial part of its business.

- 15.3. Any provision of this Agreement which expressly or by implication is intended to come into or continue in force on or after termination of this Agreement shall remain in full force and effect.
- 15.4. Termination of this Agreement, for any reason, shall not affect the accrued rights, remedies, obligations or liabilities of the Parties existing at termination. Either Party may terminate this Agreement for convenience only upon a fifteen (15) calendar day written notice to the other Party.
- 15.5. On termination of this Agreement for any reason by giving ninety (90) days' written notice to the other party:
- (a) Vendor shall immediately cease providing its Services and shall provide Transition Services for a further period in accordance with Clause 16.2;
- (b) Each party shall return and make no further use of any equipment, property, materials and other items (and all copies of them) belonging to the other party;
- (c) If Vendor receives, no later than ten (10) days after the effective date of the termination or expiry of this Agreement, a written request for the delivery to Customer of the most recent backup of Customer Data, Vendor shall deliver the backup to Customer within thirty (30) days of its receipt of such a written request in the format stored or in a format as otherwise reasonably requested by Customer at that time.
- 15.6. The Parties acknowledge and agree that expiration or termination of the Managed Services for any reason shall only affect that portion of the Agreement, and therefore shall not impact on the validity of the remaining parts of this Agreement.

15.7 If this Agreement is terminated pursuant to Section 15.2, the Customer shall pay to the Vendor, in addition to all outstanding and unpaid invoices for services prior to the date of the notice, the remainder of the fees and costs owed for the remainder of this Agreement's term.

ARTICLE XVI

EXIT SERVICES AND TRANSFER OF ASSETS

16.1. Vendor shall, on request from Customer, prepare or update a detailed plan for the orderly transition of the Services from Vendor to Customer or its nominated Replacement Supplier ("Exit Plan").

16.2. Customer may, at any time before termination of this Agreement, for any reason, request VENDOR to provide the Transition Services or otherwise to offer reasonable assistance in transitioning the Managed Services to a Replacement Supplier (by providing the Transition Services). VENDOR will, in consideration of a reasonable fee (to be agreed in advance and in good faith between the Parties), provide such Transition Services for a maximum period of three months, or until termination of this Agreement in accordance with Clause 13, whichever is later.

ARTICLE XVII

FORCE MAJEURE

17.1. Neither party shall be liable to the other under this Agreement if it is prevented from, or delayed in, performing its obligations under this Agreement, or from carrying on its business, by acts, events,

omissions or accidents beyond its reasonable control except to the extent that it could reasonably have avoided such circumstances by exercising the level of diligence that could reasonably have been expected of it, including strikes, lock-outs or other industrial disputes act of God, war, riot, civil commotion, compliance with any law or regulation, fire, flood or storm (each a "Force Majeure Event"), provided that:

- (a) It uses all reasonable endeavors to mitigate, overcome or minimize the effects of the Force Majeure Event concerned; and
- (b) The party not affected is notified of such an event and its expected duration, and that if the period of delay or nonperformance continues for two months or more, the party not affected may terminate this Agreement by giving fourteen (14) calendar days' written notice to the other party.

ARTICLE XVIII

MISCELLANEOUS

- 18.1 Audit. For the term of this Agreement, and for a period of one (1) year from termination or expiry of this Agreement, Vendor shall maintain full and accurate records, in an agreed form, of all charges, prices and costs associated with and invoiced in respect of the Services and its performance against the Services Description.
- 18.2 Waiver. No failure or delay by a party to exercise any right or remedy provided under this Agreement or by law shall constitute a waiver of that or any other right or remedy, nor shall it preclude or restrict the further exercise of that or any other right or remedy. No single or partial exercise of such right or remedy shall preclude or restrict the further exercise of that or any other right or remedy.

18.3 Severance. If any court or competent authority finds that any provision of this Agreement (or part of any provision) is invalid, illegal or unenforceable, that provision or part-provision shall, to the extent required, be deemed to be deleted, and the validity and enforceability of the other provisions of this Agreement shall not be affected. If any invalid, unenforceable or illegal provision of this Agreement would be valid, enforceable and legal if some part of it were deleted, the Parties shall negotiate in good faith to amend such provision such that, as amended, it is legal, valid and enforceable, and, to the greatest extent possible, achieves the Parties' original commercial intention.

