

***The Hammocks
Community
Development District***

April 8, 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, April 8, 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 March 4, 2026 Regular Meeting.....Page 3
4. Staff Reports
 - A. District Accountant
 - B. SOLitude ReportsPage 6
 - i. Consideration of Fish Removal Agreement.....Page 15
 - C. District Counsel Report
 - D. District Engineer’s Report
 - E. District Manager
5. Business Items
 - A. Consideration of Audit Engagement Letter.....Page 23
 - B. Discussion of Dog Park LocationsPage 28
 - C. Discussion of Turf around Basketball Court.....Page 51
 - D. Discussion of Turf for Dog Parks.....Page 53
6. Board of Supervisors’ Requests and Comments
7. Adjournment

The next meeting is scheduled for Wednesday, May 13, 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

40 Discussion was held regarding the Fish Removal Agreement. The item was tabled for
41 further review.

42 **ii. Consideration of One-Time Rip Rap Erosion Repair Agreement**

43 On MOTION by Ms. Sahakian seconded by Mr. Plantikow, with all
44 in favor, the One-Time Rip Rap Erosion Repair Agreement for Site 2
45 in the amount of \$3,584.05 was approved as presented. 3-0
46

47
48 **C. District Counsel Report**

49 There being none, the next business followed.
50

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

52 Mr. Dvorak informed the Board of the meeting held with SWFMD on February 18th.

53 Mr. Dvorak advised that we could move forward with the Fitness Station Project.

54 Mr. Dvorak and Mr. Elias will coordinate with the vendor regarding installation of the
55 Fitness Stations.

56
57 **E. District Manager**

58 Mr. Elias provided an update regarding the basketball courts. Discussion ensued regarding the
59 placement of the backboard.

60 The Board directed the District Manager to coordinate with Precision Courts about a new
61 backboard placement.
62

63 **FIFTH ORDER OF BUSINESS** **Business Items**

64 **A. Consideration of Fencing for Playground**

- 65 • New Tampa Fence \$7,900
- 66 • Ballfer \$7,900

67 The Board discussed proposals received from Ballfer and New Tampa Fence for installation of
68 fencing at the playground.
69

70 On MOTION by Ms. Sahakian seconded by Mr. Plantikow with all
71 in favor, the proposal from Ballfer in the amount of \$7,900 was
72 approved as presented. 3-0
73

74 **B. Consideration of Fencing for Basketball Court**

- 75 • New Tampa Fence \$ 6,355.00
- 76 • Ballfer \$ 6,506.00

77 The Board discussed proposals received from Ballfer and New Tampa Fence for installation of
78 fencing at the basketball court.
79

80 On MOTION by Mr. Minero seconded by Mr. Plantikow with all in
81 favor, the proposal from Ballfer in the amount of \$6,506 was
82 approved as presented. 3-0

83
84 Further discussion was regarding a possible reduction in cost from Ballfer.
85

86 On MOTION by Mr. Minero seconded by Ms. Sahakian with all in
87 favor, the Chair and District Manager were authorized to work with
88 Ballfer regarding project cost and timeline. 3-0

89
90 **C. Discussion of Dog Park**

91 The Board held a brief discussion regarding fencing for the dog park and requested that
92 additional proposals be obtained for consideration.

93 **Manuel Quintaro - 8617 Fiddleleaf**

94 Manuel Quintaro brought to the Board's attention that the vinyl fencing in the community
95 requires pressure washing.

96
97 On MOTION by Mr. Minero seconded by Ms. Sahakian with all in
98 favor, the proposal in an amount not to exceed \$1,500 was approved
99 as presented. 3-0

100
101
102 **SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and
Comments**

103
104 Jaclyn, attending the meeting online, brought to the Board's attention security considerations in
105 and around the playground areas. Discussion ensued regarding potential options. The Board
106 will revisit the matter once current projects have been completed.

