

The Hammocks Community Development District

March 4, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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
Diana Kapatsyna, District Admin Assistant
Christian Haller, Accountant
Howard Neal, Field Services Director

REGULAR MEETING AGENDA

Wednesday, March 4, 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

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- 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 February 11, 2026 Regular Meeting.....Page 3
 - 4. Staff Reports**
 - A. District Accountant
 - B. SOLitude Report.....Page 6
 - i. Consideration of Fish Removal AgreementPage 15
 - ii.Consideration of One-Time Rip Rap Erosion Repair AgreementPage 23
 - C. District Counsel Report
 - D. District Engineer’s Report
 - E. District Manager
 - 5. Business Items**
 - A. Consideration of Fencing for Playground.....Page 31
 - New Tampa Fence \$7,900
 - Ballfer \$7,900
 - B. Consideration of Fencing for Basketball Court.....Page 44
 - New Tampa Fence \$ 6,355.00
 - Ballfer \$ 6,506.00
 - C. Discussion of Dog Park
 - 6. Board of Supervisors’ Requests and Comments**
 - 7. Adjournment**

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

District Office:

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

<https://www.thehammockscdd.com/>

Meeting Location

Brentwood Clubhouse
8504 Sandpiper Ridge Avenue
Tampa, Florida 33647

**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, February 11, 2026, and called to order at 8:08 a.m. at the Brentwood Clubhouse, 8504 Sandpiper Ridge Avenue, Tampa, Florida 33647.

Present and constituting a quorum were:

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

Also present was:

Wesley Elias	District Manager, Inframark
Robert Dvorak	District Engineer
Christian Haller	Accountant, Inframark

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**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Administration**

A. Consideration of the Minutes of January 14, 2026, Regular Meeting

On MOTION by Mr. Plantikow seconded by Ms. Sahakian, with all in favor, the regular meeting minute from January 14, 2026, was approved as presented. 5-0
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FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant

The accountant provided a brief update on expenditure and reported that 92% of Assessments have been collected to date.

B. SOLitude Report

The report was presented to the Board.

A brief discussion ensued regarding Site #2 and the presence of armored catfish. The Board requested proposals from Solitude for erosion repair and armored catfish mitigation.

C. District Counsel Report

There being none, the next business followed.

D. District Engineer's Report

Mr. Dvorak provided an update regarding a meeting scheduled with SWFMD on February 18.

E. District Manager

Mr. Elias provided an update to the Board regarding on Shady Sails losing their permit staff. Shady Sails indicated they would honor the pricing and provide a 10% discount should the district elect to proceed.

The Board authorized the District Manager to return to Shady Sails and if they would honor 15% discount.

On MOTION by Mr. Henke seconded by Ms. Sahakian, with all in favor, the Board authorized the District Manager to return to Shade Sails to negotiate a potential 15% discount. 5-0

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-03; Removing and Appointing Treasurer

On MOTION by Mr. Henke seconded by Mr. Best, with all in favor, Resolution 2026-03; Removing and Appointing Treasurer, was approved as presented. 5-0

B. Consideration of Resolution 2026-04; General Election

On MOTION by Mr. Minero seconded by Mr. Henke, with all in favor, Resolution 2026-04; General Election, was approved as presented. 5-0

C. Discussion of Dog Park Locations

A discussion was held regarding potential dog park locations throughout the community.

The Board directed District Management to review open space near the clubhouse and to obtain quotes from a turf company for the proposed dog park.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

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SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Minero seconded by Ms. Sahakian, with all in favor, the meeting was adjourned at 9:03 a.m. 5-0

Mike Henke
Vice Chairperson



The Hammocks CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2026-02-04

Prepared for:

District Manager

Prepared by:

Kevin Wilt, Service Manager

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Site: 1**Comments:**

Site looks good

This site is almost completely dry. No nuisance growth present.

Action Required:

Routine maintenance next visit

Target:**Site: 2****Comments:**

Site looks good

This site is looking good. Some small groups of spatterdock present within site.

Action Required:

Routine maintenance next visit

Target:**Site: 3****Comments:**

Site looks good

Site is looking well. GSR is present around the perimeter of the pond.

Action Required:

Routine maintenance next visit

Target:

Site: 4**Comments:**

Site looks good

No new growth present. Water level is low but overall this site is in good shape.

Action Required:

Routine maintenance next visit

Target:**Site: 5****Comments:**

Site looks good

This site is completely dry. The banks are looking good and clear of any new growth.

Action Required:

Routine maintenance next visit

Target:**Site: 6****Comments:**

Normal growth observed

This site is in good shape. Some small groups of spatterdock as well as some benefical, such as Pickerel Weed Present.

Action Required:

Routine maintenance next visit

Target:

Site: 7

Comments:

Site looks good

This site is maintaining great condition. No notable issues.