18.4 Publicity. Customer agrees that VENDOR may publicly disclose that it is providing Services to you and may use your name and logo to identify you as our Customer in promotional materials, including a mutually agreed to press release upon execution of this Agreement. VENDOR will not use your name or logo in a manner that suggests an endorsement or affiliation.

18.5 Entire Agreement. This Agreement constitutes the entire Agreement between the Parties and supersedes all previous discussions, correspondence, negotiations, arrangements, understandings and agreements between them relating to its subject matter.

18.6 Modifications. No alteration to or variation of this Agreement shall take effect unless and until the same is in writing and signed on behalf of each of the Parties by a duly authorized representative.

18.7 Assignment. Neither party shall, without the prior written consent of the other, assign, transfer, charge, or deal in any other manner with all or any of its rights or obligations under this Agreement. Any such request by either party for such assignment shall not be unreasonably withheld.

18.8 No Partnership or Agency. Nothing in this Agreement is intended to, or shall be deemed to, establish any partnership or joint venture between any of the Parties, constitute any party the agent of another party, nor authorize any party to make or enter into any commitments for or on behalf of any other party.

18.9 Third-Party Rights. This Agreement is made for the benefit of the Parties to it and (where applicable) their successors and permitted assigns, and is not intended to benefit or be enforceable by anyone else.

18.10 Notices. Any notice or other communication required to be given to a party under or in connection with this Agreement shall be in writing and shall be delivered by hand or sent by prepaid first class post or other next working day delivery service, at its registered office (if a company) or (in any other case) its principal place of business, or sent by fax to the other party's main fax number, Any notice shall be address as follows:

"VENDOR"

Complete IT Corp

25344 Wesley Chapel Blvd

Lutz, FL 33559

"CUSTOMER"

Lake Bernadette CDD

Zephryhills, FL 33541

Any notice or communication shall be deemed to have been received if delivered by hand, on signature of a delivery receipt, or if sent by fax, on the next Business Day after transmission.

18.11 Governing Law; Jurisdiction. This Agreement and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims)

shall be governed by and construed in accordance with the laws of Florida. Customer consents to the sole and exclusive jurisdiction of the Florida Courts or the United States District Court for the State of Florida, as well as the jurisdiction of all courts from which appeal may be taken therefrom, for the purpose of hearing any suit, action, or other proceeding relating to this Agreement.

18.12 Conflict. If there is a conflict between the terms of any of the documents that comprise the Agreement, the documents will govern in the following order: signature page for Services Description, Exhibit A, this Agreement, and any addendum to this Agreement.

18.13 Exhibits. The exhibits of this Agreement are hereby incorporated and made a part hereof and are an integral part of this Agreement.

18.14 Further Assurances. Each Party to this Agreement agrees to execute and deliver such instruments and take such actions as the other Party may, from time to time, reasonably request to effect the purpose and carry out the terms of this Agreement.

18.15 Waiver of Jury Trial. TO THE FULLEST EXTENT PERMITTED UNDER APPLICABLE LAW, EACH PARTY HEREBY IRREVOCABLY WAIVES ALL RIGHT TO A TRIAL BY JURY IN ANY ACTION, PROCEEDING, OR COUNTERCLAIM ARISING OUT OF OR RELATING TO THIS AGREEMENT.

18.16 Counterparts. This Agreement may be executed in any number of counterparts, which together shall constitute one original Agreement, fully binding and enforceable on the Parties, notwithstanding that the Parties have not executed the original or the same counterpart, and delivery of copies of or facsimile signatures shall be deemed of equal force as delivery of original signatures.

18.17 Opportunity to Consult Counsel; Interpretation. Each Party acknowledges that it has consulted independent counsel before signing this Agreement. In addition, the Parties hereby agree that this Agreement shall not be interpreted to favor one Party over the other, but rather, equally as both Parties contributed to the terms of this Agreement.

18.18 Insurance. Vendor agrees to maintain liability coverage of at least \$1,000,000 in the aggregate.
18.19 Relationship of the Parties. Vendor is an independent contractor, not an employee of Customer or any company affiliated with Customer. Vendor shall provide the Services under the general direction of Customer, but Vendor shall determine, in Vendor's sole discretion, the manner and means by which the Services are accomplished. This Agreement does not create a partnership or joint venture and neither party is authorized to act as agent or bind the other party except as expressly

stated in this Agreement. Vendor and the work product or deliverables prepared by Vendor shall not be deemed a work for hire as that term is defined under Copyright Law. All rights, if any, granted to Customer are contractual in nature and are wholly defined by the express written agreement of the

Parties and the various terms and conditions of this Agreement.