107
108 Mr. Plantikow inquired whether Inframark will conduct CDD training.
109

110 **SEVENTH ORDER OF BUSINESS**

Adjournment

111 There being no further business,
112

113 On MOTION by Mr. Plantikow seconded by Ms. Sahakian, with all
114 in favor, the meeting was adjourned at 9:48 a.m. 5-0
115

116
117
118 _____
119 Mike Henke
Vice Chairperson



The Hammocks CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2026-03-11

Prepared for:

District Manager

Prepared by:

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

TABLE OF CONTENTS

Pg

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:

Normal growth observed
Site has some shoreline growth and weeds present. Small amount of torpedo grass.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 2

Comments:

Site looks good
Site is in good condition. No notable concerns at this time.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 3

Comments:

Site looks good
New beneficalials coming in along shoreline. Open water looks great.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 4

Comments:

Site looks good
Site is in good shape. No notable concerns at this time.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 5

Comments:

Normal growth observed
This site is completely dry but will need to be treated for grasses.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 6

Comments:

Site looks good
This site is looking great.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 7

Comments:

Site looks good

This site is looking great and the flow structure is clear of trash and debris.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 8

Comments:

Site looks good

Site and flow structures are in good shape. Low water levels.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 9

Comments:

Treatment in progress

Site has minor algae. It has been treated and will be monitored.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Management Summary

Overall sites are looking good. Minor shoreline growth in a few sites. As we enter the warmer weather we will see an increase in submersed/shoreline aquatic vegetation. Site 9 had some algae growth, which has had a treatment application and results may take up to 10-14 days. Site 1 and 5 have some shoreline growth present. Flow structures are inspected each monthly report and they are all in good condition.

As we get more rain and warm weather in these next upcoming months, our goal is to stay on top of any submersed/shoreline growth.

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	Normal growth observed	Shoreline weeds	Routine maintenance next visit
2	Site looks good	Species non-specific	Routine maintenance next visit
3	Site looks good	Species non-specific	Routine maintenance next visit
4	Site looks good	Species non-specific	Routine maintenance next visit
5	Normal growth observed	Shoreline weeds	Routine maintenance next visit
6	Site looks good	Species non-specific	Routine maintenance next visit
7	Site looks good	Species non-specific	Routine maintenance next visit
8	Site looks good	Species non-specific	Routine maintenance next visit
9	Treatment in progress	Surface algae	Routine maintenance next visit

SOLITUDE
LAKE MANAGEMENT
A Rentokil Company
Restoring Balance. Enhancing Beauty.

Hammocks CDD
Tampa, FL

Call 888.480.LAKE



NPM 03/2020



Work Order	00939158	Account	Hammocks CDD
Work Order	00939158	Contact	Wesley Elias
Number		Address	20405 Berrywood Lane Tampa, FL 33647 United States
Created Date	3/11/2026		

Work Details

Specialist	Good afternoon. All sites were treated accordingly, along with photos taken for the upcoming meetings report. Thank you for choosing Solitude.	Prepared By	COREY WHITE
Comments to Customer			

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:

Customer's Address for Notice Purposes:

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

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)



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

March 30, 2026

To Board of Supervisors
Hammocks Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Hammocks Community Development District, Hillsborough County, Florida ("the District") for the fiscal years ended September 30, 2026, 2027 and 2028. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Hammocks Community Development District as of and for the fiscal years ended September 30, 2026, 2027 and 2028. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$5,900, \$5,900 and \$5,900 for the September 30, 2026, 2027 and 2028 audits, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Hammocks Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Hammocks Community Development District.