Action Required:

Routine maintenance next visit

Target:



Site: 8

Comments:

Site looks good

This site is in good shape. Low water levels but the banks are looking well.

Action Required:

Routine maintenance next visit

Target:



Site: 9

Comments:

Site looks good

This site is almost completely dry. Structures look clear of any debris.

Action Required:

Routine maintenance next visit

Target:



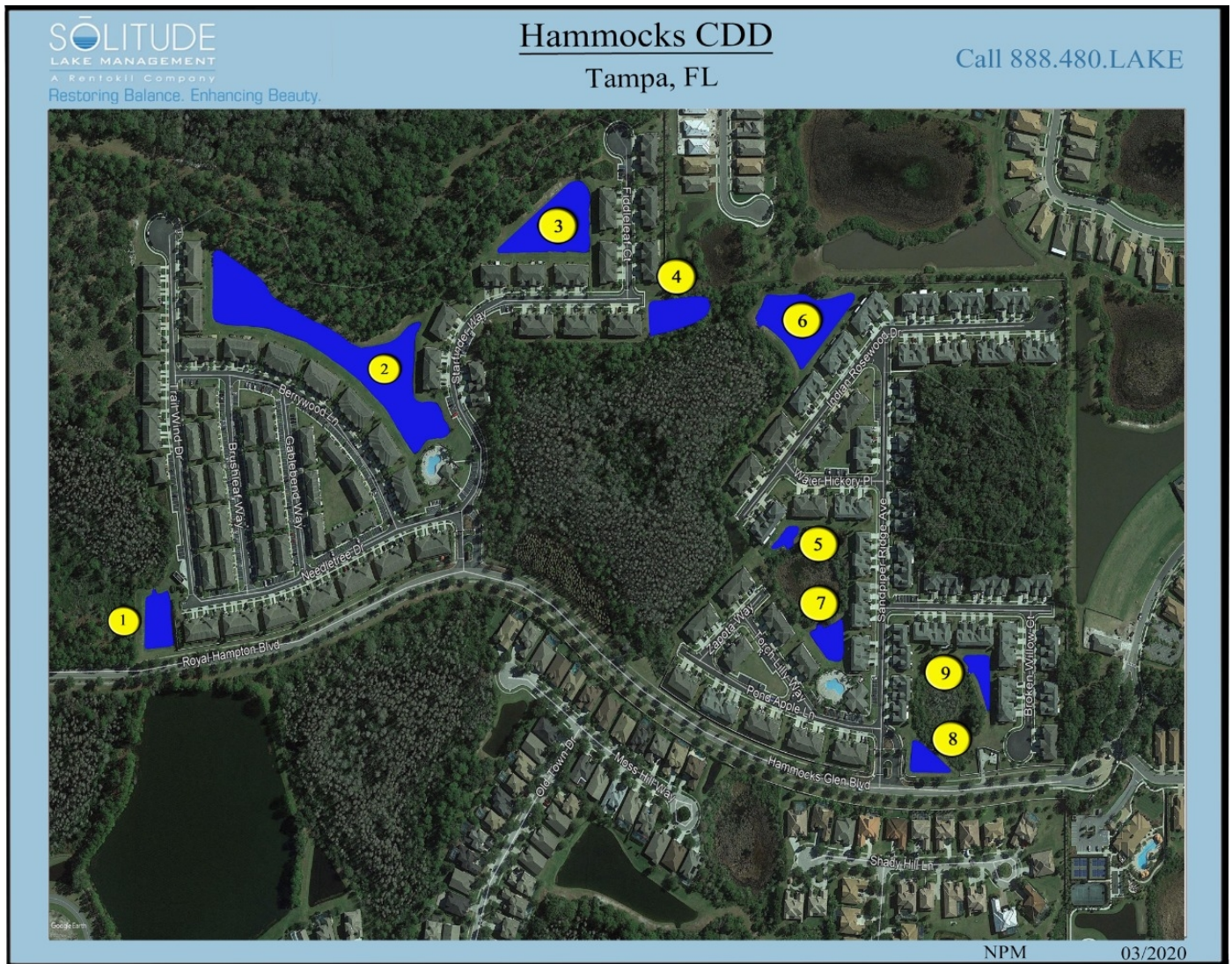
Management Summary

This month, sites remained in good shape. Banks are looking clear of any nuisance growth. Most sites have low water levels and some have dried up completely, as well as a decrease in grass growth. We are looking forward for the summer to see these sites fill back up with water and the Gulf Spike Rush to come back to life. For now we will stay on top of the growth and algae. Sites have been pretty clean of trash as well.

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

Thanks for choosing Solitude Lake Management!