IN WITNESS WHEREOF, each of the parties has caused this Agreement to be executed and delivered by its duly authorized officers as of the day and year first above written.

VLINDON
Complete IT Corp
By:
Date:
"CUSTOMER"
Lake Bernadette CDD
By:

Date: _____

"\/FNIDOD"





Lake Bernadette CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 1/4/2021

Prepared for:

Mr. Mark Vega, District Manager Inframark 2654 Cypress Ridge Boulevard, Suite #101 Wesley Chapel, Florida 33544

Prepared by:

Nick Margo, Aquatic Biologist

Wesley Chapel Field Office SOLITUDELAKEMANAGEMENT.COM 888.480.LAKE (5253)

1/4/2021

Lake Bernadette CDD Waterway Inspection Report

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Pondsa,wa4,wa9	5
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30

Comments:

Normal growth observed

The site contains a high amount of decay from a previous nuisance grass treatment and some regrowth due to how shallow the site is.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



January, 2021



January, 2021

30A

Comments:

Site looks good

The site is in good condition with minimal shoreline vegetation and good water clarity.



Re-inspect next visit

Target:



January, 2021



January, 2021

32

Comments:

Site looks good

The site is in good condition with minimal shoreline vegetation and good water clarity.

Action Required:

Re-inspect next visit

Target:



January, 2021



January, 2021

33

Comments:

Site looks good

The site is in good condition with minimal nuisance, shoreline vegetation.

Action Required:

Re-inspect next visit

Target:



January, 2021



January, 2021

34

Comments:

Site looks good

The site is in good condition with minimal nuisance, shoreline vegetation. Nuisance vegetation is being managed well among beneficial vegetation.

Action Required:

Re-inspect next visit

Target:



January, 2021



January, 2021

35

Comments:

Normal growth observed

The site contains small traces of filamentous algae along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Surface algae





January, 2021

Lake Bernadette CDD Waterway Inspection Report

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Site: A

Comments:

Normal growth observed

The flow structure is clear of any vegetation but the main pond has some Torpedograss encroaching from the wooded side of the site.

Action Required:

Routine maintenance next visit

Target:

Torpedograss





January, 2021

Site: WA4

Comments:

Normal growth observed

The mitigation site looks contains decay from the treatment of nuisance species.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





January, 2021

Site: WA9

Comments:

Site looks good

The site is in good condition but does contain some primrose decay from a treatment the previous month.

Action Required:

Re-inspect next visit

Target:





January, 2021

January, 2021

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Site: WA43

Comments:

Site looks good

The site is in good condition with a healthy plethora of beneficial, native vegetation

Action Required:

Re-inspect next visit

Target:





January, 2021

January, 2021

Management Summary

Overall, the sites within the property look to be in good condition with minimal vegetation and minimal filamentous algae observed on-site. The only inspected sites with any notable issues were 30, 35, A & WA4. Out of them 35 was the only site that had algae and the other three had some nuisance grass growth.

Focusing on algae, only site 35 has any noted filamentous algae in the form on a small ring around the perimeter of the pond. This should be easily treatable by the technician during this month's visits. No other sites observed have any notable algae.

As noted above, sites 30, A and WA4 had some intrusive torpedograss and some vines. Site 30 had some regrowth due to the water level being so low to the point it exposes the pond basin. Site WA4 has some minor vine growth but this is to be expected from a mitigation site. Site A has traces of grasses encroaching on the site from the wooded side of the pond that the technician will need to use a canoe to reach.

