



Meadow Pointe II CDD

September 2, 2026

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Agenda

Board of Supervisors

- John Picarelli, Chairperson
- Robert Signoretti, Vice Chairperson
- Chris Kluender, Assistant Secretary
- Kyle Molder, Assistant Secretary
- Jamie Childers, Assistant Secretary

- Lee Graffius, District Manager
- Lindsay Moczynski, District Counsel
- Jerry Whited, District Engineer
- Justin Wright, Operation Manager
- John Khatiblou, Accountant

Wednesday, September 2, 2026 – 6:30 p.m.

Workshop & Regular Meeting Agenda

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/4527478885?pwd=SWJycEJVU1VjSmVvSWRVeDJlcWlrZz09&omn=87393916259>

Meeting ID: 452 747 8885 Passcode: 6DfetC

Call In #: 1-929-205-6099

Workshop

Agenda Items for Board Discussion

(No Motions/ Votes Accepted. Board Discussions Only)

1. Call to Order

2. Items for Discussion

- A. Discussion on projects for the building
- B. Discussion on projects for the pool

3. Adjournment

The Regular Meeting

1. Call to Order

2. Roll Call

3. Pledge of Allegiance/Moment of Silence for our Fallen Service Members and First Responders

4. Additions or Corrections to the Agenda

5. Landscaping report from Juniper

6. Audience comments

7. District Manager Report

8. District Engineer Report

- A. Discussion of Engineer report
- B. Discussion on new cost and floor plans for building and new structure from meeting
- C. Discussion and voting on anything needed from workshop
- D. Consideration of Landscaping proposals

9. District Counsel Report

- A. Wrencrest Appeal Status
- B. Update on Morningside/Deer run sidewalks
- C. Resolution 2026-18 Adopting Amended and Restated Policies and Procedures

10. Consent Agenda

- A. DRVC Violation log/pictures
 - i. Monthly DRVC Report

11. Architectural Review Discussion Items

12. Government/Community Updates

- A. Community Representative Update
 - i. Update on off duty Pasco County Sheriff Officer
- B. Event Planning Representative/ Supervisor Jamie Childers
 - i. Next Event Update

13. Items to approve/disapprove/discuss

14. Operations Manager Report

15. Audience Comments

16. Supervisor Comments

17. Adjournment

Management

Inframark Management Services
2005 Pan Am Circle Ste 300
Tampa, Florida 33607

Meeting Location

Meadow Pointe II Clubhouse
30051 County Line Road
(813)-991-5016

Workshop

Agenda Items for Board Discussion

(No Motions/ Votes Accepted. Board Discussions Only)