By: _____

Title: _____

Date: _____



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

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

8508 Broken Willow Ct
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

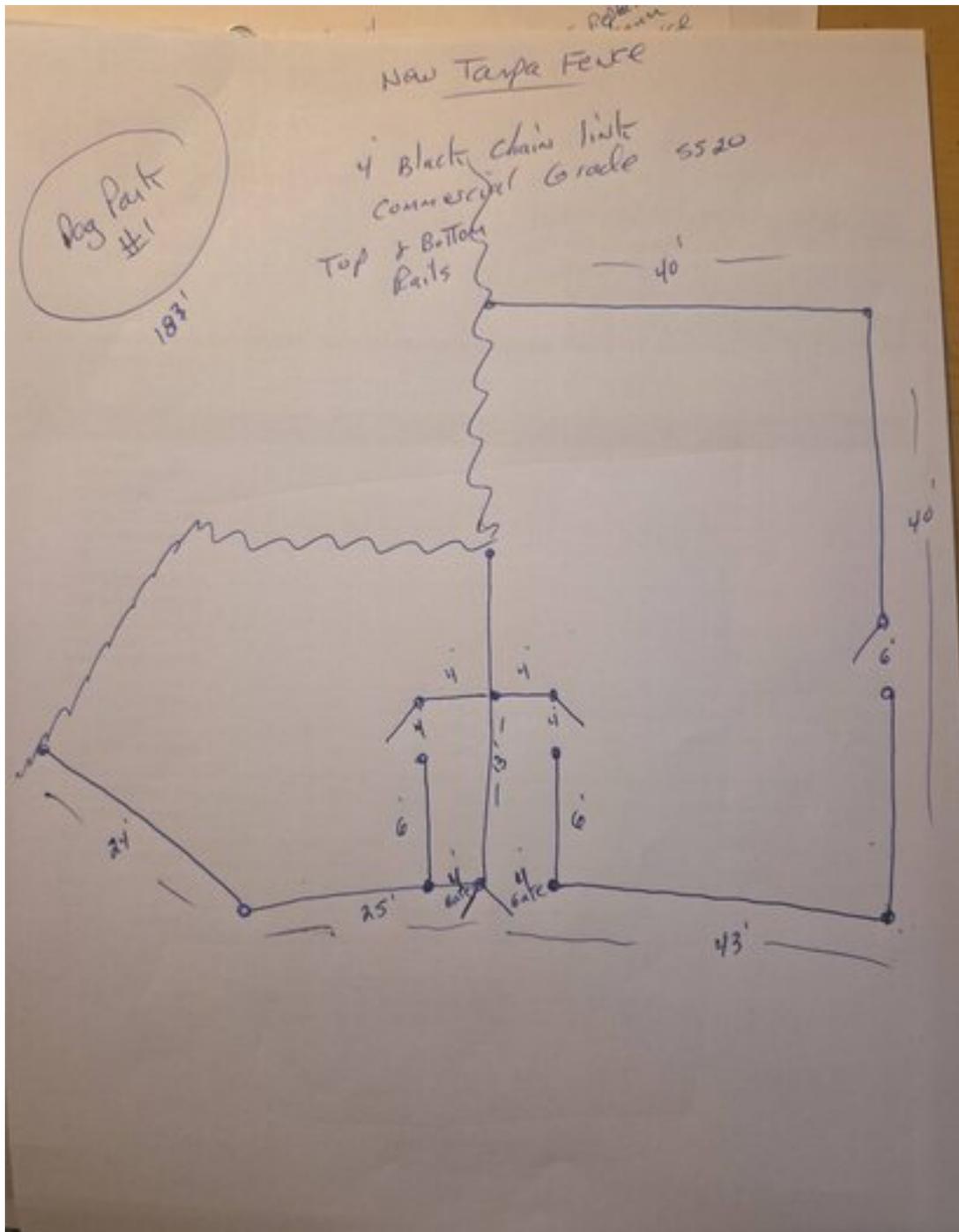
4' BLACK CHAIN LINK

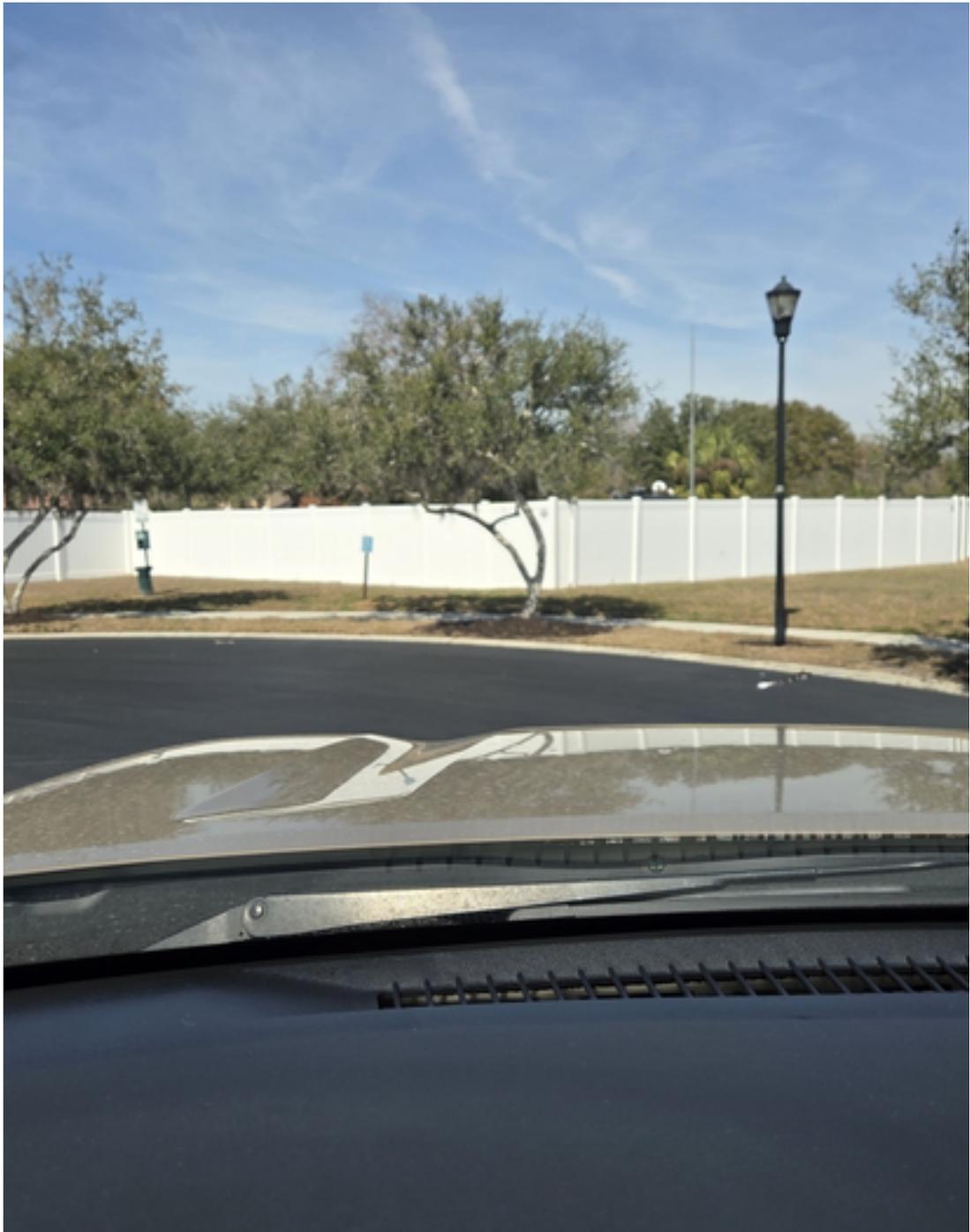
Description	Qty	Line total
4' black chain link dog park #1		
Chain Link 4' black commercial Chain Link 4' black commercial with top and bottom rails	183	\$4,758.00
Gate chain link 4h x 4 wide black Gate chain link 4h x 4 wide black	4	\$1,740.00
gate chain link black 4' x 6' single swing gate chain link black 4' x 6' single swing	1	\$450.00