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		Routine maintenance next visit
4	Site looks good		Routine maintenance next visit
5	Site looks good		Routine maintenance next visit
6	Normal growth observed		Routine maintenance next visit
7	Site looks good		Routine maintenance next visit
8	Site looks good		Routine maintenance next visit
9	Site looks good		Routine maintenance next visit





Work Order	00930157	Account	Hammocks CDD
Work Order	00930157	Contact	Wesley Elias
Number		Address	20405 Berrywood Lane Tampa, FL 33647 United States
Created Date	2/11/2026		

Work Details

Specialist Comments to Customer	Good afternoon. All sites were treated for emergent growth along with trash being removed. Photos were taken for this months report. Thank you for choosing Solitude.	Prepared By	COREY WHITE
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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		

SERVICES AGREEMENT

PROPERTY NAME: Hammocks CDD

CUSTOMER NAME: **Hammocks CDD**

SERVICE DESCRIPTION: 2026 Armored Catfish Removal at Site 6 (4.77 acres / 863 perimeter feet)

EFFECTIVE DATE: **February 16, 2026**

SUBMITTED TO: Wesley Elias

SUBMITTED BY: Kyle Wilson, Operations Manager; Andrea Jones, Sales Support Administrator

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.
4. **PAYMENT.** SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.



5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.
6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.
7. RESERVED.
8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.
9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.
10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably



and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.



18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[SIGNATURES FOLLOW ON THE NEXT PAGE]



By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

HAMMOCKS CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

Fish Removal:

1. Company will provide the customer with gill netting and manual fish removal services during **three (3)** sampling events that will occur throughout the year. These sampling events may occur consecutively or spread throughout the year depending on physical observations and catch rates.
2. During each visit, the company will deploy a series of 100-foot gill nets for a single overnight set and retrieve them the following day.
3. Company will ensure that existing burrows are no longer accessible to the catfish.
4. Company will walk the shoreline during each sampling event to quantify the number of new/active burrows.
5. Company will only remove undesired fish as agreed to by the customer.
6. Customer fully understands that deployment of gill nets and manual removal does not capture all fish within a waterbody.
7. Company will not be held responsible for fish lost or not captured within the waterbody during the fish removal process.
8. Company will remove all unwanted fish from the property and dispose of it properly following each visit.

Service Reporting:

1. Customer will be provided with a brief service report following each visit.
2. Customer will be provided with an annual report following the last sampling service, detailing the work performed as part of this contract as well as recommendations for the following year.





General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



SCHEDULE B – PRICING SCHEDULE

Total Price: **\$4,472.50** Price is valid for 60 days from the Effective Date
(Deposit not required - 100% due upon completion of the services)

SERVICES AGREEMENT

PROPERTY NAME: Hammocks CDD

CUSTOMER NAME: **Hammocks CDD**

SERVICE DESCRIPTION: 2026 One-Time Rip Rap Erosion Repair for Site 2 (30.4 linear feet)

EFFECTIVE DATE: **February 16, 2026**

SUBMITTED TO: Wesley Elias

SUBMITTED BY: Kyle Wilson, Operations Manager; Andrea Jones, Sales Support Administrator

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.
4. **PAYMENT.** SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.



5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.
6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.
7. RESERVED.
8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.
9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.
10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably



and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.



18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[SIGNATURES FOLLOW ON THE NEXT PAGE]



By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

HAMMOCKS CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

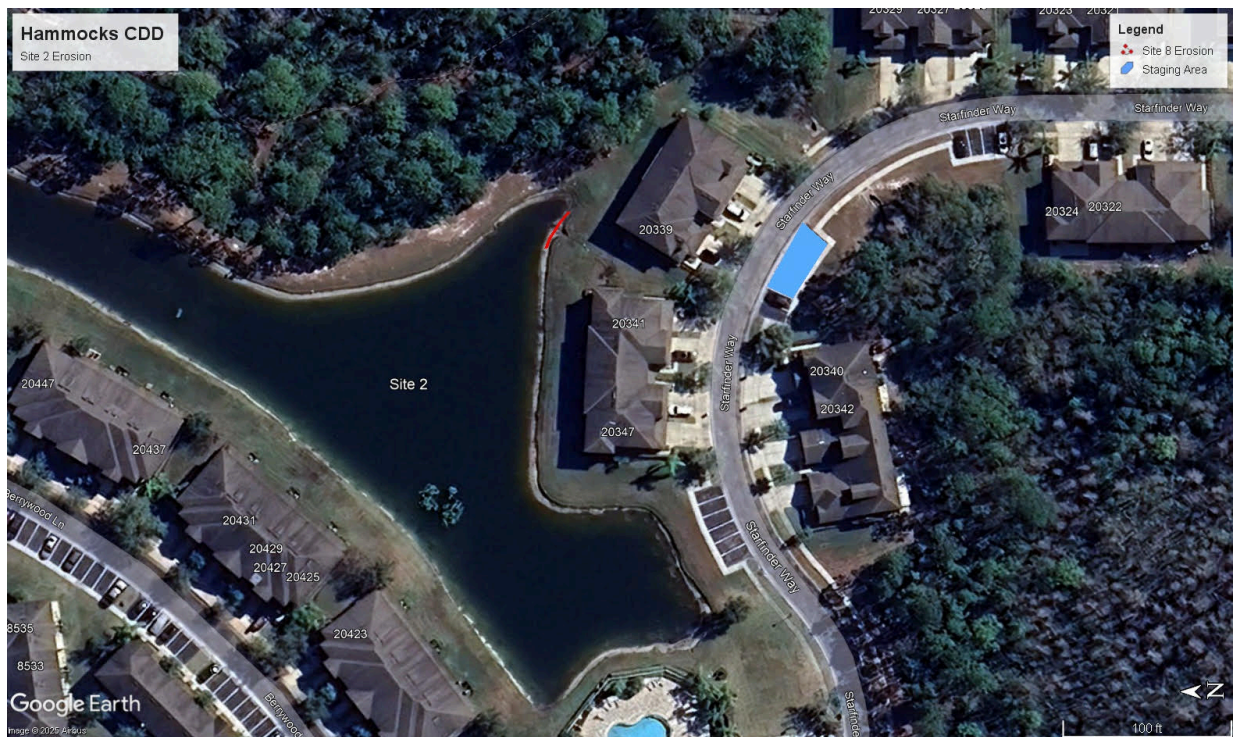
PROJECT SUMMARY: Rip Rap Erosion Repair at Site 2 (Behind 20339 Starfinder Way)