1. Call to Order

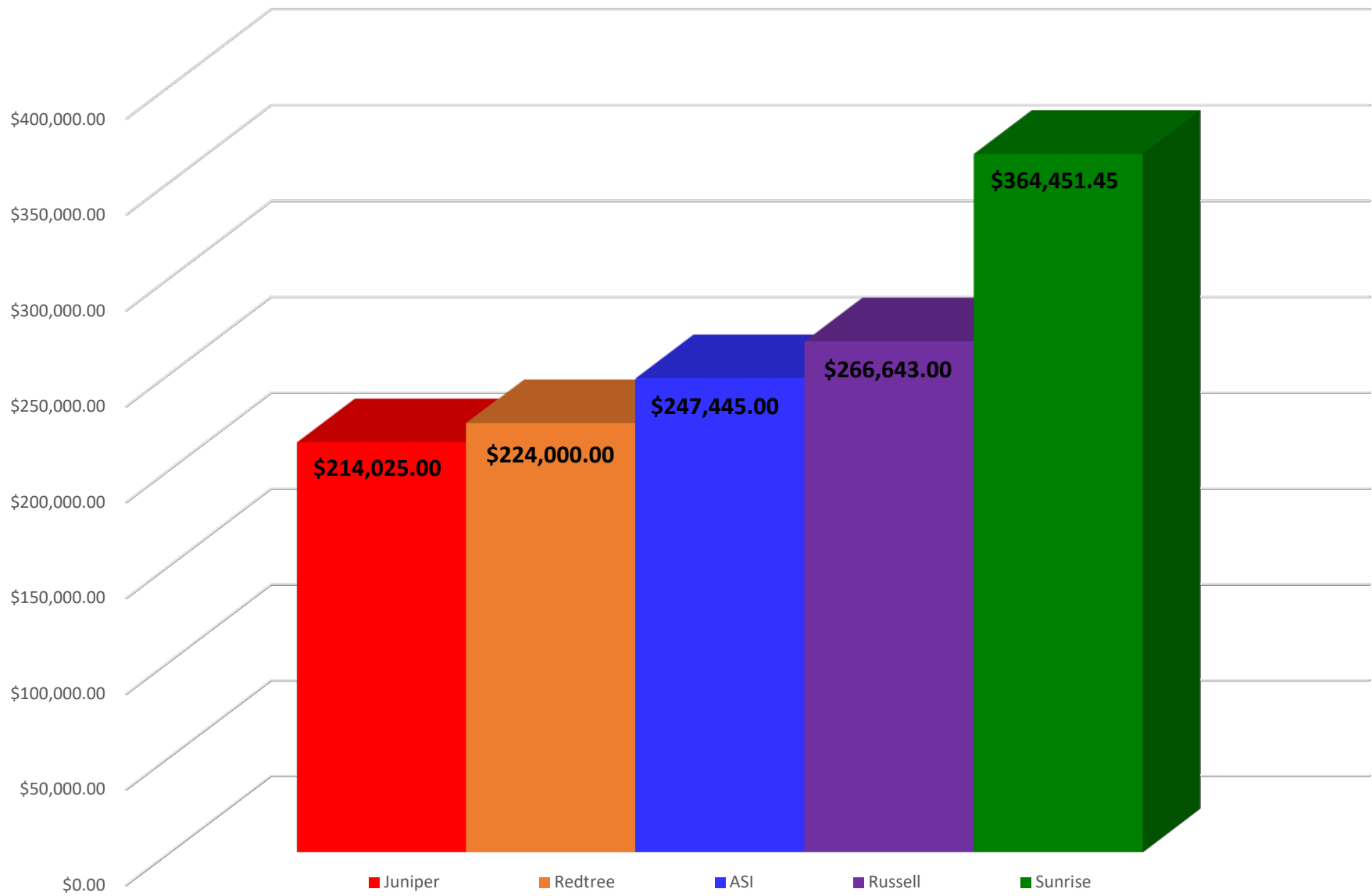
2. Items for Discussion

A. Discussion on new DRVC for Morningside

B. Discussion on Landscaping bid packages

3. Adjournment

MEADOW POINTE II CDD



MEADOW POINTE II

BID SUMMARY

August 25, 2026

COMPANY	LANDSCAPE MAINTENANCE TOTAL	MULCH TOTAL	1ST YEAR TOTAL BID PRICE	2ND YEAR TOTAL BID PRICE	3RD YEAR TOTAL BID PRICE	4TH YEAR TOTAL BID PRICE	5TH YEAR TOTAL BID PRICE
Juniper	\$189,225.00	\$24,800.00	\$214,025.00	\$219,700.00	\$219,700.00	\$225,547.00	\$229,560.00
Redtree	\$198,000.00	\$26,000.00	\$224,000.00	\$224,000.00	\$230,740.00	\$230,740.00	\$237,658.20
ASI	\$247,445.00	\$32,500.00	\$247,445.00	\$259,818.00	\$259,818.00	\$272,808.00	\$272,808.00
Russell	\$246,768.00	\$19,875.00	\$266,643.00	\$266,643.00	\$266,643.00	\$266,643.00	\$266,643.00
Sunrise	\$296,576.45	\$67,875.00	\$364,451.45	\$377,207.25	\$390,409.50	\$404,073.83	\$418,216.41

COMPANY	LANDSCAPE MAINTENANCE TOTAL	MULCH TOTAL	3RD YEAR TOTAL BID PRICE	4TH YEAR TOTAL BID PRICE
Redtree	\$203,940.00	\$26,800.00	\$230,740.00	\$230,740.00

COMPANY	LANDSCAPE MAINTENANCE TOTAL	MULCH TOTAL	5TH YEAR TOTAL BID PRICE
Redtree	\$210,058.20	\$27,600.00	\$237,658.20

Meadow Pointe II

Community Development District
Landscaping and Irrigation
Maintenance
Pasco, Florida



To the **MEADOW POINTE II TEAM**

On behalf of everyone at Russell Landscape, we are pleased to submit our proposal for professional landscape and irrigation maintenance services for the **Meadow Pointe II**.

We understand the District has an established expectation for landscape quality and consistency. Our approach is not built around changing that standard, but around providing the resources, accountability, and operational discipline necessary to consistently meet it.

Our team has evaluated the property, reviewed the RFP requirements, and developed our service plan around **Meadow Pointe II's** measured quantities, required frequencies, irrigation needs, and seasonal demands. This property-specific approach is supported by local operations and specialized irrigation, horticulture, arbor, and enhancement resources.

We appreciate the opportunity to be considered and look forward to earning **Meadow Pointe II's** confidence through consistent execution, proactive communication, and measurable accountability.

At Russell Landscape, we believe a successful partnership begins with clear expectations and consistent follow-through.

If selected, our commitment will be clear: understand **Meadow Pointe II's** established standard, properly resource the property, communicate proactively, and hold ourselves accountable to the results.

Thank you for the opportunity to earn the District's confidence. We look forward to the possibility of serving **Meadow Pointe II**.

