

The Hammocks Community Development District

January 14, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors:

Frances Plantikow, Chairperson
Mike Henke, Vice Chairperson
Alex Manero, Assistant Secretary
Keiton Best, Assistant Secretary
Eva Sahakian, Assistant Secretary

Staff:

Wesley Elias, District Manager
Whitney Sousa, District Counsel
Robert Dvorak, District Engineer
Catalina Martinez, District Admin Assistant
Christian Haller, Accountant
Howard Neal, Field Services Director

REGULAR MEETING AGENDA

Wednesday, January 14, 2026 – 8:00 a.m.

**TEAMS: Dial-in by phone: +1 646-838-1601 Phone conference ID: 786 317 492#
Meeting ID: 234 972 172 543 5 Passcode: qq3ot6fc**

- 1. Call to Order and Roll Call**
- 2. Audience Comments – Three- (3) Minute Time Limit Per Speaker**
- 3. Business Administration**
 - A. Consideration of Minutes of December 10, 2025, Regular Meeting Page 3
 - B. Administer Oath of Office to New Board Member
- 4. Staff Reports**
 - A. District Accountant
 - B. SOLitude Report Page 6
 - C. District Counsel Report
 - D. District Engineer's Report
 - E. District Manager
- 5. Business Items**
 - A. Consideration of Sail/Shade Structure Proposals
 - i. Playground Boss #122925-43839 & #122925-43840 Page 15
 - ii. Shady Sails #448 & #453 Page 23
 - B. Consideration of Basketball Courts Proposals Page 25
 - C. Consideration of Playground Sod Replacement Page 44
 - D. Consideration of Turf Installation Proposal Page 49
- 6. Board of Supervisors' Requests and Comments**
- 7. Adjournment**

The next meeting is scheduled for Wednesday, February 11, 2026, at 8:00 a.m.

District Office:

Inframark c/o The Hammocks CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Meeting Location

Brentwood Clubhouse
8504 Sandpiper Ridge Avenue
Tampa, Florida 33647
Page 2

**MINUTES OF MEETING
THE HAMMOCKS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Hammocks Community Development District was held on Wednesday, December 10, 2025, and called to order at 8:00 a.m. at the Brentwood Clubhouse, 8504 Sandpiper Ridge Avenue, Tampa, Florida 33647.

Present and constituting a quorum were:

Also present was:

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

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Audience Comments

THIRD ORDER OF BUSINESS

Business Administration

A. Consideration of the Minutes of November 12, 2025, Regular Meeting

On MOTION by Ms. Henke seconded by Mr. Plantikow, with all in favor, the regular meeting minute from November 12, 2025, was approved as presented. 4-0

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Accountant

The accountant provided November's monthly financials to the Board.

B. SOLitude Report

The report was presented to the Board.

A brief discussion ensued regarding ponds #2 and #6. Both Ponds were observed to have erosion development. District Engineer to follow up and assess the ponds.

42 **C. District Counsel Report**

43 There being none, the next business followed.

44 **D. District Engineer's Report**

45 Mr. Dvorak provided update to the Board at the SWFMD meeting, which is set for February
46 18, 2025, to discuss whether the fitness equipment can be installed along the trails.

47 A discussion was held on Sail/Shade Structure for the playground.

48 The District Engineer, District Manager, and Chair provided update to the Board regarding
49 discussion with City Council on permitting for the Sail/Shade structure.

50 The Board directed District Management to gather two more proposals and follow up with
51 Playground Boss on the design and scope of the shade structure.

52 **E. District Manager**

53 Mr. Elias informed the Board of their next scheduled meeting date which will be held on
54 Wednesday, January 14, 2026, at 8:00 a.m.

55 **FIFTH ORDER OF BUSINESS**

56 **Business Items**

57 **A. Consideration of Inframark WO# 057-036-4-25 for Pressure Washing Fence**

58 A discussion ensued regarding the exact locations fencing for pressure washing.

59 After a discussion was held, Mr. Montagna revised the proposal with a \$1,000.00 reduction.

60 The original proposal was \$7,046.72 and revised to new amount of \$ 6,046.72.

61 On MOTION by Mr. Manero seconded by Mr. Best, with all in
62 favor, Inframark WO# 057-036-4-25 for Pressure Washing Fence
63 \$6,046.72, was approved as discussed. 4-0

64 **B. Consideration of Red Tree Landscape Playground Sod Replacement Proposal**

65 A discussion ensued and tabled until further notice.

66 **C. Consideration of Golf Coast Sports LLC., Full-Size Basketball Court Installation
67 Proposal**

68 The above item is tabled and the Board directed Mr. Montagna to speak to vendor for
69 basketball courts.

70 **D. Review of Candidate Resume for Vacant Seat**

71 The Board reviewed candidate resumes for vacant Seat 5 for terms from November 2024 to
72 November 2028. The Board voted in favor to bring on Resident to assume Seat 5. However,
73 resident was not present to be sworn in.

The Hammocks CDD
December 10, 2025. Meeting

80 **SIXTH ORDER OF BUSINESS**

81 **Board of Supervisors' Requests and**
82 **Comments**

83 There being none, the next order of business followed.

84 **SEVENTH ORDER OF BUSINESS**

Adjournment

85 There being no further business,

86

87 On MOTION by Mr. Henke seconded by Ms. Plantikow, with all
88 in favor, the meeting was adjourned at 8:58 a.m. 4-0

89

90 Mike Henke
91 Vice Chairperson
92



The Hammocks CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2025-12-02

Prepared for:

District Manager

Prepared by:

Kevin Wilt, Service Manager

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

TABLE OF CONTENTS

	<u>Pg</u>
SITE ASSESSMENTS	
PONDS 1-3	3
PONDS 4-6	4
PONDS 7-9	5
MANAGEMENT/COMMENTS SUMMARY	6,7
SITE MAP	8

Site: 1**Comments:**

Site looks good

Site looks good. No issues to report

**Action Required:**

Routine maintenance next visit

Target:

December 2025

December 2025

Site: 2**Comments:**

Site looks good

Site is in good shape with no issues to report. It does have some shoreline erosion.

**Action Required:**

Routine maintenance next visit

Target:

December 2025

December 2025

Site: 3**Comments:**

Site looks good

Normal shoreline growth observed today. Gulf Spike rush is bouncing back really well.

**Action Required:**

Routine maintenance next visit

Target:

December 2025

December 2025

Site: 4**Comments:**

Normal growth observed

Site is in good shape with very minor shoreline growth. Site did have some submerged vegetation growing in back cove.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



December 2025



December 2025

Site: 5**Comments:**

Site looks good

Site is in good shape very minor shoreline grasses. Free of algae.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



December 2025



December 2025

Site: 6**Comments:**

Site looks good

Normal Growth observed

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



December 2025



December 2025

Site: 7**Comments:**

Site looks good

Site is in good shape normal shoreline growth observed

**Action Required:**

Routine maintenance next visit

Target:

December 2025

December 2025

Site: 8**Comments:**

Treatment in progress

Site had less algae this month low water levels and warmer weather is causing an abnormal bloom. Site will be treated again aggressively during next visit.

**Action Required:**

Treat within 7 days

Target:

December 2025

December 2025

Site: 9**Comments:**

Site looks good

Site is in good shape with no issues to report.

**Action Required:**

Routine maintenance next visit

Target:

December 2025

December 2025

Management Summary

This month site remained in good shape.

Site 8 is looking better. It had algae bloom in one cove. Site will be treated again on 12/9/25.

All other sites are pretty much free on shoreline grass growth. We are starting to see the grass growth slow down. Sites have been pretty good with trash as well. We will continue to stay on top of any new growth and algae.

We did notice some shoreline erosion starting on sites 2 and 6. I can provide a estimate for repair if you would like. Please just let me know.

Blue dye is still be utilized and will minor rain is forecast it should hold well.

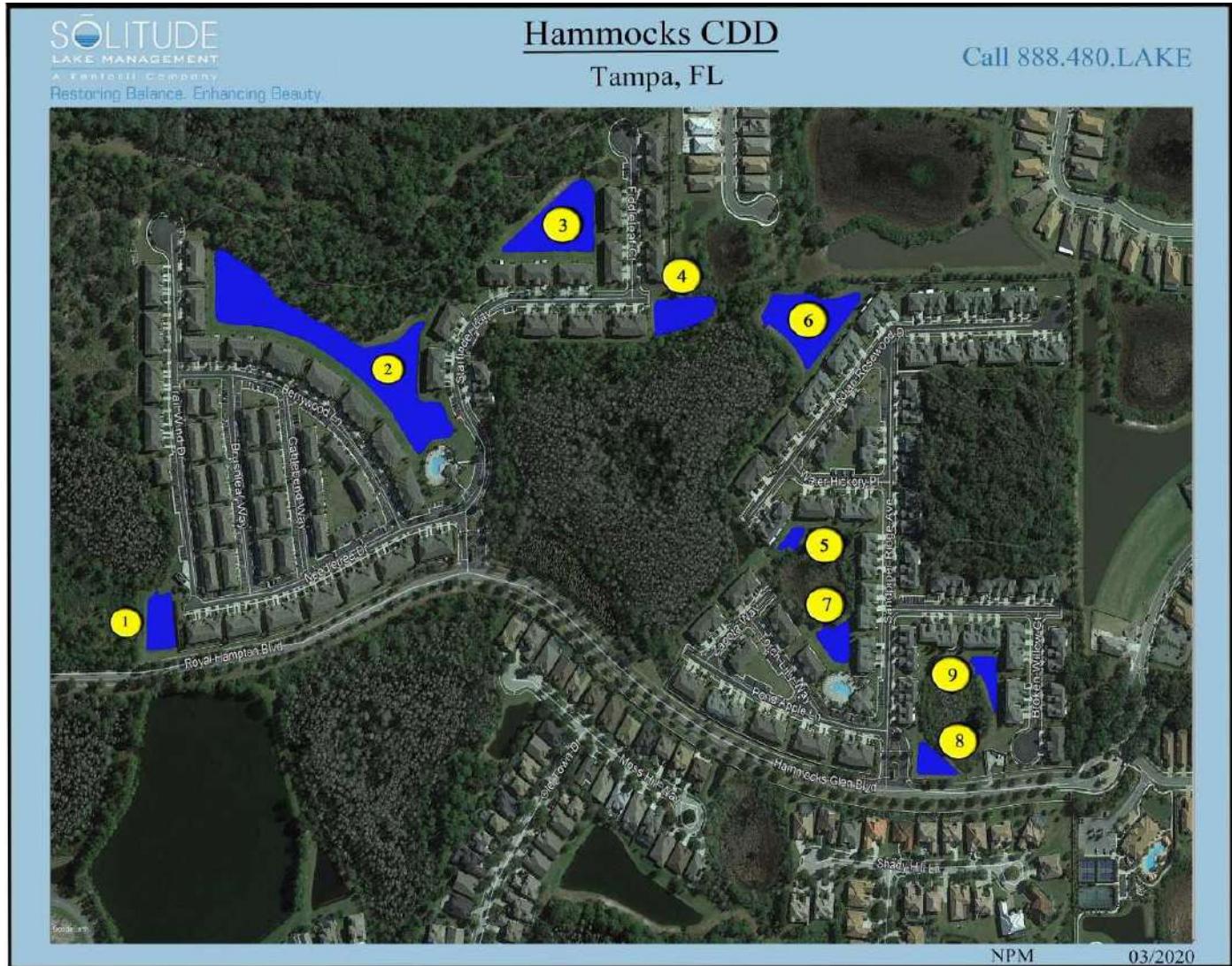
If there are any questions or concerns, please don't hesitate to reach out: Kyle.Wilson@solitudelake.com

Thanks for choosing Solitude Lake Management!