Specifications:

1. Company will mobilize equipment and crews to site.
2. Company will install a drain box, 100 feet of drainpipe and concrete around the drain box
3. Company will install 3 yards of fill dirt, install coco mat, install 30 pieces of Bahia sod and rip rap. (Behind 20339 Starfinder Way- map included below)

Assumptions:

1. Company will have free and unimpeded access to the work location.
2. Price is based on a reasonable plan / field design of the specified work.
3. Should any additional issues be identified during work activity, Company will notify Customer immediately to discuss modified scope, related additional costs, and confirm project path forward.



General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach



that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.

4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



SCHEDULE B – PRICING SCHEDULE

Total Price: **\$3,584.05** Price is valid for 60 days from the Effective Date

Due upon execution of this Agreement: 50% of the Total Price

Due upon completion of the services: remaining 50% of the Total Price

NEW
TAMPA
FENCE
813-423-2383
www.newtampafence.com



4' BLACK COMMERCIAL CHAIN LINK

FEB 23, 2026

newtampafence@gmail.com
8137539149

INFRAMARK COMMUNITY MANAGEMENT WESLEY ELIAS

20203 Torch Lilly Way
Tampa, FL
33647
welias@inframark.com
6562477844

INTRODUCTION

Hi Inframark Community Management,

Welcome to New Tampa Fence Your Local Experts in Vinyl & Aluminum Fencing.

At **New Tampa Fence**, we believe a great fence is more than just a boundary — it's peace of mind, privacy, and lasting curb appeal for your home or business.

Serving the **Tampa Bay area**, our team takes pride in delivering **quality craftsmanship, durable materials**, and **exceptional service** from start to finish. Whether you're looking for the clean elegance of **vinyl privacy fencing** or the timeless sophistication of **aluminum picket fencing**, we have the perfect solution to enhance your property's look, security, and value.

- **Why Homeowners Choose New Tampa Fence Locally Owned & Operated** – We know Tampa's neighborhoods, HOAs, and permitting processes inside and out.
- **Expert Installation** – Our crews are trained professionals who treat your property with care and respect.
- **Premium Materials** – We use high-quality fencing designed to withstand Florida's heat, humidity, and storms.
- **Transparent Process** – From estimate to completion, we keep you informed every step of the way.
- **Satisfaction Guaranteed** – We stand behind our work because your peace of mind matters.

Your fence should not only protect your space — it should complement it beautifully. Let our team help you design a fence that fits your lifestyle and lasts for years to come.

Thank you for considering **New Tampa Fence**. We're honored for the opportunity to earn your trust and your business.