**BEST
REGARDS,**

A handwritten signature in black ink that reads "Teddy Russell". The script is fluid and cursive.

**Teddy Russell,
Owner & CEO**



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Cover Sheet & Letter of Interest

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- Sample Routing Maps
- Operational / Staffing Plan
- Equipment Availability / Commitment
- 30-60-90 Transition Plan

Standards & Assurance

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- Site Audit Example
- Design-Driven Enhancements
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- Safety Commitment
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- References
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Required Pages



PERSONNEL & EQUIPMENT

ROOTED IN EXCELLENCE, GROWING WITH PURPOSE.

Why Russell for Meadow Pointe II

How We Deliver

- **LOCAL OPERATIONAL SUPPORT:** Equipment, personnel, and additional resources positioned approximately **9 miles** from **Meadow Pointe II**.
- **ONE POINT OF ACCOUNTABILITY:** A dedicated Account Manager supported by Production, Irrigation, Horticulture, Enhancement, Branch, and Regional Leadership.
- **PROPERTY-SPECIFIC PRODUCTION PLAN:** Service hours developed from **measured quantities, RFP frequencies, and seasonal requirements**
- **SPECIALIZED IN-HOUSE EXPERTISE:** Dedicated Irrigation, Horticulture, Enhancement, and **ISA Certified Arborist** support.
- **MEASURABLE PERFORMANCE:** Routine inspections, **photo documentation, action tracking, and documented follow-through.**

R

THE RUSSELL DIFFERENCE

Single Point of Contact

Clear, Consistent Communication

To ensure successful service delivery, Russell Landscape will assign a dedicated Account Manager to manage the **Meadow Pointe II**. Responsibilities will include:

- Serving as the single point of contact
- Conducting regular site walks and coordination meetings
- Evaluating current landscape conditions and identifying enhancement opportunities
- Verifying completion of previous requests
- Aiming to minimize surprises through proactive communication

Following each walk, a written report will be shared with the **District's team**. This report will serve as:

- A 30-day action plan for Russell Landscape
- A communication tool for **District** managers to provide updates

Full-Team Support

Deploying Our Full Team to Support Your Needs



Your Dedicated Russell Team

Experts in Their Craft

Santiago Hernandez
Account Manager

 +1 (941) 414-1986

 santiagoh@russelllandscape.com

Bio

Santiago Hernandez is an Account Manager focused on delivering exceptional landscape management through proactive communication, attention to detail, and responsive service. He partners closely with clients and operations teams to ensure properties are consistently maintained to the highest standards while building lasting relationships through reliability.

Joe Lytle
Branch Manager

 +1 (941) 875-1379

 joel@russelllandscape.com

Bio

Joseph “Joe” Lytle is an accomplished landscape operations leader with more than two decades of experience directing commercial landscape maintenance, irrigation, and enhancement operations throughout Florida. His career has been built on developing high-performing teams, strengthening client partnerships, and implementing operational strategies that consistently improve quality, and customer satisfaction.

Allen Corbin
Regional Manager

 +1 (470) 760-2528

 allenc@russelllandscape.com

Bio

Allen Corbin is the Regional Manager for Russell Landscape Group, bringing over 20 years of leadership experience in landscape operations, construction, and financial management. Having advanced through multiple leadership roles within Russell, Allen is committed to developing strong teams, building lasting client partnerships, and delivering consistent, high-quality service with integrity.

Your Support Services Team

Experts in Their Craft

Curtis Kinne
Production Manager

 +1 (470) 323-7714

 curtisk@russelllandscape.com

Bio

Curtis Kinne serves as Production Manager at Russell Landscape Group, overseeing daily field operations to ensure safe, efficient, and high-quality landscape maintenance. His focus on teamwork, operational excellence, and consistent service helps deliver dependable results and strong partnerships for every community.

Jason Alzamora
Enhancement Manager

 +1 (941) 713-7041

 jasona@russelllandscape.com

Bio

Jason Alzamora is the Enhancement Manager for Russell Landscape Group, leading landscape enhancement projects that elevate the appearance, health, and value of client properties. As an ISA Certified Arborist with a degree in Environmental Policy and Management, he brings expertise in tree care, horticulture, irrigation, and landscape improvements.

Rob Yarish
Horticulture Manager

 +1 (941) 927-9765

 roby@russelllandscape.com

Bio

Rob Yarish brings more than 25 years of experience in horticulture, turfgrass management, and landscape operations. His expertise in plant health, agronomic best practices, and landscape sustainability helps Russell Landscape Group deliver healthy, resilient landscapes while providing proactive solutions and consistent service for every community.

Mike Czibik
Irrigation Manager

 +1 (941) 894-4553

 michaelc@russelllandscape.com

Bio

Mike Czibik is the Irrigation Manager at Russell Landscape Group, overseeing irrigation operations with a focus on system performance, water conservation, and proactive maintenance. His expertise helps ensure healthy landscapes through reliable service, efficient water management, and responsive support.