The Hammocks CDD Waterway Inspection Report

2025-12-02

Site	Comments	Target	Action Required
1	Site looks good		Routine maintenance next visit
2	Site looks good		Routine maintenance next visit
3	Site looks good	Shoreline weeds	Routine maintenance next visit
4	Normal growth observed	Submersed vegetation	Routine maintenance next visit
5	Site looks good	Shoreline weeds	Routine maintenance next visit
6	Site looks good	Shoreline weeds	Routine maintenance next visit
7	Site looks good		Routine maintenance next visit
8	Treatment in progress	Surface algae	Treat within 7 days
9	Site looks good		Routine maintenance next visit





Work Order	00923387	Account	Hammocks CDD
Work Order Number	00923387	Contact	Wesley Elias
		Address	20405 Berrywood Lane Tampa, FL 33647 United States
Created Date	1/5/2026		

Work Details

Specialist Comments to Customer	Good morning, sites are in good shape. Very minor shoreline grasses and algae present. All treated and trash removed. Thank you for choosing solitude!	Prepared By	Kyle Wilson
			Specialist State License Number

Work Order Assets

Asset	Status	Product Work Type
Hammocks Cdd-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Hammocks Cdd-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Hammocks Cdd-Lake-ALL	SHORELINE WEED CONTROL	
Hammocks Cdd-Lake-ALL	LAKE WEED CONTROL	
Hammocks Cdd-Lake-ALL	DYE APPLICATION	
Hammocks Cdd-Lake-ALL	ALGAE CONTROL	
Hammocks Cdd-Lake-ALL		



ACCOUNT REP: James Bradshaw
james@playgroundboss.com
1-800-878-0320 ext. 107

QUOTE #: 122925-43839
DATE CREATED: 12-29-2025
Quote is valid for 30 days

PROJECT CONTACT

PROJECT CONTACT: Wesley Elias
COMPANY: Inframark
ADDRESS: 8504 Sandpiper Ridge Ave
Tampa, FL 33647
EMAIL: welias@inframark.com
PHONE: 656-247-7844

IS THIS
CORRECT?

SHIP TO / SITE CONTACT

SHIPPING / SITE CONTACT: Wesley Elias
COMPANY: Inframark
SHIP TO ADDRESS: 8504 Sandpiper Ridge Ave
Tampa, FL 33647
EMAIL: welias@inframark.com
PHONE: 656-247-7844

COMMENTS AND SPECIAL INSTRUCTIONS: Price quoted for materials, installation and delivery only. Price excludes sitework, concrete, underground line location, permits, liftgates, & impact fees unless specifically noted below. Customer is responsible for any taxes that may apply. If order is cancelled a 25% restocking fee may be assessed

QTY	PRODUCT	PRICE	DISCOUNT	TOTAL
1	Permit SKU: PERMIT Includes Obtaining Permit and permit fees up to \$200 PGB will apply for and obtain a permit from your city / county office. ** PLEASE NOTE CUSTOMER WILL NEED TO SUPPLY A SITE PLAN FROM THE ZONING DEPARTMENT / CITY / COUNTY **	\$ 2,500		\$ 2,500
1	Sealed Drawings SKU: SEALDRAW Engineered Sealed Drawings	\$ 1,925		\$ 1,925
1	Custom Shade Structure SKU: CUSTOMSHADE Variants: EAVE HEIGHT: TBD, SHADE COLOR: TBD, POST COLOR: TBD PGBQ-091460 - 4 Post HIP 401, Length 28 ft 0 in x Width 22 ft 0 in by 10 ft 0 in Entry	\$ 11,063		\$ 11,063
1	Dumpster Rental SKU: DUMPSTER Roll Off Dumpster (for disposal of shipping crate and packing materials)	\$ 985		\$ 985
	Professional Installation SKU: INSTALL	\$ 9,721		\$ 9,721
	Customer Installation Note Installation of 28 foot x 22 foot shade over playground structure only. Installation of shade footers outside safety use zone of playground equipment. Water and power on site Site is accessible Sealed drawings provided by Playground Boss. Customer to handle all permitting			

I APPROVE THIS PROJECT. Let's do this!

Approval of this proposal may be executed by signing below and emailing back to the contact information listed below. Unless prior arrangements are approved, payment is due upon ordering.

Subtotal \$ 26,194

Tax \$ 0

\$ 26,194

Account Rep: James Bradshaw
james@playgroundboss.com
1-800-878-0320 ext. 107

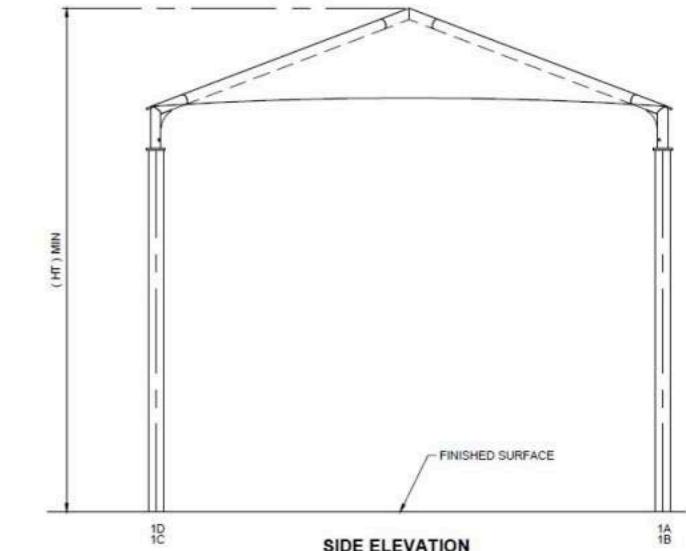
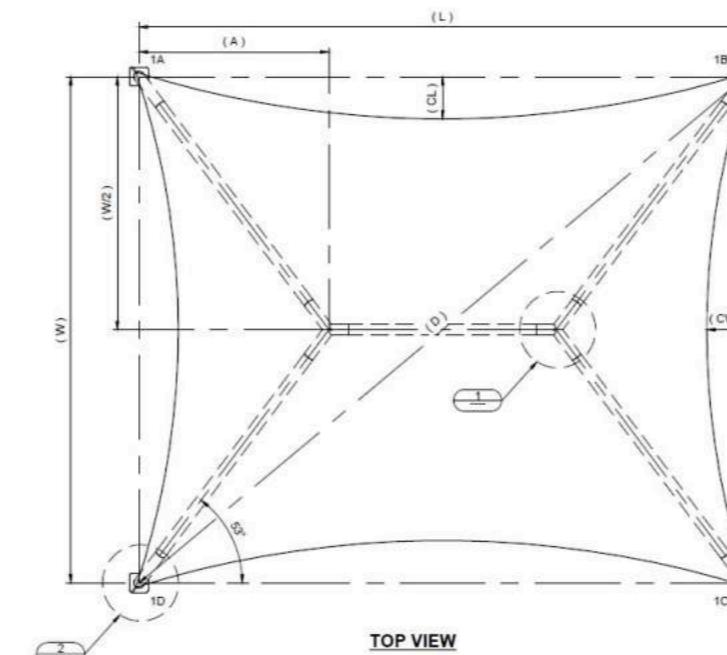
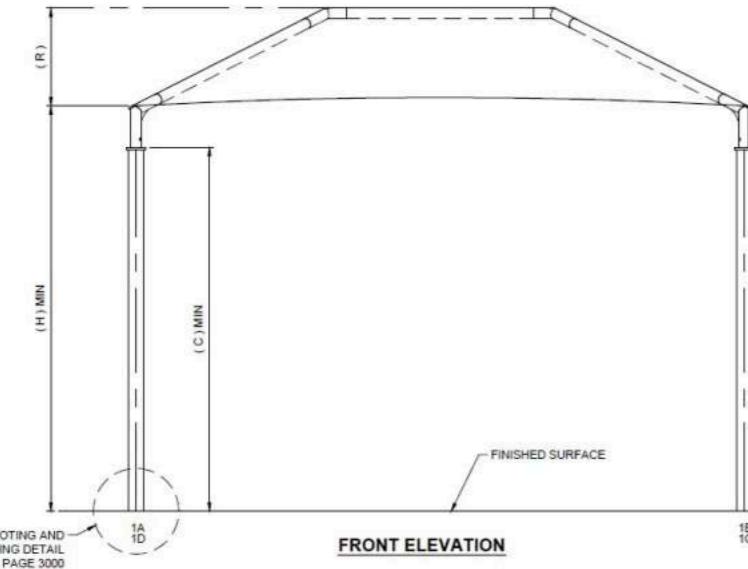
Authorized Purchaser:

Date:

Have questions about this quote?