Estimate subtotal \$6,948.00

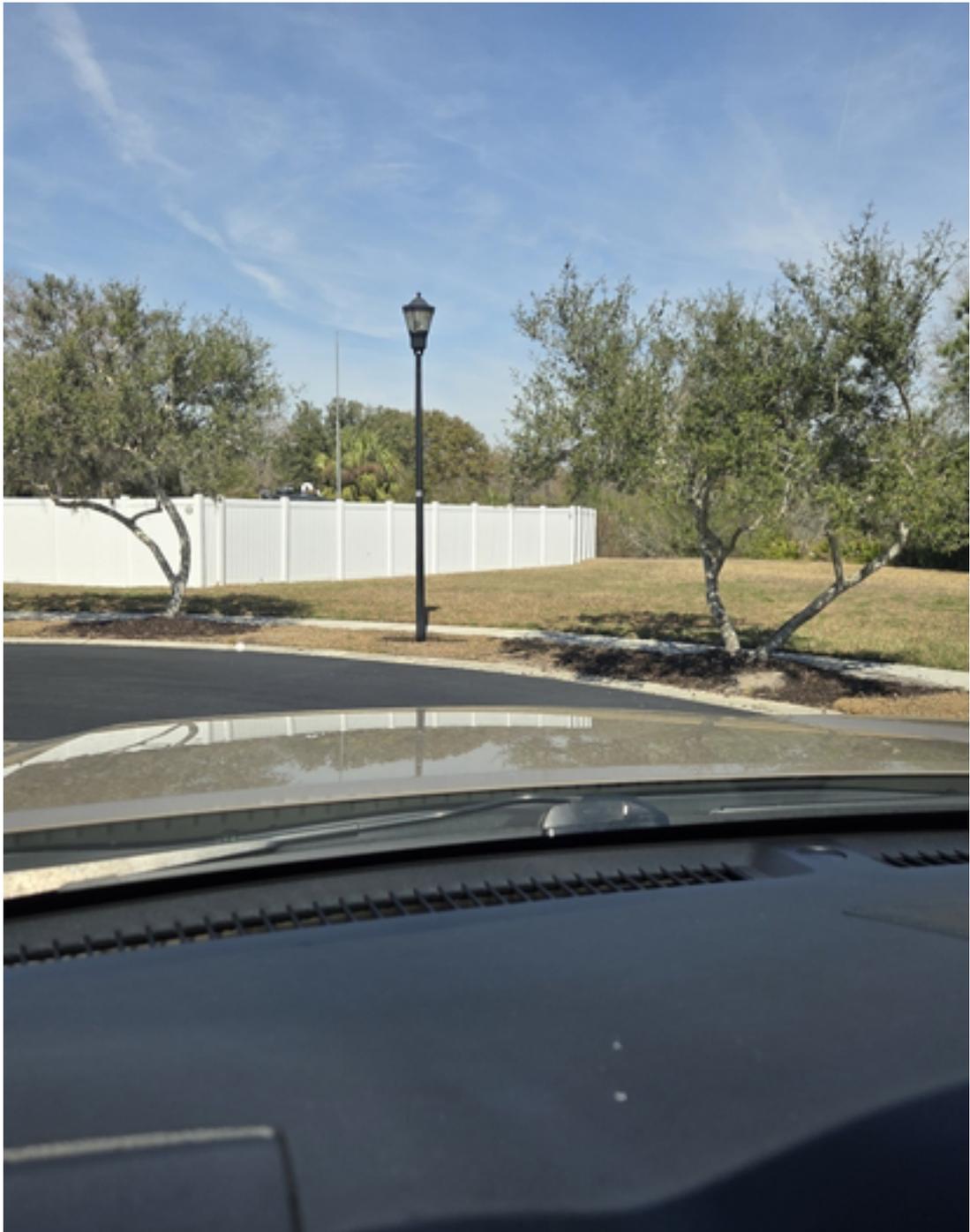
Total \$6,948.00

INSPECTION









SIGNING & UPGRADES

4' black chain link

\$6,948.00

Name: Inframark Community Management
Wesley Elias

Address: 8508 Broken Willow Ct, Tampa, FL

Gate hardware upgrade

Deposit

25% deposit required

25%

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>

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

20391 Starfinder 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

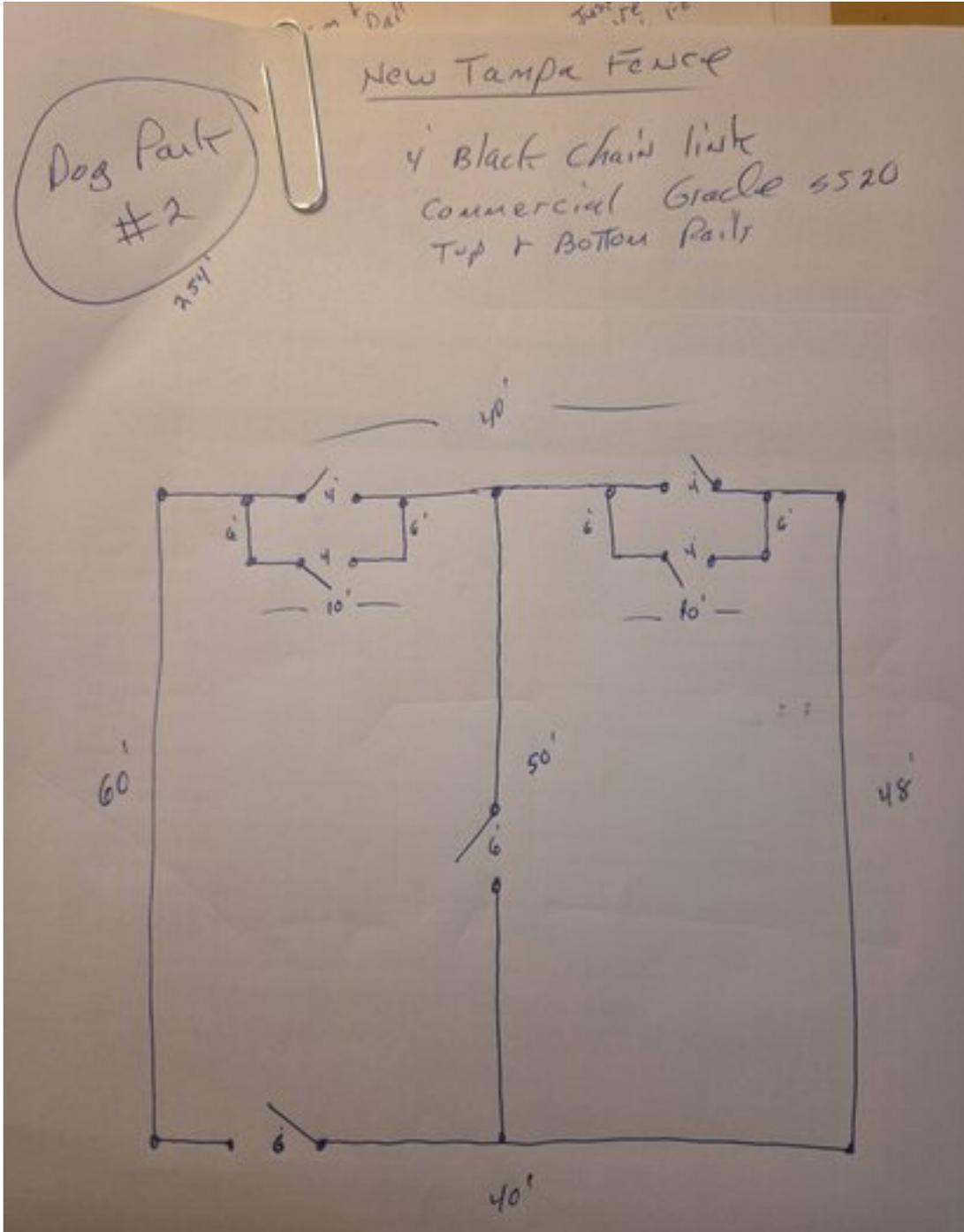
4' BLACK CHAIN LINK

Description	Qty	Line total
4' black chain link dog park #2		
Chain Link 4' black commercial Chain Link 4' black commercial with top and bottom rails	254	\$6,604.00
Gate chain link 4h x 4 wide black Gate chain link 4h x 4 wide black	2	\$870.00
gate chain link black 4' x 6' single swing gate chain link black 4' x 6' single swing	2	\$900.00

Estimate subtotal \$8,374.00

Total \$8,374.00

INSPECTION







SIGNING & UPGRADES

4' black chain link

\$8,374.00

Name: Inframark Community Management
Wesley Elias

Address: 20391 Starfinder way, Tampa, FL

Gate hardware upgrade

Deposit

25% deposit required

25%

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		<table border="1"> <thead> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <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> </tbody> </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:		
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:																								

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	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> 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 \$												
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> 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 <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$												