Your Corporate Leadership Team

Experts in Their Craft

Brandon Thomas
Vice President
Customer Service

 +1 (404) 391-8068

 brandont@russelllandscape.com

Bio

Brandon Thomas is the Vice President of Customer Service at Russell Landscape Group, bringing more than 26 years of industry experience. Having progressed through roles from Foreman to executive leadership, he is dedicated to operational excellence, team development, and building lasting client partnerships through consistent, high-quality service.

Josh Camp
Vice President
Maintenance

 +1 (404) 557-5150

 joshc@russelllandscape.com

Bio

Josh Camp is the Maintenance Vice President & General Manager at Russell Landscape Group, bringing more than 15 years of commercial landscape leadership experience. Having advanced through roles including Account Manager, Branch Manager, and Regional Manager, he provides strategic oversight focused on operational excellence, team development, and delivering consistent, high-quality service to clients.

Equipment Availability & Commitment

Prepared, Equipped, and Ready to Perform

This Equipment List outlines the equipment currently available and designated for regular use on your property. All equipment is stored and located **9.0 miles from Meadow Pointe II.**

If additional tools or machinery are needed to meet site-specific requirements, Russell Landscape is fully prepared to allocate or procure the necessary resources to ensure all performance standards are met without compromise.

Description	Manufacturer	Description	Manufacturer	Description	Manufacturer
Mower, 36"	Wright	Mower, 21"	Honda	Edger	STIHL
Edger	Echo	Mower, 72"	eXmark	Blower, Backpack	STIHL
Hedge Trimmer	STIHL	Weedeater	STIHL	Mower, 52"	eXmark
Pressure Washer	North Star	Weedeater	STIHL	Edger	STIHL
Weedeater	STIHL	Mower, 36"	Wright	Blower, Backpack	STIHL
RTV	John Deere	Mower, 21"	eXmark	Mower, 52"	eXmark
Blower, Backpack	STIHL	Hedge Trimmer	STIHL	Edger	STIHL
Blower, Backpack	STIHL	Mower, 52"	eXmark	Blower, Backpack	STIHL
Edger	STIHL	Mower, 48"	eXmark	Mower, 52"	eXmark
Edger	STIHL	Mower, 72"	eXmark	Edger	STIHL
Bed Edger	Echo	Sprayer, Ride-On	Toro	Blower, Backpack	STIHL
Mower, 36"	eXmark	Edger	STIHL	Mower, 27" Reel	Tru-Cut
Mower, 36"	Wright	Blower, Backpack	STIHL	Welder	TITANIUM
Mower, 36"	eXmark	Mower, 52"	eXmark	Hedge Trimmer	STIHL



EXPERIENCE

ROOTED IN EXCELLENCE, GROWING WITH PURPOSE.

About Russell



ROOTED IN EXCELLENCE, GROWING WITH PURPOSE.

- Family-owned and operated, based in Sugar Hill, GA
- One of the largest landscape firms in the southeast
- Award-winning in both installation and maintenance
- Among the Top 40 Landscape Contractors in the U.S.

RESOURCES

\$130M
Revenue

1,000+
Employees

3,000+
Pieces of equipment

19 Branches



Acworth	Destin	Pensacola
Austin	Doraville	Raleigh
Bradenton	Fort Walton	Sarasota
Canton	Grayson	Savannah
Charleston	Macon	St. Petersburg
Cobb	Nashville	Sugar Hill
		Tampa

CORE VALUES



Faith & Family



Do the Right Thing



Pursue Knowledge



Own It



Commit to Service

Full-Service Capabilities

Russell Landscape Group offers a complete suite of commercial landscaping services including:



Design/Build



Landscape
Installation



Irrigation
Install &
Repair



Grading & Drainage
Solutions



Seasonal Color
Programs



Turf Establishment
& Sod Installation



Outdoor
Lighting



Site Amenities
& Furnishings



Hardscapes



Horticulture



Landscape
Maintenance



Tree Care

Creating Spaces that Connect

Building Lasting Partnerships for Community-Driven Landscapes

Together with your team, we foster vibrant, connected communities by creating sustainable landscapes that enrich lives and stand the test of time.