 **CALL US**
1-800-878-0320

CUSTOMER NAME: **Alex Manero**
 PROJECT NAME: **The Hammocks**
 LOCATION: **Tampa FL**
 CONFIGURATION #: **Q-091460**



GENERAL NOTES

DESIGN LOADS

BUILDING CODE	FLORIDA BUILDING CODE 2023 - 8th EDITION (2023)
LIVE LOADS	5 PSF
SNOW LOAD	5 PSF
WIND LOADS	115 MPH* STEEL FRAME WITH FABRIC ATTACHED 180 MPH**, STEEL FRAME WITH FABRIC REMOVED 3-Sec. Gust, RISK CATEGORY II & EXPOSURE C

*115 MPH ACCORDING THE ULTIMATE WIND SPEED MAPS OF ASCE 7-22 IS EQUIVALENT TO THE NOMINAL WIND SPEED OF 90 MPH ACCORDING ASCE 7-22 AND FBC 2023 EQ 16-17.

**180 MPH ACCORDING THE ULTIMATE WIND SPEED MAPS OF ASCE 7-22 IS EQUIVALENT TO THE NOMINAL WIND SPEED OF 139 MPH ACCORDING ASCE 7-22 AND FBC 2023 EQ 16-17.

ESTIMATED STEEL WEIGHT

Total Structure Weight	757 lbs
Single Column Weight	82.3 lbs
Total Upper Frame Weight	217.4 lbs
Steel Sizes	4.0 GA 08 Round Tubing

TABLE OF DIMENSIONS

L	W	H	R	HT	D	RL	EL
28' 0"	22' 0"	10' 0"	4' 2"	14' 2"	35' 7"	10' 8"	13' 6"

CUSTOMER NAME:

Alex Manero

PROJECT NAME:

The Hammocks

LOCATION:

Tampa FL

CONFIGURATION #:

Q-091460

REINFORCED CONCRETE NOTES

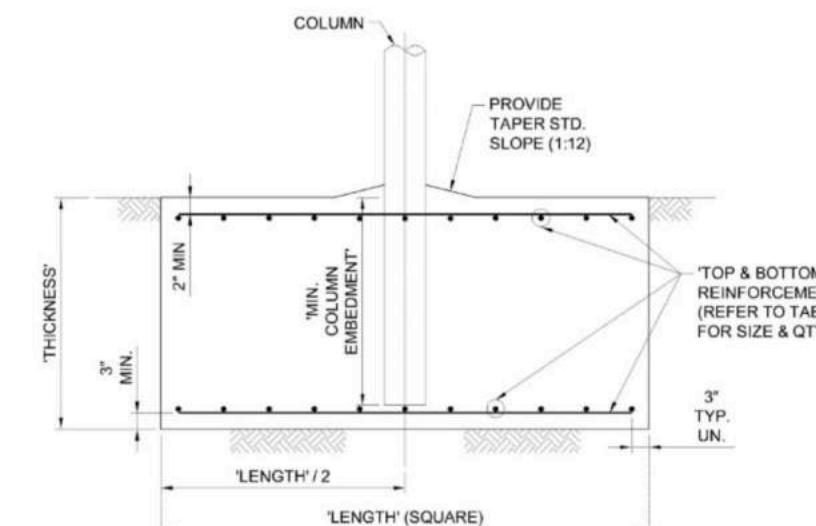
1. CONCRETE WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE SPECIFICATION FOR STRUCTURAL CONCRETE ACI 301 AND BUILDING CODE ACI 318. CONCRETE SPECIFICATIONS SHALL BE AS FOLLOWS:
 - 28 DAY STRENGTH: 2500 PSI
 - SLUMP: 3-5
 - PORTLAND CEMENT SHALL CONFORM TO C-150
 - AGGREGATE SHALL CONFORM TO ASTM C-33
2. ALL REINFORCEMENT STEEL SHALL CONFORM TO ASTM A-615 GRADE 60; AND SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST ACI SPECIFICATION FOR STRUCTURAL CONCRETE ACI 301, ACI DETAILING MANUAL AND CRSI MANUAL OF STANDARD PRACTICE.
3. ALL ANCHOR BOLTS SET IN NEW CONCRETE (WHEN APPLICABLE) SHALL COMPLY WITH ASTM F-1554 GRADE 55 (GALVANIZED).
4. ALL NON-SHRINK GROUT SHALL HAVE A MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 5000 PSI, AND SHALL COMPLY THE REQUIREMENTS OF ASTM C109, ASTM C939, ASTM C1090 ASTM C1107, WHEN APPLICABLE.
5. SOIL PARAMETERS FOR FOOTING ANALYSIS; TABLE 1806.2, CLASS : 5 - 1500(PSF)
6. FOR SPREAD FOOTING, EDGE OF COLUMN OR ANCHOR BOLTS MUST BE SET AT LEAST 12" FROM THE EDGE OF SPREAD FOOTING EDGE.
7. SPREAD FOOTING ALLOWED TO BE ROTATED AS REQUIRED.

**NOT FOR
CONSTRUCTION
OR PERMITS**

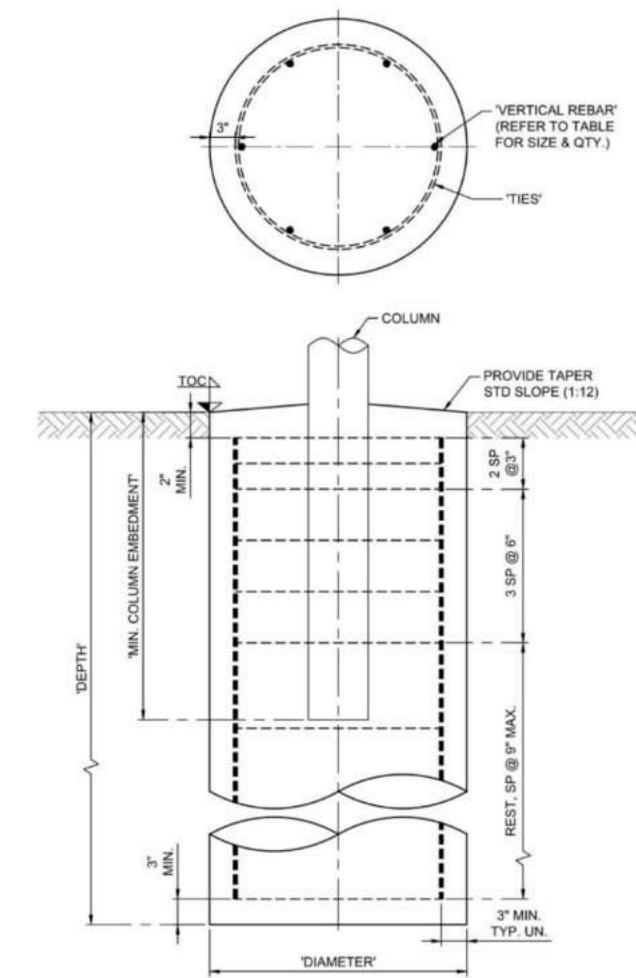
**NOTE: ADDITIONAL
INSTALLATION COSTS
FOR SPREAD FOOTING**

TABLE FOR NON-CONSTRAINED DRILLED PIER FOOTING								
DIAMETER	DEPTH	VERTICAL REBAR		TIES		MIN. COLUMN EMBEDMENT (EMBED)	MIN. ANCHOR EMBEDMENT (RECESS. & SURFACE)	
(FT)	(FT)	QTY.	SIZE	QTY.	Ø LOOP (FT)	SIZE	(IN)	(IN)
2.0	6.0	6	#6	11	1.5	#3	33	19

TABLE FOR NON-CONSTRAINED SPREAD FOOTING								
LENGTH	THICKNESS	TOP AND BOTTOM REINFORCEMENT				MIN. COLUMN EMBEDMENT (EMBED)	MIN. ANCHOR EMBEDMENT (RECESS. & SURFACE)	
(FT)	(FT)	QTY.	SIZE	SPACING (IN)		(IN)	(IN)	
4.5	3.00	6	#5	@	9.5"	O.C.E.W.	33	19

**SPREAD FOOTING TYPE**

EMBEDDED
SCHEMATIC VIEW ONLY
REFER TO TABLE FOR VARIABLE DIMENSIONS

**DRILLED PIER FOOTING TYPE**

EMBEDDED
SCHEMATIC VIEW ONLY
REFER TO TABLE FOR VARIABLE DIMENSIONS & QTY.



ACCOUNT REP: James Bradshaw
james@playgroundboss.com
1-800-878-0320 ext. 107

QUOTE #: 122925-43840
DATE CREATED: 12-29-2025
Quote is valid for 30 days

PROJECT CONTACT

PROJECT CONTACT: Wesley Elias
COMPANY: Inframark
ADDRESS: 8504 Sandpiper Ridge Ave
Tampa, FL 33647
EMAIL: welias@inframark.com
PHONE: 656-247-7844

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Tampa, FL 33647
EMAIL: welias@inframark.com
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COMMENTS AND SPECIAL INSTRUCTIONS: Price quoted for materials, installation and delivery only. Price excludes sitework, concrete, underground line location, permits, liftgates, & impact fees unless specifically noted below. Customer is responsible for any taxes that may apply. If order is cancelled a 25% restocking fee may be assessed

QTY	PRODUCT	PRICE	DISCOUNT	TOTAL
1	Custom Shade Structure SKU: CUSTOMSHADE Variants: EAVE HEIGHT: TBD, SHADE COLOR: TBD, POST COLOR: TBD 4 Post HIP 401 Length 40 ft 0 in x Width 38 ft 0 in by 10 ft 0 in Entry	\$ 22,284		\$ 22,284
1	Sealed Drawings SKU: SEALDRAW Engineered Sealed Drawings	\$ 1,925		\$ 1,925
1	Permit SKU: PERMIT Includes Obtaining Permit and permit fees up to \$200 PGB will apply for and obtain a permit from your city / county office. ** PLEASE NOTE CUSTOMER WILL NEED TO SUPPLY A SITE PLAN FROM THE ZONING DEPARTMENT / CITY / COUNTY **	\$ 2,500		\$ 2,500
1	Dumpster Rental SKU: DUMPSTER Roll Off Dumpster (for disposal of shipping crate and packing materials)	\$ 985		\$ 985
	Professional Installation SKU: INSTALL	\$ 17,207		\$ 17,207
	Customer Installation Note Installation of 40 foot x 38 foot shade over playground structure only. Installation of shade footers outside safety use zone of playground equipment. Water and power on site Site is accessible Sealed drawings provided by Playground Boss. Customer to handle all permitting			

I APPROVE THIS PROJECT. Let's do this!

Approval of this proposal may be executed by signing below and emailing back to the contact information listed below. Unless prior arrangements are approved, payment is due upon ordering.