New Tampa Fence

Scott Gilligan
newtampafence@gmail.com
8137539149

4' BLACK CHAIN LINK

Description	Qty	Line total
4' black chain link playground		
Chain Link 4' black commercial Chain Link 4' black commercial with top and bottom rails	270	\$7,020.00
Gate chain link 4h x 5 wide black Gate chain link 4h x 5 wide black	2	\$880.00
	Estimate subtotal	\$7,900.00
	Total	\$7,900.00

REPLACE WIRE AND ADD BOTTOM RAIL. LEAVE POSTS AND TOP RAILS

Description	Qty	Line total
Section Title		
Chain Link 4' black commercial chain link on existing posts	270	\$6,480.00
Fence install labor for gate 150 Fence install labor for gate 150	2	\$300.00
	Estimate subtotal	\$6,780.00
	Total	\$6,780.00

INSPECTION



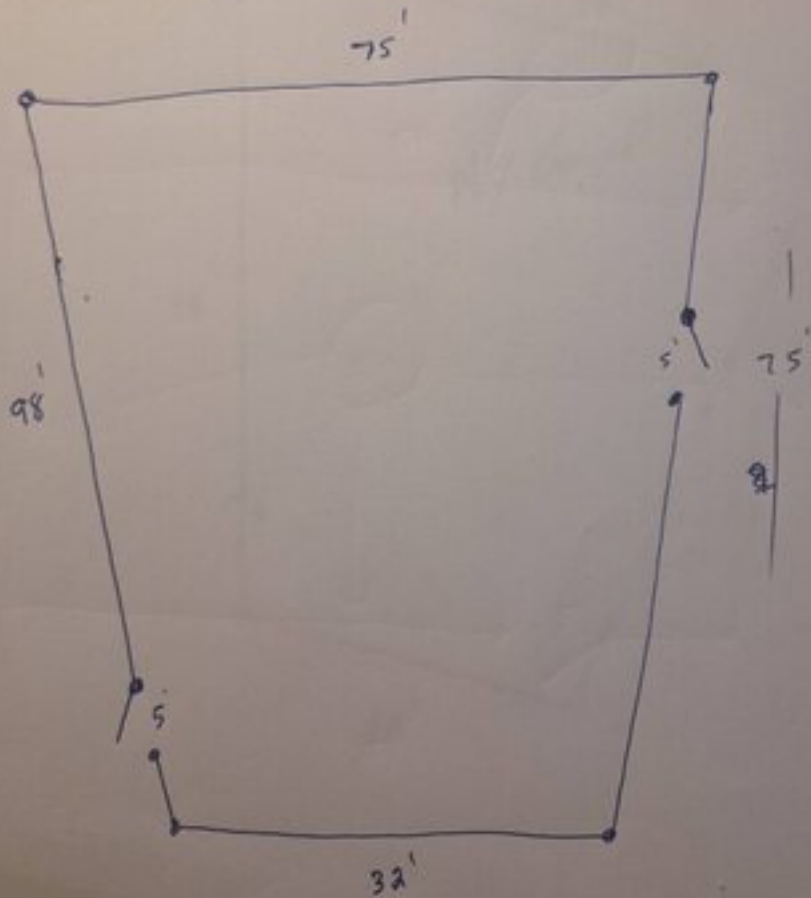


New Tampa Fence

20203 Torch Lilly way

Play Ground
220'

4h Black chain link
Commercial Grade
SS20
Top & Bottom Rails



SIGNING & UPGRADES

☐ 4' black chain link	\$7,900.00	Name: Inframark Community Management Wesley Elias
☐ replace wire and add bottom rail. leave posts and top rails	\$6,780.00	Address: 20203 Torch Lilly Way, Tampa, FL

Gate hardware upgrade

Deposit

25% deposit required	25%
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Customer Comments / Notes

Inframark Community
Management Wesley Elias:

Date:

TERMS & CONDITIONS

Estimates are only good for 30 days from quoted and deposit received. A new estimate will need to be signed based on updated material costs if prices go up after 30 days of the estimate and the job has not been installed yet.

10 YEAR LABOR WARRANTY

LIFETIME manufactures material warranty for all vinyl and aluminum fence products

Warranties do not cover acts of nature like hurricanes, tornadoes, trees falling on fence or high enough winds that can damage the fence.

ALL POST SET IN CEMENT

PAYMENT OPTIONS: check, cash, money order (we do except credit/debit cards but a 3% processing fee will be applied). Bounced checks will result in a \$25.00 charge added to your balance.

All Materials remain property of New Tampa Fence until paid in full and will be removed for non payment.

CHANGES AFTER INSTALLATION: The customer is responsible for any changes or charges, if a contractor comes in AFTER the fence is installed to modify the grading, add sod, or install pavers which results in a need to alter gates or fence lines.

WOOD DISCLAIMER: All wood products purchased from New Tampa Fence meet or exceed wood grade rules, however due to the natural tendency of wood to warp, shrink or split, New Tampa Fence implies no warranties on wood materials other than those offered by the manufacturer. Any issues would need to be addressed within 14 days of installation.

Any balance over 30 days for the invoice date will incur a late fee of 1.5% per month. If applicable law requires a lesser charge, the maximum allowable charge under such law will apply.

Rock/Root Clause: If rock or roots are encountered enough to inhibit normal progress customer will bear additional cost(s), at the rate of \$35.00 per man hour, plus cost of concrete & rock removal equipment.

Covenants: Performance is contingent upon strikes, accidents or delays beyond our control. Additions, alterations or deviations from the above specifications at time of install may result in additional charges of \$250 to the customer.