Committed to being a Value-Adding Partner

How We Support Development Through Every Phase

Planning & Design

- Design-assist & value engineering

Support & Management

- Construction management
- Plan reviews & scheduling support
- Smooth construction to maintenance transition
- Proactive Landscape Care

Landscape & Maintenance Care

- Turf management programs (fertilization, weed control, aeration)
- Horticultural services (pruning, shrub & bed maintenance)
- Tree care & arbor services
- Seasonal color & enhancements
- Mulching & bed renewal
- Integrated pest management (IPM)
- Litter and debris control

Specialized Services

- Stormwater management & drainage solutions
- Erosion control & slope stabilization
- Storm clean-up & disaster response
- Snow & ice management (where applicable)

Pre-Construction & Build

- Budgeting & review
- Estimating
- Site clearing, grading, soil prep
- Planting (trees, turf, wildflowers)
- Irrigation (smart, drip, spray)
- Hardscapes (pavers, walls, stairs, concrete, fencing)
- Lighting & infrastructure
- Sports courts & play areas
- Shade structures, water/fire features
- Entry Monuments, signage
- Green roofs & rooftop planters

Enhancement Services

- Entry features, signage, and monuments to strengthen curb appeal
- Outdoor lighting (architectural, safety, landscape)
- Hardscapes (pavers, walkways, retaining walls)
- Site furnishings, shade structures, and pergolas
- Community amenities (parks, trails, gathering spaces)
- In-house landscape design for enhancements, eliminating the need for outside consultants

References

Our references were carefully selected to reflect projects similar in scope and complexity to the services requested in this RFP. Each demonstrates our ability to maintain diverse landscapes across large, highly visible residential communities. These partnerships highlight our consistency, reliability, and commitment to delivering the same level of care and professionalism **Meadow Pointe II** expects.



Contract Value: \$250,000

Timberdale Villas at Chapel Crossings Wesley Chapel, FL

Provide a comprehensive landscape and irrigation maintenance services include turf maintenance, detailed shrub and ornamental care, irrigation system monitoring and repairs, fertilization and integrated pest management, seasonal color enhancements, palm and tree care coordination, and proactive property inspections for Timberdale Villas.

Contact: Michael Ceriale +1 (321) 284-9835 Michael.ceriale@yahoo.com



Contract Value: \$275,000

Seminole Isle Seminole, FL

Design a maintenance approach combines routine landscape care, irrigation management, agronomic services, and ongoing property assessments to promote a vibrant, healthy landscape while delivering consistent execution, responsive communication, and an exceptional experience for residents and community management at Seminole Isle.

Contact: Juan Ordonez +1 (727) 551-1089 jordonez@pbmfla.com

References



Contract Value: \$390,000

Park East at Azario Bradenton, FL

Deliver proactive property care through routine maintenance, agronomic services, irrigation management, and ongoing site inspections. Our team partners closely with Park East at Azario to maintain a healthy, attractive landscape while ensuring responsive communication and consistent service throughout the community.

Contact: Rich Quinzani +1 (617) 688-7084 Director1.parkeast@gmail.com



Contract Value: \$475,000

Silverleaf Neighborhood Association Parrish, FL

A full-service landscape and irrigation maintenance program built on consistency, proactive communication, and a true partnership with community management. Services include routine landscape maintenance, irrigation system oversight, turf and ornamental health management, and seasonal property evaluations to preserve curb appeal, enhance property value, and deliver reliable results throughout the year.

Contact: Denise Perez +1 (407) 705-2190 dperez@artemislifestyles.com



Contract Value: \$1,600,000

Sandestin Golf and Beach Resort Sandestin, FL

Provide a comprehensive landscape and irrigation maintenance services include turf maintenance, detailed shrub and ornamental care, irrigation system monitoring and repairs, fertilization and integrated pest management, seasonal color enhancements, palm and tree care coordination, and proactive property inspections for over 2,400 acres at Sandestin Golf and Beach Resort

Contact: Kyle Ray +1 (850) 224-5955 kray@soaowners.com

Safety Commitment

Russell Landscape has a moral and business obligation to provide a safe work environment for its employees, subcontractors, and the public. It is, therefore, the company's policy to abide by the Occupational Safety and Health Standards and to initiate and maintain appropriate practices that promote safety in the work environment.

All our employees and subcontractors are required to attend a weekly safety program. All employees and Subcontractors are also given a company Safety Manual as well as Company Safety Rules upon hire, for their review and signature.

These items include, but are not limited to:

- Safety Acknowledgment Form
- Highway Right of Way Safety Training
- Construction Jobsite Safety Rules
- Substance Abuse Policy
- Hazard Communication/MSDS
- Regular Safety Training
- Fire Extinguisher Safety
- Fall Protection Safety
- Lawn Maintenance Safety
- Emergency Planning
- Ladder Safety
- Housekeeping/Clean-up
- Electrical Safety
- Excavation and Trenching Safety
- Crane and Rigging Safety
- Vehicle Safety
- Accident Reporting

In addition, all employees are required to wear official Russell Landscape work shirts, khaki work pants, hard toe boots, yellow reflective logoed safety vests, and all appropriate PPE (Personal Protective Equipment) as determined by job specifics.