Subtotal \$ 44,901

Tax \$ 0

\$ 44,901

Account Rep: James Bradshaw
james@playgroundboss.com
1-800-878-0320 ext. 107

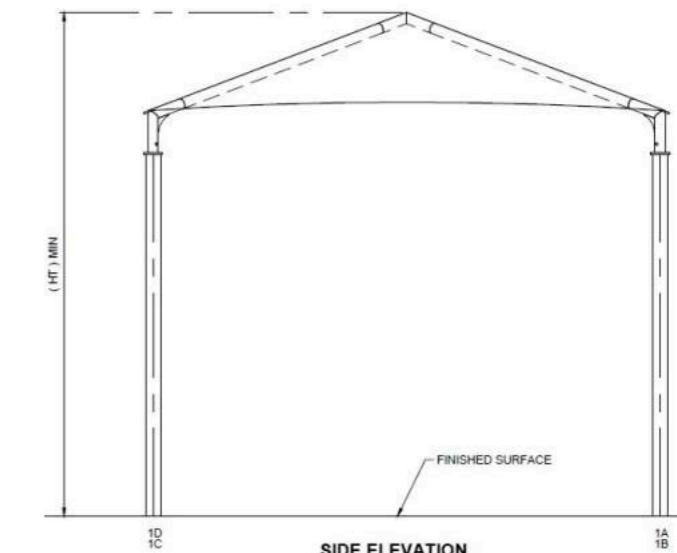
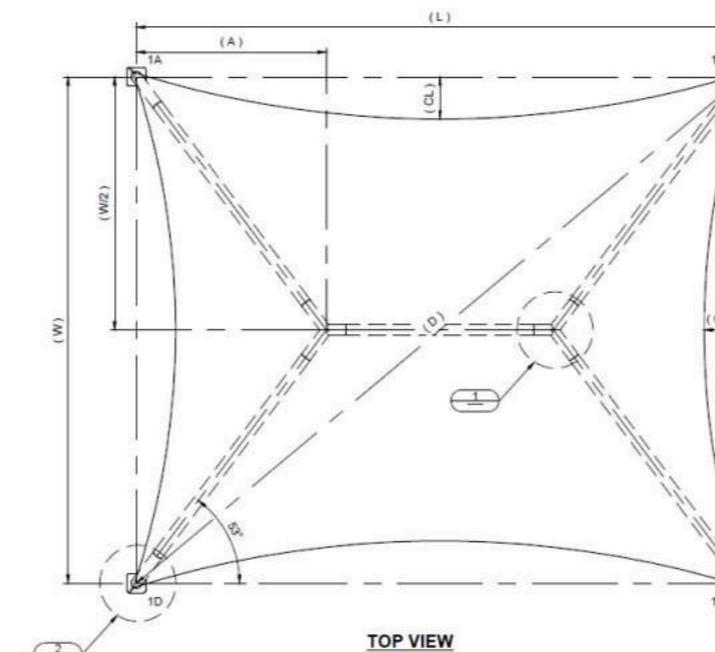
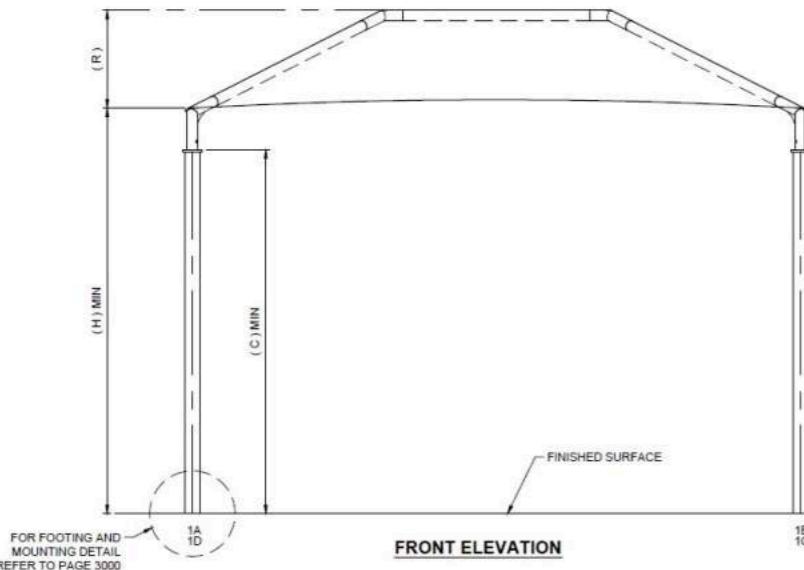
Authorized Purchaser:

Date:

Have questions about this quote?

 **CALL US**
1-800-878-0320

CUSTOMER NAME: Alex Manero
 PROJECT NAME: The Hammocks
 LOCATION: Tampa FL
 CONFIGURATION #: Q-117865



GENERAL NOTES

DESIGN LOADS

BUILDING CODE	FLORIDA BUILDING CODE 2023 - 8th EDITION (2023)
LIVE LOADS	5 PSF
SNOW LOAD	5 PSF
WIND LOADS	115 MPH* STEEL FRAME WITH FABRIC ATTACHED 180 MPH**, STEEL FRAME WITH FABRIC REMOVED 3-Sec. Gust, RISK CATEGORY II & EXPOSURE C

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**180 MPH ACCORDING THE ULTIMATE WIND SPEED MAPS OF ASCE 7-22 IS EQUIVALENT TO THE NOMINAL WIND SPEED OF 139 MPH ACCORDING ASCE 7-22 AND FBC 2023 EQ 16-17.

ESTIMATED STEEL WEIGHT

Total Structure Weight	2,026 lbs
Single Column Weight	190 lbs
Total Upper Frame Weight	987.3 lbs
Steel Sizes	HSS 5.00 x 5.00 x 0.250

TABLE OF DIMENSIONS

L	W	H	R	HT	D	RL	EL
40' 0"	38' 0"	10' 0"	7' 2"	17' 2"	55' 2"	10' 8"	23' 11"

CUSTOMER NAME:

Alex Manero

PROJECT NAME:

The Hammocks

LOCATION:

Tampa FL

CONFIGURATION #:

Q-117865

REINFORCED CONCRETE NOTES

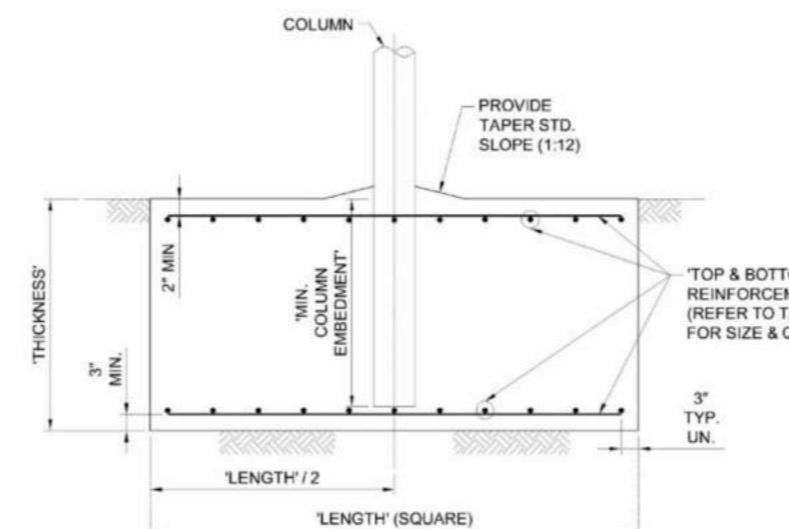
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5. SOIL PARAMETERS FOR FOOTING ANALYSIS; TABLE 1806.2, CLASS : 5 - 1500(PSF)
6. FOR SPREAD FOOTING, EDGE OF COLUMN OR ANCHOR BOLTS MUST BE SET AT LEAST 12" FROM THE EDGE OF SPREAD FOOTING EDGE.
7. SPREAD FOOTING ALLOWED TO BE ROTATED AS REQUIRED.

TABLE FOR NON-CONSTRAINED DRILLED PIER FOOTING								
DIAMETER	DEPTH	VERTICAL REBAR		TIES		MIN. COLUMN EMBEDMENT (EMBED)	MIN. ANCHOR EMBEDMENT (RECESS. & SURFACE)	
(FT)	(FT)	QTY.	SIZE	QTY.	Ø LOOP (FT)	SIZE	(IN)	(IN)
2.0	7.0	6	#6	12	1.5	#3	33	19

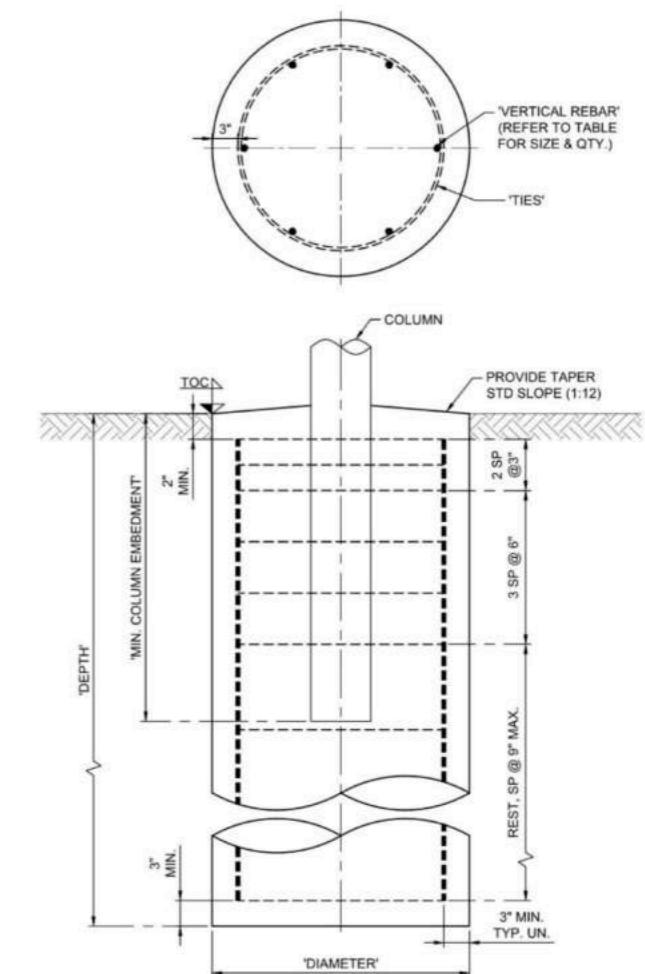
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LENGTH	THICKNESS	TOP AND BOTTOM REINFORCEMENT			MIN. COLUMN EMBEDMENT (EMBED)	MIN. ANCHOR EMBEDMENT (RECESS. & SURFACE)		
(FT)	(FT)	QTY.	SIZE	SPACING (IN)	(IN)	(IN)		
5.5	3.00	8	#5	@ 8.5"	33	19		

NOT FOR CONSTRUCTION OR PERMITS

NOTE: ADDITIONAL INSTALLATION COSTS FOR SPREAD FOOTING



SPREAD FOOTING TYPE

EMBEDDED
SCHEMATIC VIEW ONLY
REFER TO TABLE FOR VARIABLE DIMENSIONS

DRILLED PIER FOOTING TYPE

EMBEDDED
SCHEMATIC VIEW ONLY
REFER TO TABLE FOR VARIABLE DIMENSIONS & QTY.