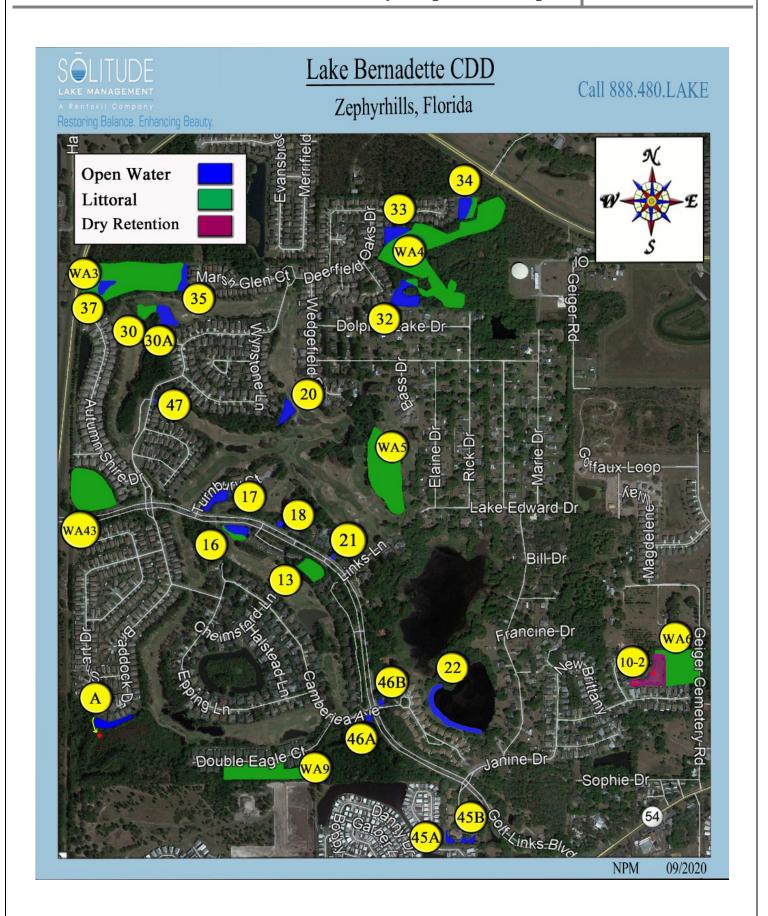
All other sites looked in good condition with no major problems at the time of inspection.

Thank you for choosing SOLitude Lake Management!

Lake Bernadette CDD Waterway Inspection Report

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Site	Comments	Target	Action Required
30	Normal growth observed	Species non-specific	Routine maintenance next visit
30A	Site looks good		Re-inspect next visit
32	Site looks good		Re-inspect next visit
33	Site looks good		Re-inspect next visit
34	Site looks good		Re-inspect next visit
35	Normal growth observed	Surface algae	Routine maintenance next visit
A	Normal growth observed	Torpedograss	Routine maintenance next visit
WA4	Normal growth observed	Species non-specific	Routine maintenance next visit
WA9	Site looks good		Re-inspect next visit
WA43	Site looks good		Re-inspect next visit



CDD Meeting Topics of Discussion

Lake Bernadette Community Center

January 26th 2021

Upcoming Events:

- 1. Egg Roll truck January 29th 4-7pm
- 2. Bacon Boss February 11th 4-8pm
- 3. Blood Drive February 26th 1-4pm
- 4. Got Lobstah March 12 th 4-8pm
- 5. Hot off the Press February 12th 4-8pm

.

Upcoming Projects:

- 1. Painting of exterior clubhouse (proposals provided)
- 2. Proposals for bath renovations Cabana Feb mtg
- 3. Replacing existing towel dispensers with electric (8) Jan
- 4. Install of 5 Smart stats for clubhouse (Complete IT)
- 5. Pressure wash BB court boarders (Feb 10)
- 6. Professional floor tile cleaning bids Feb Mtg
- 7. Replacing numerous pool tile coping at Main pool do to cracking

Completed Projects & Tasks

- 1. Pressure cleaning Golf Links Blvd sidewalks / trash cans from clubhouse to Eiland Blvd
- 2. Re-strapped and painted 22 patio pool lounge chairs
- 3. Grand room security camera repaired by Complete IT
- 4. Installed new replacement dog station along Golf Links Blvd
- 5. 23 cards updated
- 6. Utility shed cleaned out and organized
- 7. 2 pots holes patched Lakeview
- 8. Replaced 60amp breaker that was faulty controlling Grand room heater
- 9. Patched and painted 3 different areas on pool deck that were chipping and cracking
- 10. Replaced 2 bent pool ladder steps at main pool
- 11. 12 new resident registrations
- 12. 5 new renter registrations
- 13. Replaced 4 a/c filters / also shower head at main pool

Lake Benadette Enforcement Stats

December 2020

Dec 8th /3p-7p (4 Speed, 1 No Ins., 1 No DL)

Dec 14th /3p-7p(6 Speed, 1 DWLSR)

Dec21st /3p-7p(3 Speed, 1 Reg., 1 No DL, 1 DWLSR)

De 29th /3p-7p(5 Speed)

Totals:

18 Speed Violations

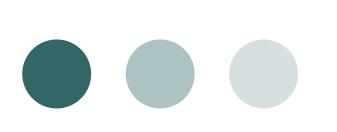
2 No DL

2 DWLSR

1 No Registration

1 No Ins.

Overall Total: 24 Violations



$\mathsf{L}\,\mathsf{L}\,\mathsf{P}$

LOGSDON LIBERTY PAINTING, INC.