Safety Commitment

Safety Vision Statement

At Russell, safety is not just a policy—it's a mindset, a behavior, and a core value embedded in our culture. It starts at the top, with leaders setting the standard through their actions. To cultivate true buy-in, we must embody safety ourselves before we can expect others to follow. Our ultimate objective is simple yet uncompromising: **every team member returns home in the same condition they arrived—without exception, without excuse.**

Safety Expectations

At every level of Russell Landscape, we commit to doing the right thing—even when it's inconvenient. Safety isn't negotiable. It's how we operate.

We will:

Lead by Example – Every leader sets the tone. Every team member follows through. Safety is modeled, not just mentioned.

Prioritize the Process, Not the Pace – If a task can't be done safely, it won't be done at all. Slowing down to do it right is not a weakness—it's discipline.

Hold Each Other Accountable – From the field to the front office, we call it like we see it. If something is unsafe, we say so. Silence is complicity.

Speak Up, Step In – See something? Say something. We have zero tolerance for looking the other way.

Own the Outcome – Each of us is responsible for our safety and for protecting the people around us. That's real accountability.

Build a Culture Where Safety Thrives – Safety isn't a program. It's a culture we're building daily—through action, communication, and consistency.

**This is our standard. This is how we protect
our people, our business, and our future.**

Disaster Recovery

At Russell Landscape, we take pride in being readily available to our customers during times of need. While most of the disaster and emergency work we manage is related to storms or severe weather, we approach each situation with foresight and preparedness.

In many cases, we receive advance warning of potential weather events and proactively reach out to our clients to establish the best course of action. Because the exact nature of these events is unpredictable, we plan for worst-case scenarios—stocking materials, staging equipment, and preparing crews in advance.

With a fleet of over 300 service vehicles and nearly 1,000 employees across the Southeast, we are well-equipped to mobilize quickly and provide immediate support when and where it's needed most.

	
APPROVAL FOR SEVERE STORM CLEAN-UP	
This Agreement is entered into between Russell Landscape Group and affiliates, "Provider", and _____, "Customer", for the purpose of the removal of debris created by severe weather. Severe weather includes, but is not limited to: hurricanes, tornadoes, snow and ice events.	
• Agreement to include removal and disposal of debris as a result of a severe storm event. Large limbs and debris will be moved from roads and sidewalks, out of pedestrian and vehicle pathways, for later pick up. • Entry and exit points to the property will be first priority unless directed otherwise. • Any tree or limb debris that is found to be against structures or utilities will be considered high risk. Removal of these items will be handled by a licensed arborist and will incur additional fees outside this agreement. These fees will be negotiated before commencement of service. • Provider will be on call 24 hours per day during severe weather events. Agreement rates will be 50% more during Holidays and Weekends. Work cannot be completed during State or County mandated curfew hours.	
To perform the above stated services, Provider shall be compensated by Customer as follows: • \$250.00 per hour for skid steer loader, includes operator. • \$3,000.00 NTE per 40 cubic yard container of organic waste. • \$75.00 per hour per general labor. • If additional out of state labor and equipment is required and approved by the customer, lodging and travel cost will be agreed upon before beginning work.	
The compensation rates for stated services outlined herein are guaranteed through January 31, 2026. Provider reserves the right to modify rates beyond this date.	
This Agreement is separate and independent from any existing Landscape Maintenance Contract or any other agreements between Customer and Provider, including but not limited to contracts for regular landscape maintenance, snow removal, or irrigation services.	
• Hurricane clean-up and storm debris removal are not covered under the routine landscape maintenance agreement. • Routine maintenance visits cannot be substituted or delayed in exchange for hurricane or storm clean-up services. There are no savings to either party by doing so. On the contrary, delaying routine maintenance increases the cost of overall maintenance because the Provider must catch up on deferred work after clean-up operations are completed.	
Version 1.04.21	

HEED: Waiver and Indemnification:	
Customer agrees to indemnify, defend, and hold harmless Provider and its officers, directors, employees, agents, and subcontractors from and against any and all claims, damages, liabilities, costs, and expenses (including reasonable attorneys' fees) arising out of or related to: • Damage to Customer's property (or third-party property) resulting from storm clean-up services, except to the extent caused by Service Provider's gross negligence or willful misconduct. • Bodily injury or death of any person, except to the extent caused by Service Provider's gross negligence or willful misconduct.	
Provider shall not be liable for delays or inability to perform services due to circumstances beyond its control, including but not limited to severe weather conditions, governmental orders, or limitations on access to the Property.	
NAME AND ADDRESS: Property OWNER OR CONTRACTING REPRESENTATIVE	DATE:
NAME AND ADDRESS: CONTRACTOR: Russell Landscape Group and affiliates	DATE:
For Digital Use: Click here to submit to Russell Landscape	
Version 1.04.21	

UNDERSTANDING SCOPE

Understanding the Scope

Based on the Request for Proposal, pre-bid meeting, and our site review, Russell Landscape understands that **Meadow Pointe II** has an established expectation for landscape quality and consistency. The District is seeking a contractor capable of **protecting that standard** through dependable execution, proactive communication, and clear accountability.