UNDERGROUND DISCLAIMER: Underground utilities to main box will be marked by Sunshine State One Call and New Tampa Fence will not be responsible for any claims arising from encroachment or damage to utilities. Private utilities need to be marked by homeowner/business. New Tampa Fence will not be responsible for damaged lines that are not marked prior to install.

SPRINKLER & LINES DISCLAIMER: New Tampa Fence is not responsible for damaged underground sprinkler pipes that have been originally installed within 10" of the exterior property lines and sprinkler heads that end up under the fence or on the other side of the fence or property lines. New Tampa Fence will repair lines that are broken in or around the gate openings, fence lines that close back into the house or any lines inside the exterior property line greater than 10" inside property lines.

HOA/CDD DISCLAIMER: New Tampa Fence is not responsible for the cost to move, change and or remove the fence if the HOA/CDD requests due to the homeowner instructions to New Tampa Fence to put the fence up before HOA approval or without approval.

Standard fence installation is for the fence to be within 1"-2" inside property line. Anything other than this would need to be addressed at time of estimate and noted on contract.

WARRANTY



10 YEAR LABOR WARRANTY

LIFETIME manufactures material warranty for all vinyl and aluminum fence products

Warranties do not cover acts of nature like hurricanes, tornadoes, trees falling on fence or high enough winds that can damage the fence.

ALL POST SET IN CEMENT

Customer

Inframark Community Management Wesley Elias

Project address

8504 Sandpiper Ridge Avenue, Tampa, FL

Date Project Completed

-

Thank you for choosing New Tampa Fence for all your fence needs. We look forward to installing your new fence. Please let us know if you have any questions or if we need to revise the estimate in any way to earn your business.

Scott Gilligan - Owner

State of Florida

Department of State

I certify from the records of this office that NEW TAMPA FENCE, INC is a corporation organized under the laws of the State of Florida, filed on September 7, 2012, effective October 1, 2012.

The document number of this corporation is P12000076310.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on February 2, 2026, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Second day of February, 2026*




Secretary of State

Tracking Number: 4795413427CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/23/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER HR Benefits Group dba Soriano Insurance 13906 5th Street Dade City FL 33525		CONTACT NAME: Ricardo Soriano PHONE (A/C, No, Ext): (813) 909-0035 E-MAIL ADDRESS: info@sorianoinsurance.com FAX (A/C, No): (813) 699-8714	
INSURED New Tampa Fence, Inc 24727 State Road 54 Lutz FL 33559		INSURER(S) AFFORDING COVERAGE INSURER A: TOKIO MARINE AMER INS CO INSURER B: PROGRESSIVE EXPRESS INS CO INSURER C: AMERICAN BUILDERS INS CO INSURER D: INSURER E: INSURER F:	
		NAIC # 10945 10193 11240	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:			U25AC160459-01	03/14/2025	03/14/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY			01394927	12/15/2025	12/15/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 300,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	☐ UMBRELLA LIAB ☐ EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ Y	N/A	WCV 0664196 01	03/21/2025	03/21/2026	PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

GENERAL LIABILITY POLICY - ENDORSEMENTS -
(CERTIFICATE HOLDER WILL HAVE ADDITIONAL INSURED STATUS WITH WAIVER OF SUBROGATION - INSURANCE IS PRIMARY AND NONCONTRIBUTORY)
WHEN REQUIRED BY WRITTEN CONTRACT

CERTIFICATES OF INSURANCE DO NOT BROADEN COVERAGE BEYOND THE POLICY JACKET

CERTIFICATE HOLDER**CANCELLATION**

INFORMATIONAL PURPOSE

*****NEW TAMPA FENCE*****

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.



8506 Sandpiper Ridge Ave, Tampa FL - Inframark - The Hammocks			
Line Item	Unit Cost	LF	Total
Black Chain link 4'H Commercial grade Top rail/ Bottom rail (6 GA mesh)	\$ 24.00	275	\$ 6,600.00
Single Acces Gates 4'H x 4'W with safety latch	\$ 625.00	1	\$ 625.00
Single Acces Gates 4'H x 6'W with safety latch	\$ 675.00	1	\$ 675.00
Scope of Work			\$ 7,900.00

NOTES:

If back wall is to be the shared with the Basketball Fence a deduction of \$725.00 will be applied

NEW
TAMPA
FENCE
813-423-2383
www.newtampafence.com



8' AND 10' BLACK COMMERCIAL CHAIN LINK

FEB 23, 2026

newtampafence@gmail.com
8137539149

INFRAMARK COMMUNITY MANAGEMENT WESLEY ELIAS

20203 Torch Lilly Way
Tampa, FL
33647
welias@inframark.com
6562477844

INTRODUCTION

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At **New Tampa Fence**, we believe a great fence is more than just a boundary — it's peace of mind, privacy, and lasting curb appeal for your home or business.