Shady Sails

Wesley Elias
8504 Sandpiper Ridge Ave
Tampa, FL 33647

📞 (656) 247-7488
✉️ welias@inframark.com

ESTIMATE	#453
ESTIMATE DATE	Dec 29, 2025
TOTAL	\$10,600.00

CONTACT US

5321 Avenal Dr
Lutz, FL 33558

📞 (813) 355-9055
✉️ ShadySailsLLC@gmail.com

ESTIMATE

Services	qty
2 rectangles - Shade Sail Install	1.0
Materials	qty
4 inch diameter, 17ft long, schedule 40, steel post, powder coated (red) and capped to prevent rust. Will be cemented down 4 feet deep and angled at 5 degrees to withstand tension.	6.0
Rectangle shade sail. Approximate dimensions are 24' x 22'	1.0
Color is blue	
Rectangle shade sail. Approximate dimensions are 24' x 18'	1.0
Color is blue	
All mounting hardware is included	1.0
All work comes with a 1 year warranty on labor and parts	1.0
Subtotal	\$10,600.00
Total	\$10,600.00

- Thanks for having me over to give an estimate. Please see what I've prepared (including the attached diagram for an idea of shape and size). To move forward with the job you can hit the accept button on the quote.
- We require half upfront to start the job and order the parts, and the remaining would be due on completion.
- Prior to the project we will call 811 to get them to come out and flag any underground utilities before we dig. They will mark/flag any underground utilities. We would require the use of a water hose on the first install date, for concrete. You would be responsible for disposing of the dirt from the dig (we can move it anywhere on your property).
- You assume responsibility to remove the shade sail on any tropical storm (50 MPH) or larger. We will show you how to easily remove the sails.
- You assume responsibility for any HOA approvals or any permitting required. We can help with paperwork if needed.
- We would be able to start the project in approximately 10-12 weeks, and it would take about 2 weeks to complete once we start.

Thank you for choosing Shady Sails, LLC!



Shady Sails

Wesley Elias
8504 Sandpiper Ridge Ave
Tampa, FL 33647

📞 (656) 247-7488
✉️ welias@inframark.com

ESTIMATE	#448
ESTIMATE DATE	Dec 29, 2025
SERVICE DATE	Dec 23, 2025
TOTAL	\$7,800.00

CONTACT US

5321 Avenal Dr
Lutz, FL 33558

📞 (813) 355-9055
✉️ ShadySailsLLC@gmail.com

ESTIMATE

Services	qty
1 Rectangle - Shade Sail Install	1.0
Materials	qty
4 inch diameter, 17ft long, schedule 40, steel post, powder coated (red) and capped to prevent rust. Will be cemented down 4 feet deep and angled at 5 degrees to withstand tension.	4.0
Rectangle shade sail. Approximate dimensions are 24' x 22'	1.0
Color is blue	
All mounting hardware is included	1.0
All work comes with a 1 year warranty on labor and parts	1.0
Subtotal	\$7,800.00
Total	\$7,800.00

- Thanks for having me over to give an estimate. Please see what I've prepared (including the attached diagram for an idea of shape and size). To move forward with the job you can hit the accept button on the quote.
- We require half upfront to start the job and order the parts, and the remaining would be due on completion.
- Prior to the project we will call 811 to get them to come out and flag any underground utilities before we dig. They will mark/flag any underground utilities. We would require the use of a water hose on the first install date, for concrete. You would be responsible for disposing of the dirt from the dig (we can move it anywhere on your property).
- You assume responsibility to remove the shade sail on any tropical storm (50 MPH) or larger. We will show you how to easily remove the sails.
- You assume responsibility for any HOA approvals or any permitting required. We can help with paperwork if needed.
- We would be able to start the project in approximately 10-12 weeks, and it would take about 2 weeks to complete once we start.

Thank you for choosing Shady Sails, LLC!



GOLF COAST SPORTS LLC

PUTTING GREENS • COURT SURFACES • SYNTHETIC GRASS

459 Whispering Lakes Blvd • Tarpon Springs, FL 34688

■ (727) 946-1511 • ■ coreybryant69@yahoo.com

www.golfcoastsports.com

Proposal & Quotation

To: Mr. Alex Manero

8504 Sandpiper Ridge Avenue

New Tampa, FL 33607

■ (727) 432-0756

From: Golf Coast Sports LLC

Date: November 12, 2025

Project: Full-Size Basketball Court Installation

Scope of Work

Construction and installation of a regulation-size outdoor basketball court measuring **94 ft x 60 ft (5,640 sq ft)**, including all materials, labor, and finishing as outlined below.

Continued on next page...

Scope of Work (continued)

Item	Description	Price
1. Concrete Court Slab	4"-thick reinforced concrete pad at 3,000 PSI with thickened toe around perimeter (5,640 sq ft).	\$72,875
2. Basketball Goals	Two (2) premium 60" regulation goals, installed and leveled.	\$8,100
3. Chain-Link Fencing	Black vinyl-coated chain link fence, 10 ft height behind each goal, tapering to 4 ft along both 94 ft sides.	\$23,000
4. Acrylic Surface Paint-Out	Two-coat acrylic surfacing system, including primer, color finish, and court line markings.	\$12,785

Total Project Cost: \$116,760.00

(All pricing includes labor, materials, and equipment. Taxes not included if applicable.)

Notes & Exclusions

- Price valid for 30 days from proposal date.
- Project assumes level, accessible site with proper drainage.
- Any unforeseen sub-base remediation or site prep beyond standard excavation is subject to additional charge.
- GOLF COAST SPORTS LLC is fully licensed & insured.

Acceptance

Please sign below to authorize project commencement under the terms listed above.

Client Name: _____

Signature: _____

Date: _____



Precision Courts. LLC

3350 Brookfield Dr. – Holiday, FL 34691 (901) 832-2333
PrecisionCourts@Gmail.com

Proposal/Contract

To: 8504 Sandpiper Ridge Ave

Date: 7/18/2025 REV 01

For: Half-Court Basketball

SCOPE OF WORK

SCOPE OF WORK TO BE COMPLETED BY GOLF COAST SPORTS, LLC

1. Install 30x50 Concrete Slab
2. Deliver and install one 54in Dominator Basketball Goal
3. Install 20ft of netting for basketball containment

SCOPE OF WORK TO BE COMPLETED BY PRECISION COURTS, LLC

4. Clean court as needed to ensure proper adhesion of materials
5. Make all necessary repairs/preparations
6. Sand repairs to reduce visibility
7. Apply one coat of Acrylic Resurfacer
8. Apply two coats of Acrylic Surfacing Material, in customers choice of standard colors
9. Apply recreational lines for half-court basketball play using textured line paint
10. Clean work area

Total Cost - \$7,500.00 – Made Payable to Precision Courts

50% Deposit required prior to commencement; balance due upon completion

Total Cost - \$23,425.00 - Made Payable to Golf Coast Sports

Terms to follow on official quote from Golf Coast Sports, LLC

NOTE FOR SURFACING CONTRACTS: Prices are good for 30 days.

Customer is responsible for providing receptacle for trash disposal. Also, if no parking is available within 50 feet of the court, we will be allowed access to the area next to the court for truck and trailer parking. Access to water must be provided and shall be within a reasonable distance from the court. Otherwise, customer is responsible for providing extra hoses or another water access alternative.

WARRANTY: All surfacing is guaranteed for one (1) year against peeling, chalking, or bonding failures. All cracks will reappear on all resurfacing and repairs. There is no warranty against cracking.

DISCLAIMERS FOR EXISTING COURTS: The new surface will NOT improve the drainage of an existing court. "Bird Baths" are to be patched only as specified. There is no guarantee that there will be NO standing water on the court after new surface is complete. Any problems in the new surface caused by cracks in the slab or other problems with the existing slab are not covered in the warranty.

Date of Acceptance: _____

By: _____

Respectfully Submitted: Barry Peebles

References:

1. Bruce Rhem – Homeowner
New Port Richey
727-741-3684
2. Robert Childs - Park Director
Germantown, TN
901-233-0843
3. Dale Jordan – Teaching Pro
Tournament Players Club
Memphis, TN
901-488-4482
4. Chris Hoban - Park Director
Dunedin, FL
727-433-1583
5. Nick Tzigos – Maintenance Supervisor
Safety Harbor, FL
727-423-9239
6. Jeff Nichols – Owner
American Tennis Courts
Mobile, AL
251-583-7264
7. John Sonner – Project Manager
Fast – Dry Courts
Pompano Beach, FL
954-553-2269
8. Dan Peterson – Owner
Project Backboard
512-492-2062
9. Hannah Hunter - Owner
Swishh Dreams
407-607-8947
10. Josh Combs
Homeowner
Bradenton, FL
941-685-0403
11. Chris Hill
Project Manager –Black Rock Asphalt
813-505-8163
12. Kevin Masserian
Project Mgr – Commercial Interiors
727-686-9616
13. Josh DeSoto
Regional Sales/SportMaster
419-357-2041

NOTE FOR SURFACING CONTRACTS: Prices are good for 30 days.

Customer is responsible for providing receptacle for trash disposal. Also, if no parking is available within 50 feet of the court, we will be allowed access to the area next to the court for truck and trailer parking. Access to water must be provided and shall be within a reasonable distance from the court. Otherwise, customer is responsible for providing extra hoses or another water access alternative.

WARRANTY: All surfacing is guaranteed for one (1) year against peeling, chalking, or bonding failures. All cracks will reappear on all resurfacing and repairs. There is no warranty against cracking.