CONSISTENT EXECUTION - Deliver the required mowing, edging, pruning, bed care, cleanup, and seasonal services according to the RFP frequencies and established District standard.

PROACTIVE IRRIGATION & HORTICULTURE - Identify irrigation, turf, ornamental, pest, disease, and fertility concerns early—before they become larger landscape issues.

CLEAR ACCOUNTABILITY - Provide a dedicated point of contact, documented site observations, defined ownership of open items, and consistent follow-through.

PROTECT THE STANDARD - Transition service without creating a decline in appearance, responsiveness, or confidence during the transition.

Our operating plan is built around **Meadow Pointe II's** measured quantities, required frequencies, and site-specific conditions to provide the resources necessary to consistently meet the District's expectations.

Our Approach to Operational Management

Clear Ownership. Consistent Execution. Documented
Follow-Through

At Russell Landscape, strong landscape performance starts with disciplined operations. Our approach combines clear ownership, proactive communication, routine quality inspections, and specialized technical oversight to ensure the contracted scope is consistently executed. For **Meadow Pointe II**, every major area of service has a defined owner—and every identified issue has a path to resolution.

One Team. Clear Accountability.

Meadow Pointe II will have a dedicated Account Manager supported by Production, Irrigation, Horticulture, Enhancement, Branch, and Regional leadership. Routine site inspections, scheduled irrigation wet checks, proactive horticultural oversight, and documented action items provide the District with visibility into **what was identified, who owns it, and when it is resolved.**

30|60|90 Day Transition Plan

Ensuring a Smooth, Accountable,
and Consistent Start

First 30 Days | **BASELINE & CONTROL**

- **Establish the Property Baseline** — Conduct a joint site inspection with the **Meadow Pointe II** team to document existing landscape conditions, identify priority areas, confirm expectations, and establish a photographic baseline for future performance comparisons.
- **Complete Irrigation System Review** — Evaluate controllers, valves, heads, sensors, coverage, and visible system deficiencies. Document findings and provide **Meadow Pointe II** with a detailed irrigation inspection report identifying immediate corrective priorities.
- **Establish Turf & Horticultural Baselines** — Evaluate turf and ornamental conditions, identify weed, pest, disease, and fertility concerns, review soil conditions and complete testing as appropriate.
- **Launch the Accountability Process** — Create an initial action log identifying each priority item, responsible team member, target completion date, and current status.

Inspect first. Document existing conditions. Establish the baseline.
Prioritize corrective actions. Then execute.

30|60|90 Day Transition Plan

Ensuring a Smooth, Accountable,
and Consistent Start

First 30 Days | **DETAIL & RISK REVIEW**

- **Assess Beds & High-Visibility Areas** — Review planting beds, bed lines, mulch conditions, entrances, and other high-visibility areas. Document deficiencies and identify contractual corrections versus recommended enhancements.
- **Review Tree Health & Safety** — An ISA Certified Arborist will evaluate visible tree health, clearance, pruning, and safety concerns and provide recommendations for identified priorities.
- **Establish Integrated Pest Management Priorities** — Evaluate observed pest and disease pressures and incorporate findings into the property's horticultural management strategy.
- **Confirm Communication & Escalation Protocols** — Provide District leadership with primary and secondary contacts, establish reporting expectations, and confirm escalation procedures for urgent or time-sensitive issues.

By Day 30, the District will have a documented baseline, identified priorities, defined ownership, and a clear path forward.

30|60|90 Day Transition Plan

Ensuring a Smooth, Accountable,
and Consistent Start

First 60 Days | EXECUTION & MEASURABLE PROGRESS

- **Verify Progress & Close Priorities** — Conduct a follow-up property review with the District team, compare conditions to the initial baseline, verify completed action items, and identify remaining priorities for the next 30 days.
- **Demonstrate Landscape Improvement** — Evaluate turf, ornamentals, beds, and high-visibility areas against initial conditions. Adjust horticultural and Integrated Pest Management strategies based on observed response and seasonal needs.
- **Validate Irrigation Performance** — Continue system monitoring and wet checks, verify completed corrections, identify recurring deficiencies, and provide recommendations for system performance and water-management opportunities.
- **Develop Forward-Looking Recommendations** — Identify enhancement, safety, appearance, and infrastructure opportunities and provide prioritized recommendations with budgetary pricing where appropriate.

By Day 60, the District will be able to compare documented baseline conditions against completed work, remaining priorities, and measurable progress.