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- Why Homeowners Choose New Tampa Fence****Locally Owned & Operated** – We know Tampa's neighborhoods, HOAs, and permitting processes inside and out.
- Expert Installation** – Our crews are trained professionals who treat your property with care and respect.
- Premium Materials** – We use high-quality fencing designed to withstand Florida's heat, humidity, and storms.
- Transparent Process** – From estimate to completion, we keep you informed every step of the way.
- Satisfaction Guaranteed** – We stand behind our work because your peace of mind matters.

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Thank you for considering **New Tampa Fence**. We're honored for the opportunity to earn your trust and your business.

New Tampa Fence

Scott Gilligan
newtampafence@gmail.com
8137539149

8' AND 10' BLACK CHAIN LINK

Description	Qty	Line total
8' and 10' black commercial chain link basketball		
Chain link 8' black commercial Chain link 8' black commercial	105	\$3,675.00
Chain link 10' 8ga just fabric install black commercial grade	50	\$2,000.00
Gate chain link 8x5black commercial Gate chain link 8x5black commercial	1	\$680.00

Estimate subtotal	\$6,355.00
Total	\$6,355.00

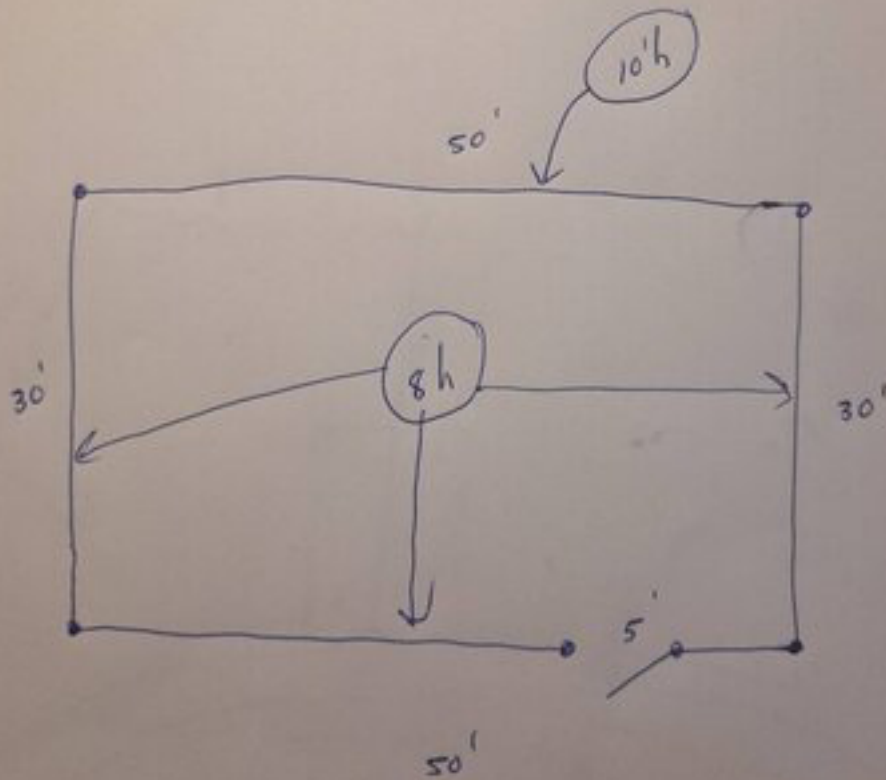
INSPECTION



New Tampa Fence

Basketball Court

- Black Chain Link
- Commercial Grade
- Top, mid & Bottom Rails



SIGNING & UPGRADES

8' and 10' black chain link	\$6,355.00	Name: Inframark Community Management Wesley Elias
		Address: 20203 Torch Lilly Way, Tampa, FL

Gate hardware upgrade

Deposit

25% deposit required	25%
----------------------	-----

Customer Comments / Notes

Inframark Community
Management Wesley Elias:

Date:

TERMS & CONDITIONS

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CHANGES AFTER INSTALLATION: The customer is responsible for any changes or charges, if a contractor comes in AFTER the fence is installed to modify the grading, add sod, or install pavers which results in a need to alter gates or fence lines.

WOOD DISCLAIMER: All wood products purchased from New Tampa Fence meet or exceed wood grade rules, however due to the natural tendency of wood to warp, shrink or split, New Tampa Fence implies no warranties on wood materials other than those offered by the manufacturer. Any issues would need to be addressed within 14 days of installation.

Any balance over 30 days for the invoice date will incur a late fee of 1.5% per month. If applicable law requires a lesser charge, the maximum allowable charge under such law will apply.

Rock/Root Clause: If rock or roots are encountered enough to inhibit normal progress customer will bear additional cost(s), at the rate of \$35.00 per man hour, plus cost of concrete & rock removal equipment.