DISCLAIMERS FOR EXISTING COURTS: The new surface will NOT improve the drainage of an existing court. "Bird Baths" are to be patched only as specified. There is no guarantee that there will be NO standing water on the court after new surface is complete. Any problems in the new surface caused by cracks in the slab or other problems with the existing slab are not covered in the warranty.

Date of Acceptance: _____

By: _____

Respectfully Submitted: Barry Peebles

Court Project

PROPOSAL

TO: **Wesley Elias** Project: The Hammocks - Full-Court Basketball
The Hammocks Address: 8504 Sandpiper Ridge Avenue
8504 Sandpiper Ridge Avenue Tampa, FL 33647
Tampa, FL 33647 Date: 1/3/2026

We propose to furnish all materials, equipment, and labor, subject to any exclusions listed below, required to complete the following:

1. Drawings & Permitting (Qty.: 1 EA)	\$1,500.00
<i>Description of Services:</i> Prepare site drawings, layouts, and supporting documentation as required by municipality or owner for approval. Includes permit application assistance.	
2. Install Asphalt Base – 5" Stone + 2" HMA (Qty.: 5640 SF)	\$44,979.00
<i>Description of Services:</i> Excavate to subgrade, place and compact 5" stone base, and install 2" hot-mix asphalt wearing course. Includes equipment, labor, and haul-off of spoils.	
3. Install Concrete Curb – 6"x6" (Qty.: 308 LF)	\$7,330.40
<i>Description of Services:</i> Excavate, form, and pour 6"x6" concrete curbing. Includes reinforcing, finishing, and curing.	
4. Court Surfacing (Asphalt Base) (Qty.: 5640 SF)	\$10,152.00
<i>Description of Services:</i> Includes: - Application of two (2) coats of acrylic resurfacer - Application of two (2) coats of acrylic color coating (standard colors)	
5. Striping – Basketball Full Court (Qty.: 1 EA)	\$550.00
<i>Description of Services:</i> Mask, layout, and apply two coats of line paint for one full basketball court. Includes material and labor.	

6.	Striping – Pickleball Court (Qty.: 1 EA)	\$320.00
<i>Description of Services:</i>		
Mask, layout, and apply two coats of line paint for one regulation pickleball court (20' x 44'). Includes material and labor.		
7.	Pickleball – Dynamic Portable Net System	\$1,500.00
<i>Description of Services:</i>		
Furnish and deliver Dynamic portable pickleball net system, includes frame and netting.		
8.	Basketball – Goliath 60" Glass Backboard	\$2,587.50
<i>Description of Services:</i>		
Deliver Goliath 60" tempered glass backboard system with adjustable post.		
9.	Install Basketball Hoop (Qty.: 2 EA)	\$1,500.00
<i>Description of Services:</i>		
Excavate, pour footing, set post, assemble and plumb hoop per manufacturer's specifications.		
10.	Chain Link Fence – 10' High (Black Vinyl) (Qty.: 120 LF)	\$7,800.00
<i>Description of Services:</i>		
Furnish and install 10' high black vinyl-coated chain link fence with posts, fabric, and fittings.		
11.	Chain Link Fence – 4' High (Black Vinyl) (Qty.: 188 LF)	\$6,316.80
<i>Description of Services:</i>		
Furnish and install 4' high black vinyl-coated chain link fence with posts, fabric, and fittings.		
12.	Fence – Gate 4' Wide Single Swing (Qty.: 1 EA)	\$750.00
<i>Description of Services:</i>		
Furnish and install 4' wide chain link gate with hinges, latch, and posts.		
13.	General Conditions	\$10,489.20
<i>Description of Services:</i>		
Includes project mobilization/demobilization, site setup, dumpsters/hauling, portable restrooms, temporary power or water if required, small tools/consumables, daily cleanup, supervision/administration, insurance, and other general project expenses.		

Subtotal:	\$95,774.90
*0% Tax:	\$0.00
TOTAL:	\$95,774.90

Terms and Conditions

1. PRICING & PAYMENT TERMS

Payment Terms:

- 50% deposit due upon contract signing
- 25% commencement payment due at project start
- 25% final payment due upon project completion
- All payments are due within five (5) business days of invoice issuance

Final payment is due upon substantial completion, defined as the point at which the court is ready for use, regardless of minor punch list items.

Late Payments:

Past due balances are subject to a 10% late fee plus interest at 1.5% per month (18% annualized). Court Project may suspend work or withhold project deliverables, including completion documents and warranties, until full payment is received.

2. TERMS & CONDITIONS

- Proposal valid for 30 days from the proposal issue date
- Changes to the scope of work require a written change order
- Court Project will obtain and submit permits under its GC license if this is part of the agreed scope. Permit fees are excluded unless otherwise specified.
- Project schedule may be adjusted due to weather, supplier delays, or unforeseen site conditions
- Pricing is subject to change if excessive structural cracks are identified
- Court Project's liability under this agreement shall not exceed the total contract value.
- Client shall provide clear site access, water, and power during the project (unless otherwise stated).

3. GUARANTEE & WARRANTY

Court Project guarantees all workmanship and materials directly provided by our team for a period of one (1) year from the project completion date.

Exclusions:

- Normal wear and tear
- Damage caused by extreme weather, ground movement, or improper use
- Issues arising from third-party materials or installations not provided by Court Project
- Lack of proper maintenance (e.g., regular cleaning, avoiding misuse, resurfacing as recommended)

Disclaimer on Preexisting Foundations:

Court Project does not warrant any preexisting concrete or asphalt foundations not constructed by our team. Failures such as peeling, bubbling, or adhesion loss that result from foundational defects

(e.g., improper mix, lack of vapor barriers, previous coatings) are outside our responsibility. Any required repairs due to these conditions will be subject to a change order and are not covered under warranty.

This clause is included to protect both parties and ensure transparency regarding unknown conditions beneath the court surface.

Contractor: Andrew Stephan 1/3/2026
Court Project LLC Date

ACCEPTANCE OF PROPOSAL: The above prices, scope, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work specified.

Client: The Hammocks Date
The Hammocks

Court Project

PROPOSAL

TO: **Wesley Elias** Project: The Hammocks - Half-Basketball Court
The Hammocks Address: 8504 Sandpiper Ridge Avenue
8504 Sandpiper Ridge Avenue Tampa, FL 33647
Tampa, FL 33647 Date: 1/3/2026

We propose to furnish all materials, equipment, and labor, subject to any exclusions listed below, required to complete the following:

1. Drawings & Permitting (Qty.: 1 EA) \$1,500.00

Description of Services:

Prepare site drawings, layouts, and supporting documentation as required by municipality or owner for approval. Includes permit application assistance.

2. Install Concrete Slab – 4" Reinforced (Qty.: 2800 SF) \$24,570.00

Description of Services:

Excavate and grade, formwork, place reinforcement, pour and finish 4" concrete slab with wire mesh and fiber mesh per specifications.

3. Court Surfacing (Concrete Base) (Qty.: 2800 SF) \$7,400.00

Description of Services:

Includes:

- Application of adhesion promoter
- Application of two (2) coats of acrylic resurfacer
- Application of two (2) coats of acrylic color coating (standard colors)

4. Striping – Basketball Half Court (Qty.: 1 EA) \$350.00

Description of Services:

Mask, layout, and apply two coats of line paint for one half-court basketball layout. Includes material and labor.

5. Basketball – Goliath 60" Glass Backboard \$1,200.00

Description of Services:

Deliver Goliath 60" tempered glass backboard system with adjustable post.

6. Install Basketball Hoop (Qty.: 1 EA) \$720.00

Description of Services:

Excavate, pour footing, set post, assemble and plumb hoop per manufacturer's specifications.

7. Chain Link Fence – 4' High (Black Vinyl) (Qty.: 204 LF) \$6,854.40

Description of Services:

Furnish and install 4' high black vinyl-coated chain link fence with posts, fabric, and fittings.

8. Fence – Gate 4' Wide Single Swing \$750.00

Description of Services:

Furnish and install 4' wide chain link gate with hinges, latch, and posts.

Quantity: 1 x EA

Item	QTY	Price	Subtotal
Subcontractor	1.00	\$600.00	\$600.00

9. General Conditions \$4,398.00

Description of Services:

Includes project mobilization/demobilization, site setup, dumpsters/hauling, portable restrooms, temporary power or water if required, small tools/consumables, daily cleanup, supervision/administration, insurance, and other general project expenses.

Subtotal:	\$47,742.40
*0% Tax:	\$0.00
TOTAL:	\$47,742.40

Terms and Conditions

1. PRICING & PAYMENT TERMS

Payment Terms:

- 50% deposit due upon contract signing
- 25% commencement payment due at project start
- 25% final payment due upon project completion
- All payments are due within five (5) business days of invoice issuance

Final payment is due upon substantial completion, defined as the point at which the court is ready for use, regardless of minor punch list items.

Late Payments:

Past due balances are subject to a 10% late fee plus interest at 1.5% per month (18% annualized). Court Project may suspend work or withhold project deliverables, including completion documents and warranties, until full payment is received.

2. TERMS & CONDITIONS

- Proposal valid for 30 days from the proposal issue date
- Changes to the scope of work require a written change order
- Court Project will obtain and submit permits under its GC license if this is part of the agreed scope. Permit fees are excluded unless otherwise specified.
- Project schedule may be adjusted due to weather, supplier delays, or unforeseen site conditions
- Pricing is subject to change if excessive structural cracks are identified
- Court Project's liability under this agreement shall not exceed the total contract value.
- Client shall provide clear site access, water, and power during the project (unless otherwise stated).

3. GUARANTEE & WARRANTY

Court Project guarantees all workmanship and materials directly provided by our team for a period of one (1) year from the project completion date.

Exclusions:

- Normal wear and tear
- Damage caused by extreme weather, ground movement, or improper use
- Issues arising from third-party materials or installations not provided by Court Project
- Lack of proper maintenance (e.g., regular cleaning, avoiding misuse, resurfacing as recommended)

Disclaimer on Preexisting Foundations:

Court Project does not warrant any preexisting concrete or asphalt foundations not constructed by our team. Failures such as peeling, bubbling, or adhesion loss that result from foundational defects (e.g., improper mix, lack of vapor barriers, previous coatings) are outside our responsibility. Any required repairs due to these conditions will be subject to a change order and are not covered under warranty.

This clause is included to protect both parties and ensure transparency regarding unknown conditions beneath the court surface.