January 8, 2021

Re: Lake Bernadette Community Center - Dan Nesselt

Community Center Repaint

- 1. Repaint upper accent band, 2 coats Sherwin Williams Resiliance Satin
- 2. Repaint all exterior walls, 2 coats Sherwin Williams Resiliance satin finish
- 3. Repaint 10 shutters with Shersin Williams Resiliance satin finish
- 4. Repaint drive thru and columns
- 5. Repaint window sills, patch cracks where needed

	Material and labor	\$7,280.00
Remove and repaint 13 black hanging wall lights		400.00
Repaint aluminum railing at pool and patio area		730.00





paintplusoftampa@gmail.com (813) 802-6689 H.C. Lic.# SP14635 P.C. Lic.# LP-09830

Paint Plus of Tampa

For: Dan Nesselt

info@lakebernadette.org 5410 Golf links Blvd Zephyrhills, FL, 33541

Estimate

Estimate No: 447

Date: 01/14/2021

	Agenda Page 86	
Code	Description	Amount
EXTERIOR REPAINT	Exterior pressure wash and repaint of a one story stucco substrate clubhouse facility.	\$8,055.00
	SCOPE OF WORK	
	Surface preparation for painting included;	
	-Masonry, stucco -Exterior ceilings -Soffit and fascia -Metal rails -Aluminum gutters and downspouts -Metal wall sconces light fixtures(11 count) -Windows shutters	
	PREP WORK	
	Implementation of proper surface preparation ensures coating adhesion to the substrate and prolongs the service life of the coating system.	
	-All exterior surfaces must be thoroughly pressure wash using a biodegradable solution or bleach to remove all loose, scaling paint, chalk, dirt, mildew and grease. Drying time may vary, but typically the surface is ready for prep and painting the next morning.	
	- Patch and fill all windows sashes, holes, cracks and voids using Shermax Urethane elastomeric caulk tube and brush grade for waterproofing purposes.	
	-Cover all windows and entry glass doors with 3M premium masking film to prevent overspray.	
	-Mask all signages and labels, drop off mail box, ceiling fans and ceilings flood lights with brown masking paper and painters plastic to prevent overspray.	
	-All shrubbery, trees and stationary plants must be trimmed or covered at least 2 feet from surfaces to be painted.	
	-Any rust stains or stains from sprinkler system will be treated with Ospho rust remover.	
	-HVAC units will be covered with drop cloths only when we are painting near to prevent overspray or paint splatters.	
	-Move all pool furniture and accessories to prevent overspray.	
	-Lightly sand and clean by solvent wiping all metal railings and wall sconces light fixtures for better adhesion of DTM acrylic coating.	
	NOTES:	
	-Changes in the scope of work may be subject to a change order.	
	COATINGS	
	-Apply a coat of Duration Exterior Acrylic latex satin paint to soffit, gutters and downspouts by spray application.	
	-Apply a coat of Duration Exterior Acrylic latex satin paint to main body stucco substrate by spray application followed by back roll to achieve proper (DFT) Dry Film Thickness.	
	-Apply two coats of Duration Exterior Acrylic latex satin paint to accent color stucco trim by roll and brush application.	

Amount

	Total	\$8,055.00	
	Total	\$8,055.00	
	Subtotal	\$8,055.00	
-Paint and Supplies furnished by the paint companyUpon completion left over paint will be labeled and left at the job site.			
NOTES:			
-Scrape any loose paint and lightly sand all windows shutters, apply a coat of Duration Exterior Acrylic latex satin paint by HVLP spray.			
- Apply a coat of Pro Industrial DTM Acrylic to all metal railing and metal light fixtures by HVLP application.			

Comments

Code

-Paint and Supplies provided by the paint contractor.

Description

- -Paint contractor will be responsible for the clean up of all areas and prep work.
- -Full payment is due upon completion and final walk per client approval.
- -Estimate is valid for (30) days unless otherwise noted.
- -Project will take approximately 6 days including pressure wash and depending on weather conditions.





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