C	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	N/A	WCV 0664196 01	03/21/2025	03/21/2026	<table border="1"> <thead> <tr> <th>PER STATUTE</th> <th>OTH-ER</th> <th>LIMITS</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>E.L. EACH ACCIDENT \$ 500,000</td> </tr> <tr> <td></td> <td></td> <td>E.L. DISEASE - EA EMPLOYEE \$ 500,000</td> </tr> <tr> <td></td> <td></td> <td>E.L. DISEASE - POLICY LIMIT \$ 500,000</td> </tr> </tbody> </table>	PER STATUTE	OTH-ER	LIMITS			E.L. EACH ACCIDENT \$ 500,000			E.L. DISEASE - EA EMPLOYEE \$ 500,000			E.L. DISEASE - POLICY LIMIT \$ 500,000
PER STATUTE	OTH-ER	LIMITS																	
		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.



Turf Pro Synthetics

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

RECIPIENT:

Wesley Elias

8504 Sandpiper Ridge Avenue
 Basketball Hoop
 Tampa, Florida 33647
 Phone: 6562477844

Estimate #3887	
Sent on	Mar 26, 2026
Total	\$12,700.00

Product/Service	Description	Qty.	Unit Price	Total
Prep	Site Preparation: Standard Installation includes removal and disposal of existing grass, cap sprinklers (if needed), and light grading of the area.	1260	\$7.20	\$9,072.00*
Weed Barrier	Installation of Weed Barrier. Price is based upon square foot installed.	1155	\$0.25	\$288.75*
Nailer Board	Installation of 1" x 4" Composite Nailer Board around perimeter of area. Price is per LF installed.	300	\$7.00	\$2,100.00*
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	\$80.00	\$1,440.00*
Silica Sand	Infill turf with silica sand. Price is based on total square foot.	1155	\$0.14	\$161.70*
				Optional
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; 15-year manufacturer's warranty.	1846	\$1.94	\$3,581.24*