Contractor: *Andrew Stephan* _____ 1/3/2026 _____
Court Project LLC _____ Date _____

ACCEPTANCE OF PROPOSAL: The above prices, scope, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work specified.

Client: _____
The Hammocks _____ Date _____

October 21, 2025

Attn: Alex Manero
The Hammocks
8504 Sandpiper Ridge Ave
Tampa, FL 33647

Dear Alex,

Thank you for expressing interest in having CourtCo construct your basketball court.

Here at CourtCo, we believe that the key to successful business is delivering our customers exceptional service, excellent communication during all aspects of the project, and unparalleled quality with attention to detail. We take our commitment to quality seriously and back this up with a two-year warranty on all our projects where recommendations are followed.

We consistently strive to be on the cutting edge of court building and attend tradeshows and educational events annually so we can be a resource for our clients and guarantee our expertise. Our decades of experience in asphalt, concrete, court maintenance, and the construction field mean you will always receive knowledgeable answers from any of our team.

We have been installing and maintaining courts across the country for 45 years so there is a good chance one of our courts is just around the corner from you. Our firm has a long list of satisfied customers ranging from Disney, to HOA's, schools, and professional athletes.

Please don't hesitate to reach out with any questions or comments and for more detailed information on our services, please visit our web page at www.courtcofl.com.

We thank you for the opportunity to earn your business and look forward to working with you.

Sincerely,

Adam Jenne

Adam Jenne
CourtCo, LLC.

PROPOSAL/AGREEMENT

October 21, 2025

CUSTOMER

The Hammocks
8504 Sandpiper Ridge Ave
Tampa, FL 33647

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and The Hammocks, hereinafter called the Customer, for the construction of your basketball court with respect to the following terms and specifications:

PERMITTING: If necessary

The Customer will provide the Contractor with documents necessary to acquire permit (survey etc.).

The Contractor will pull necessary permits and pass on cost of a Permit Expeditor plus a 15% admin fee.

The Contractor will bill all permit fees as actual.

This proposal does not include cost of shop drawings, inspection fees or impact fees, which if required; will be billed as actual.

PAVING for HARD COURT: 1 court measuring approximately 30' x 50'

The Contractor will excavate and remove dirt as necessary and move to Customer's dumpster or designated area.

Note: The Contractor may encounter debris that is unseen and necessary for removal that will be subject to change order.

The Contractor will supply and install lime rock, crushed concrete, or other FLDOT approved base material compacted to approx. 4".

Note: The Contractor includes up to 50 tons of rock. If more is required, then it will be addressed via change order.

The Contractor will laser grade base material to achieve a 1% slope in one plane.

The Contractor will install 2 applications of Pramitol 25 soil sterilant preventing plant growth for up to 1 year from application.

The Contractor will provide a report by an independent third-party attesting to achieving desired density (98%) of base rock.

The Contractor will supply and install SIII D.O.T. approved hot mix asphalt compacted to 1".

Note: SIII D.O.T. asphalt can contain up to 50% RAP (Recycled Asphalt Product). Alternatives are listed below for an upgrade.

COURT PREPARATION

The Contractor will pressure clean and power blow court as necessary to remove loose dirt, mildew, and oil.

The Contractor will patch depressions greater than 1/8" after 1 hour drying time in sunlight, grind down any ridges as necessary.

Note: Court must have a minimum of 1% slope in one plane to guarantee removal of water.

SURFACING of BASKETBALL COURT

The Contractor will apply **2 Coats of Acrylic Resurfacer** with sand over entire court area to fill voids and provide smooth surface.

The Contractor will apply **2 Coats of Acrylic Color Concentrate** with sand to provide in-depth color over court surface.

Overall court color choice:

Key color choice:

The Contractor will accurately locate, mark, prime, and paint two-inch-wide playing lines in accordance with high school regulations using a contrasting color, textured, heavy-bodied, acrylic latex paint. *Note: A little bleeding is unavoidable.*

The Contractor will supply and install 1 Dominator fully aluminum hoop with tempered glass backboard on a concrete footer.

Note: Backboard to be regulation size at 42"x72".

The Contractor shall thoroughly and expediently clean up all drums, trash, etc. upon job completion.

Note: Disposal prices vary across the state. CourtCo, LLC can provide disposal but will pass expense to the Customer.

FEE

The Contractor agrees to provide tools, materials, labor, supervision, and insurance to complete the above work for a sum of

****** FORTY-TWO THOUSAND TWO HUNDRED EIGHTY DOLLARS (\$ 42,280.00) ******

*All prices are in US Dollars. Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas.

PROPOSAL/AGREEMENT

October 21, 2025

CUSTOMER

The Hammocks
8504 Sandpiper Ridge Ave
Tampa, FL 33647

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and The Hammocks, hereinafter called the Customer, for the construction of your basketball court with respect to the following terms and specifications:

OPTIONS – Please Initial to Accept

6" Compacted Base – Add \$ 4,870.00

Please initial to order _____

The Contractor will supply and install 6" of compacted lime rock or crushed concrete in lieu of 4" of compacted base included above.

1" Virgin Asphalt – Add \$ 1,410.00

Please initial to order _____

The Contractor will supply and install 1" of compacted Virgin SIII asphalt in lieu of 1" of compacted SIII included above.

1.5" Virgin Asphalt – Add \$ 3,340.00

Please initial to order _____

The Contractor will supply and install 1.5" of compacted Virgin SIII asphalt in lieu of 1" of compacted SIII included above.

Cushion Basketball Court – Add \$ 10,550.00

Please initial to order _____

The Contractor will supply and install 3 Coats of a mix of 0.5-1.0mm (course) rubber granules, 2 Coats of 0-0.5mm (fine) rubber granules, and color coating as described above in "Surfacing of Basketball Court."

Concrete Curb – Add \$ 9,680.00

Please initial to order _____

The Contractor will supply and install a 6" x 6" ribbon curb around perimeter of the court.

Aluminum Backboard – Add \$ 340.00

Please initial to order _____

The Contractor will supply and install a shatterproof aluminum backboard in lieu of the tempered glass backboard included above.

Titan – Add \$ 1,290.00

Regulation Size

Acrylic or Glass

Please initial to order _____

The Contractor will provide and install 1 new fully adjustable Titan Arena basketball goal system on concrete footer in lieu of the Dominator system that is included above. Titan comes with a 6" x 6" powder coated post with a 4' overhang. The backboard is made of tempered glass or acrylic and measures 42" x 72".

Olympian – Add \$ 5,410.00

Regulation Size

Acrylic or Glass

Please initial to order _____

The Contractor will provide and install 1 new fully adjustable Olympian basketball goal system on concrete footer in lieu of the Dominator system that is included above. Olympian comes with a 6" x 8" powder coated post with a 4' overhang. The backboard is made of tempered glass or acrylic and measures 42" x 72". Post and extension arms are constructed with stainless steel.

Padding – Add \$ 1,120.00

Please initial to order _____

The Contractor will supply and install pole, gusset, and backboard pads for one Titan or Olympian basketball system.

*All prices are in US Dollars. Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas.

PROPOSAL/AGREEMENT

October 21, 2025

CUSTOMER

The Hammocks
8504 Sandpiper Ridge Ave
Tampa, FL 33647

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and The Hammocks, hereinafter called the Customer, for the construction of your basketball court with respect to the following terms and specifications:

PERMITTING: If necessary

The Customer will provide the Contractor with documents necessary to acquire permit (survey etc.).

The Contractor will pull necessary permits and pass on cost of a Permit Expeditor plus a 15% admin fee.

The Contractor will bill all permit fees as actual.

This proposal does not include cost of shop drawings, inspection fees or impact fees, which if required; will be billed as actual.

PAVING for HARD COURT: 1 court measuring approximately 94' x 60'

The Contractor will excavate and remove dirt as necessary and move to Customer's dumpster or designated area.

Note: The Contractor may encounter debris that is unseen and necessary for removal that will be subject to change order.

The Contractor will supply and install lime rock, crushed concrete, or other FLDOT approved base material compacted to approx. 4".

Note: The Contractor includes up to 180 tons of rock. If more is required, then it will be addressed via change order.

The Contractor will laser grade base material to achieve a 1% slope in one plane.

The Contractor will install 2 applications of Pramitol 25 soil sterilant preventing plant growth for up to 1 year from application.

The Contractor will provide a report by an independent third-party attesting to achieving desired density (98%) of base rock.

The Contractor will supply and install SIII D.O.T. approved hot mix asphalt compacted to 1".

Note: SIII D.O.T. asphalt can contain up to 50% RAP (Recycled Asphalt Product). Alternatives are listed below for an upgrade.

COURT PREPARATION

The Contractor will pressure clean and power blow court as necessary to remove loose dirt, mildew, and oil.

The Contractor will patch depressions greater than 1/8" after 1 hour drying time in sunlight, grind down any ridges as necessary.

Note: Court must have a minimum of 1% slope in one plane to guarantee removal of water.

SURFACING of BASKETBALL COURT

The Contractor will apply **2 Coats of Acrylic Resurfacer** with sand over entire court area to fill voids and provide smooth surface.

The Contractor will apply **2 Coats of Acrylic Color Concentrate** with sand to provide in-depth color over court surface.

Overall court color choice:

Key color choice:

The Contractor will accurately locate, mark, prime, and paint two-inch-wide playing lines in accordance with high school regulations using a contrasting color, textured, heavy-bodied, acrylic latex paint. *Note: A little bleeding is unavoidable.*

The Contractor will supply and install 2 Dominator fully aluminum hoops with tempered glass backboards on concrete footers.

Note: Backboard to be regulation size at 42"x72".

The Contractor shall thoroughly and expediently clean up all drums, trash, etc. upon job completion.

Note: Disposal prices vary across the state. CourtCo, LLC can provide disposal but will pass expense to the Customer.

FEE

The Contractor agrees to provide tools, materials, labor, supervision, and insurance to complete the above work for a sum of
****** SEVENTY-FOUR THOUSAND FOUR HUNDRED EIGHTY DOLLARS (\$ 74,480.00) ******

*All prices are in US Dollars. Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas.

PROPOSAL/AGREEMENT

October 21, 2025

CUSTOMER

The Hammocks
8504 Sandpiper Ridge Ave
Tampa, FL 33647

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and The Hammocks, hereinafter called the Customer, for the construction of your basketball court with respect to the following terms and specifications:

OPTIONS – Please Initial to Accept

6" Compacted Base – Add \$ 9,060.00

Please initial to order _____

The Contractor will supply and install 6" of compacted lime rock or crushed concrete in lieu of 4" of compacted base included above.