Covenants: Performance is contingent upon strikes, accidents or delays beyond our control. Additions, alterations or deviations from the above specifications at time of install may result in additional charges of \$250 to the customer.

UNDERGROUND DISCLAIMER: Underground utilities to main box will be marked by Sunshine State One Call and New Tampa Fence will not be responsible for any claims arising from encroachment or damage to utilities. Private utilities need to be marked by homeowner/business. New Tampa Fence will not be responsible for damaged lines that are not marked prior to install.

SPRINKLER & LINES DISCLAIMER: New Tampa Fence is not responsible for damaged underground sprinkler pipes that have been originally installed within 10" of the exterior property lines and sprinkler heads that end up under the fence or on the other side of the fence or property lines. New Tampa Fence will repair lines that are broken in or around the gate openings, fence lines that close back into the house or any lines inside the exterior property line greater than 10" inside property lines.

HOA/CDD DISCLAIMER: New Tampa Fence is not responsible for the cost to move, change and or remove the fence if the HOA/CDD requests due to the homeowner instructions to New Tampa Fence to put the fence up before HOA approval or without approval.

Standard fence installation is for the fence to be within 1"-2" inside property line. Anything other than this would need to be addressed at time of estimate and noted on contract.

WARRANTY



10 YEAR LABOR WARRANTY

LIFETIME manufactures material warranty for all vinyl and aluminum fence products

Warranties do not cover acts of nature like hurricanes, tornadoes, trees falling on fence or high enough winds that can damage the fence.

ALL POST SET IN CEMENT

Customer

Inframark Community Management Wesley Elias

Project address

8504 Sandpiper Ridge Avenue, Tampa, FL

Date Project Completed

-

Thank you for choosing New Tampa Fence for all your fence needs. We look forward to installing your new fence. Please let us know if you have any questions or if we need to revise the estimate in any way to earn your business.

Scott Gilligan - Owner

State of Florida

Department of State

I certify from the records of this office that NEW TAMPA FENCE, INC is a corporation organized under the laws of the State of Florida, filed on September 7, 2012, effective October 1, 2012.

The document number of this corporation is P12000076310.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on February 2, 2026, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Second day of February, 2026*




Secretary of State

Tracking Number: 4795413427CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/23/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER HR Benefits Group dba Soriano Insurance 13906 5th Street Dade City FL 33525		CONTACT NAME: Ricardo Soriano PHONE (A/C, No, Ext): (813) 909-0035 E-MAIL ADDRESS: info@sorianoinsurance.com FAX (A/C, No): (813) 699-8714																					
INSURED New Tampa Fence, Inc 24727 State Road 54 Lutz FL 33559		<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>TOKIO MARINE AMER INS CO</td><td>10945</td></tr><tr><td>INSURER B:</td><td>PROGRESSIVE EXPRESS INS CO</td><td>10193</td></tr><tr><td>INSURER C:</td><td>AMERICAN BUILDERS INS CO</td><td>11240</td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	TOKIO MARINE AMER INS CO	10945	INSURER B:	PROGRESSIVE EXPRESS INS CO	10193	INSURER C:	AMERICAN BUILDERS INS CO	11240	INSURER D:			INSURER E:			INSURER F:		
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INSURER E:																							
INSURER F:																							

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:			U25AC160459-01	03/14/2025	03/14/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			01394927	12/15/2025	12/15/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 300,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	☐ UMBRELLA LIAB ☐ EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ Y	N/A	WCV 0664196 01	03/21/2025	03/21/2026	PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

GENERAL LIABILITY POLICY - ENDORSEMENTS -
(CERTIFICATE HOLDER WILL HAVE ADDITIONAL INSURED STATUS WITH WAIVER OF SUBROGATION - INSURANCE IS PRIMARY AND NONCONTRIBUTORY)
WHEN REQUIRED BY WRITTEN CONTRACT

CERTIFICATES OF INSURANCE DO NOT BROADEN COVERAGE BEYOND THE POLICY JACKET

CERTIFICATE HOLDER**CANCELLATION**

INFORMATIONAL PURPOSE *****NEW TAMPA FENCE***** ***** ***** *****	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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8506 Sandpiper Ridge Ave, Tampa FL - Inframark - The Hammocks			
Line Item	Unit Cost	LF	Total
Black Chain link 8'H Commercial grade Top rail/ Middle rail/ Bottom rail (6 GA mesh)	\$ 32.00	122	\$ 3,904.00
Single Acces Black Chain Link Gate 8'H x 4'W	\$ 550.00	1	\$ 550.00
Black Chain link 10'H Commercial grade Top rail/ Middle rail/ Bottom rail (6 GA mesh)	\$ 38.00	54	\$ 2,052.00
Scope of Work			\$ 6,506.00

NOTES:

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