* Non-taxable

Subtotal	\$16,643.69
Discount	- \$3,943.69
Total	\$12,700.00

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



Turf Pro Synthetics

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

Signature: _____ Date: _____



Turf Pro Synthetics

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

RECIPIENT:

Wesley Elias

8504 Sandpiper Ridge Avenue - Dog Park
 Dog Park
 Tampa, Florida 33647
 Phone: 6562477844

Estimate #3820	
Sent on	Mar 02, 2026
Total	\$23,623.00

Product/Service	Description	Qty.	Unit Price	Total
Prep	Site Preparation: Standard Installation includes removal and disposal of existing grass, cap sprinklers, if needed, and light grading of the surface of dirt. h 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;	1688	\$6.95	\$11,731.60*
Geo-Textile Fabric	Installation of a nonwoven weed barrier made of a needle punch construction polypropylene geotextile. Priced per square foot installed.	1688	\$0.35	\$590.80*
Nailer Board	Installation of 1" x 4" Composite Nailer Board around perimeter of area. Price is per LF installed.	260	\$7.00	\$1,820.00*
Crushed Limestone #89	Installation of 3-4" of crushed aggregate limestone as a base for drainage, compacted and smoothed. Price is based upon cubic yards. Sub-base is estimated. If more material is needed to complete installation it is charged at the same rate per yard on the final invoice.	30	\$120.00	\$3,600.00*
Envirofill	Non-toxic and odor-free, Envirofill is designed to enhance your turf's durability and to provide a safe environment for your furry friends. Envirofill microbial coating prevents the growth of bacteria, mildew, and mold that can cause stains, odors, and product deterioration. Priced per square foot.	1688	\$0.60	\$1,012.80*
K9 Pro	K9 Pro: Total Product Weight: 73 oz. Face Weight: 55 oz. Color: Field/ Olive. Pile Height: 1.26". Bi-Color Thatch Layer. Drainage greater than 1,000 inches per hr. 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	1995	\$2.44	\$4,867.80

* Non-taxable



Turf Pro Synthetics

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

Total

\$23,623.00

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

Signature: _____ **Date:** _____



Turf Pro Synthetics

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

RECIPIENT:

Wesley Elias

8504 Sandpiper Ridge Avenue - Dog Park
 Dog Park
 Tampa, Florida 33647
 Phone: 6562477844

Estimate #3833	
Sent on	Mar 02, 2026
Total	\$33,696.80

Product/Service	Description	Qty.	Unit Price	Total
Prep	Site Preparation: Standard Installation includes removal and disposal of existing grass, cap sprinklers, if needed, and light grading of the surface of dirt. h 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;	2432	\$6.95	\$16,902.40*
Geo-Textile Fabric	Installation of a nonwoven weed barrier made of a needle punch construction polypropylene geotextile. Priced per square foot installed.	2432	\$0.35	\$851.20*
Nailer Board	Installation of 1" x 4" Composite Nailer Board around perimeter of area. Price is per LF installed.	320	\$7.00	\$2,240.00*
Crushed Limestone #89	Installation of 3-4" of crushed aggregate limestone as a base for drainage, compacted and smoothed. Price is based upon cubic yards. Sub-base is estimated. If more material is needed to complete installation it is charged at the same rate per yard on the final invoice.	39	\$120.00	\$4,680.00*
Envirofill	Non-toxic and odor-free, Envirofill is designed to enhance your turf's durability and to provide a safe environment for your furry friends. Envirofill microbial coating prevents the growth of bacteria, mildew, and mold that can cause stains, odors, and product deterioration. Priced per square foot.	2432	\$0.60	\$1,459.20*
K9 Pro	K9 Pro: Total Product Weight: 73 oz. Face Weight: 55 oz. Color: Field/ Olive. Pile Height: 1.26". Bi-Color Thatch Layer. Drainage greater than 1,000 inches per hr. 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	3100	\$2.44	\$7,564.00

* Non-taxable



Turf Pro Synthetics

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

Total

\$33,696.80

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

Signature: _____ **Date:** _____