1" Virgin Asphalt – Add \$ 2,740.00

Please initial to order _____

The Contractor will supply and install 1" of compacted Virgin SIII asphalt in lieu of 1" of compacted SIII included above.

1.5" Virgin Asphalt – Add \$ 8,850.00

Please initial to order _____

The Contractor will supply and install 1.5" of compacted Virgin SIII asphalt in lieu of 1" of compacted SIII included above.

Cushion Basketball Court – Add \$ 19,710.00

Please initial to order _____

The Contractor will supply and install 3 Coats of a mix of 0.5-1.0mm (course) rubber granules, 2 Coats of 0-0.5mm (fine) rubber granules, and color coating as described above in "Surfacing of Basketball Court."

Concrete Curb – Add \$ 12,920.00

Please initial to order _____

The Contractor will supply and install a 6" x 6" ribbon curb around perimeter of the court.

Aluminum Backboard – Add \$ 680.00

Please initial to order _____

The Contractor will supply and install shatterproof aluminum backboards in lieu of the tempered glass backboard included above.

Titan – Add \$ 3,080.00

Regulation Size

Acrylic or Glass

Please initial to order _____

The Contractor will provide and install 2 new fully adjustable Titan Arena basketball goal systems on concrete footers in lieu of the Dominator systems that are included above. Titan comes with a 6" x 6" powder coated post with a 4' overhang. The backboard is made of tempered glass or acrylic and measures 42" x 72".

Olympian – Add \$ 8,850.00

Regulation Size

Acrylic or Glass

Please initial to order _____

The Contractor will provide and install 2 new fully adjustable Olympian basketball goal systems on concrete footers in lieu of the Dominator systems that are included above. Olympian comes with a 6" x 8" powder coated post with a 4' overhang. The backboard is made of tempered glass or acrylic and measures 42" x 72". Post and extension arms are constructed with stainless steel.

Padding – Add \$ 2,240.00

Please initial to order _____

The Contractor will supply and install pole, gusset, and backboard pads for two Titan or Olympian basketball systems.

*All prices are in US Dollars. Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas.

October 21, 2025

The Hammocks
8504 Sandpiper Ridge Ave
Tampa, FL 33647

PROVISIONS

The Customer agrees to pay a 20% deposit upon acceptance of proposal.
The Customer agrees to pay 30% upon commencement.
The Customer agrees to pay 30% upon installation of asphalt.
The Customer agrees to pay 10% upon installation of fence (if applicable).
The Customer agrees to balance upon completion of the above-proposed work.

TERMS AND CONDITIONS

The below stated terms and conditions, including those of subsequent pages of the contract are hereby accepted and agreed to. All additions or subtractions from agreed upon proposal must be submitted in writing and signed and approved by all parties. No work will be scheduled without a signed proposal and deposit. Quote does not include any engineering layout, shop drawings, testing, as-builts, permit fees, dumpster or disposal fees, or bonding unless otherwise specifically stated in scope of work. CourtCo cannot guarantee elimination of standing water or pre-existing cracks and defects. Irrigation must be turned off before, throughout the duration, and for two days after completion of the project to allow adequate application and dry time. CourtCo is not responsible for damage to irrigation, or damage caused by irrigation. CourtCo is not responsible for underground utilities, water lines, sprinklers, or electrical lines. The Customer must provide water, electricity, and all necessary hookups at no cost to the Contractor as Contractor deems necessary to perform the work. The Customer is to provide stable access to the court. CourtCo assumes no responsibility to damage to sod or surrounding areas needed to access the court. CourtCo shall thoroughly and expediently clean up all debris, materials, trash, etc., upon job completion. Clean up must be conducted on site and a wash down area is required to rinse equipment and containers. CourtCo will do its best to protect the surrounding areas, however, is not responsible for any paint residue that may remain in any wash out areas. Note: Grass on the staging area may become damaged and we are not responsible for sod replacement as it is impossible to prevent. CourtCo assumes no responsibility for any pedestrians breaking through barricaded areas, causing tracking of materials or paint, damages to cars or persons trespassing in designated areas. Client agrees to pay interest rate of 1.5% per month for past due outstanding balance. All deposits are non-refundable upon cancellation of contract by client for any reason. Due to unforeseen cost increases, CourtCo reserves the right to withdraw the proposal at any time prior to commencement of work. Certificates of insurance shall be provided upon request before the commencement of work. Additional resurfacing/maintenance mobilizations will be an additional charge of \$1,850.00 per mobilization. Additional paving/grading mobilizations will be an additional charge of \$4,850.00 per mobilization. This proposal/contract including all terms and conditions shall become a legally binding attachment to any contract entered into between CourtCo and the financially responsible company for which the work will be performed. Any deviations from the specifications and modifications of this agreement, including incidental work, reductions in work, and adjustments in price or terms, shall be set forth in writing and signed by both parties. CourtCo shall not be responsible for previous damages to court area and facilities. Property has been evaluated for damages to court area and facilities. It is further understood that CourtCo shall not be responsible for any damages or deterioration of any work, whether completed or in progress, resulting from any causes beyond CourtCo's control, including but not limited to, failure or inadequacy of any labor or materials not furnished or installed by CourtCo. Unless otherwise stated, CourtCo does not guarantee against bird baths. The Customer will have 7 days once the project is complete and invoiced to request any and all punch list items to be resolved. If a punch list is not received within 7 days, the project will be deemed acceptable. Payment will then be due in accordance with the payment terms stated in our contract. This contract supersedes any and all other contracts provided by the client. CourtCo pledges to complete each project as expeditiously as possible, but given the current economic climate, the Customer acknowledges the possibility of having additional costs passed on via change order. These costs that arise as a result of inflation, labor shortages, or rising costs of materials will be disclosed as soon as they are learned, and a change order will be issued.

CREDIT

If the Customer does not pay as agreed upon, the Contractor shall have the right to file a lien against the real estate for the value of the work done. No further work shall be scheduled or completed if installment payments are not made at the time specified. In the event it is necessary to employ the services of an attorney to secure payment, as per the terms of this agreement, then the customer agrees to pay reasonable attorney fees. In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorney's fees and all costs of litigation from the opposing party, including appellate attorney's fees. Interest of 1-1/2% per month will be charged on accounts past due.

GUARANTEE

It is CourtCo's pledge to perform at the top of the industry standards with regard to operation and performance of machinery and/or the application of the products and services. The Contractor guarantees all work against defects in workmanship or materials for a period of (2) years from date of completion. This guarantee excludes normal wear and tear, physical abuse, neglect, and any other conditions beyond the contractor's control, such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc. Existing cracks may reappear at any time. Proper tennis shoes must be worn on court. Some sneakers, street shoes, dark soled shoes, skateboards, roller blades, etc., will scuff and damage surface. Guarantee shall become void upon owner's failure to adhere and comply with the payment schedule.

Respectfully submitted by:



Adam Jenne
CourtCo, LLC.

Proposal accepted by: _____

Date: _____



Proposal #7578

The Hammocks CDD - Sod Replacement at Playground

Date 12/30/2025

Customer Wesley Elias | Inframark | 2005 Pan Am Circle, SUite 300 | Tampa, FL 33607

Property The Hammocks CDD | 8504 Sandpiper Ridge Avenue | Tampa, FL 33647

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Remove and replace Approx 5700 sqft of St Augustine sod in area next to playground. Area to be replaced highlighted in yellow on the map below.



Sod Removal and Replacement

Demo and Install

Items	Quantity	Unit	Price
St Augustine Sod	5,700.00	sqft	\$10,188.75
Demo and Install :			\$10,188.75
PROJECT TOTAL:			\$10,188.75

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage

solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.

Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

By



Terry McLane

Date

12/30/2025

Pine Lake Services, LLC

By

Wesley Elias

Date

Inframark



Turf Pro Synthetics

4522 West Village Drive | Suite 512 | Tampa, FL 33624
813-546-4627 | turfprosynthetics.com

RECIPIENT:**Wesley Elias**

8504 Sandpiper Ridge Avenue
Tampa, Florida 33647
Phone: 6562477844

Estimate #3722

Sent on

Jan 02, 2026

Total**\$11,000.00**

Product/Service	Description	Qty.	Unit Price	Total
Prep	Removal of sod	1200	\$6.20	\$7,440.00*
Weed Barrier	Installation of Weed Barrier. Price is based upon square foot installed.	1200	\$0.25	\$300.00*
Nailer Board	Installation of 1" x 4" Composite Nailer Board around perimeter of area. Price is per LF installed.	200	\$7.00	\$1,400.00*
Sub-base	Installation of 3-4" of crushed aggregate limestone/concrete as base for drainage, compacted and smoothed. Price is based upon cubic yards. Sub-base is estimated. If found more material is needed to complete installation it is charged at the same rate per yard on the final invoice.	18	\$70.00	\$1,260.00*
Silica Sand	Infill turf with silica sand. Price is based on total square foot.	1200	\$0.14	\$168.00*
Olive 76	Olive 76: Total Product Weight: 76 oz. Face Weight: 50 oz. Backing 26 oz. Double PP/ Polyurethane. Color: Field/ Olive. Pile Height: 1.5". Yarn Type: Double W Shaped. Golden Thatch Layer. Standard installation includes: cutting and seaming of turf, nailing or stapling turf per install requirements, and brooming/brushing of the turf surface. 1-Year warranty on labor; 15-year manufacturer's warranty.	1200	\$2.10	\$2,520.00*
Emerald 66	Emerald 66: Total Product Weight 66 oz, Face Weight 40 oz. Backing 26 oz Double PP/Polyurethane. Color: Field/Clover, Pile Height: 1.4", Yarn Type: S Shaped, Golden Thatch Layer. Standard installation includes: cutting and seaming of turf, nailing or stapling turf per install requirements, and brooming/brushing of the turf surface. 1-Year warranty on labor; 15-year manufacturers warranty.	1200	\$1.94	\$2,328.00*

* Non-taxable

Optional



Turf Pro Synthetics

4522 West Village Drive | Suite 512 | Tampa, FL 33624
813-546-4627 | turfprosynthetics.com

Subtotal	\$12,896.00
Discount	- \$1,896.00
Total	\$11,000.00

This quote is valid for the next 60 days, after which pricing may be subject to change.

Signature: _____ **Date:** _____