30|60|90 Day Transition Plan

Ensuring a Smooth, Accountable,
and Consistent Start

First 90 Days | OPTIMIZATION & LONG-TERM PLANNING

- **Complete the 90-Day Performance Review** — Conduct a comprehensive property review with the District team, compare current conditions to the initial baseline, verify progress, and identify any remaining priorities requiring continued attention.
- **Optimize Horticultural & Irrigation Programs** — Review turf, ornamental, IPM, fertility, and irrigation performance and refine programs based on documented property conditions, seasonal needs, and observed results.
- **Establish the Forward Maintenance Strategy** — Use the first 90 days of property data and observations to establish ongoing priorities for landscape quality, irrigation performance, horticultural health, and high-visibility areas.
- **Provide Budget & Enhancement Visibility** — Present prioritized recommendations for future enhancements, replacements, irrigation improvements, and other identified opportunities with budgetary planning information where appropriate.



Proactive Oversight & Reporting

Inspections, Photos, and Team Checks for Consistent Quality

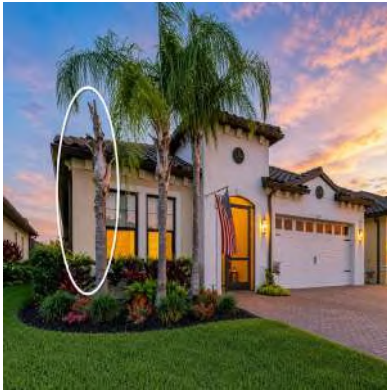
At Russell Landscape, we strive to provide the highest level of quality and customer service. To maintain this standard, we have several internal protocols in place to keep communication open and ensure service excellence.

Each month, we conduct a walk or ride of the grounds with the community representative to assess current conditions, review potential enhancement projects, verify completion of prior requests, and minimize unexpected issues. We generate a written report with photographs from each visit. This report serves as our action plan for the next 30 days and can also be used by management to update property owners, citizens, tenants, and supervisors on current conditions and upcoming plans. A sample report is provided below.

Internally, we perform periodic scoring of each property to evaluate the performance of our teams, managers, and crew leaders. These scores serve as teaching and motivational tools, fostering friendly competition and celebrating successes.

By combining these two reporting methods, we ensure multiple sets of eyes review each property monthly, emerging issues are addressed proactively, and consistent communication is maintained.

Site Audit Example



ITEM 1

Assigned to PROPOSALS

Send proposal for dead palm tree removal to discuss options with homeowner.



ITEM 2

Assigned to SERVICE

Trim all bushes and plant material to a uniformed height to create a clean kept look.



ITEM 3

Assigned to HORT

Identify the cause of the discoloration in the turf with potential soil samples if necessary.

Site Audit Example



ITEM 4

Assigned to IRRIGATION

Please check for proper coverage around the clubhouse and submit the latest wet check report with your findings.



ITEM 5

Assigned to HORT

Level the soil PH after soil sample to allow the grass to grow dark green with a healthy root system.



ITEM 6

Assigned to SERVICE

Trim Ornamental grasses back to a uniformed height and remove all weeds from the beds.

MEASURED QUANTITIES

Operations Plan

Measured Quantities. Calculated Hours. Accountable Execution.

Russell Landscape developed the **Meadow Pointe II** production plan from the property's measured landscape quantities, required RFP frequencies, and seasonal service demands.

5,485

Planned annual production hours

Allocated around **Meadow Pointe II's** seasonal service requirements

- **Santiago Hernandez** — Account Manager — primary point of contact and account accountability.
- **Curtis Kinne** — Production Manager — field execution, crew performance, and quality control
- **Mike Czibik** — Irrigation Manager — irrigation inspections, wet checks, and system performance
- **Rob Yarish** — Horticultural Manager — turf, ornamental, fertilization, and pest/ disease oversight
- **Specialized Support** — Enhancement, ISA Certified Arborist, Branch, and Regional resources available as needed.

Field labor is allocated according to seasonal workload and service requirements, with additional local resources available for recovery work, special requests, and time-sensitive needs.

Annual Service Program

• RUSSELL LANDSCAPE GROUP

CDD GROUNDS MAINTENANCE — ANNUAL SERVICE PROGRAM

Meadow Pointe II COMMONS

SERVICE YEAR Jan – Dec

TERRITORY Pasco, FL

TURF PROFILE St. Augustine
(warm-season)

CREW WORKING DAY Tuesday
*Prepared by Doug Borgh, Russell Landscape
Group*

42

MOW & EDGE

6

TURF
FERTILIZATION

52

TURF WEED
CONTROL

52

INSECT/
DISEASE
CONTROL

52

BED WEED
CONTROL

12

SHRUB/
GROUND
COVER
TRIMMING

26

PERENNIAL
MAINTENANCE

2

SHRUB AND
GROUND
COVER
FERTILIZATION

12

NATURAL AREA
WOODLINE
MAINTENANCE

12

TREE PRUNING

52

IRRIGATION
MANAGEMENT

2

TREE
FERTILIZATION

2

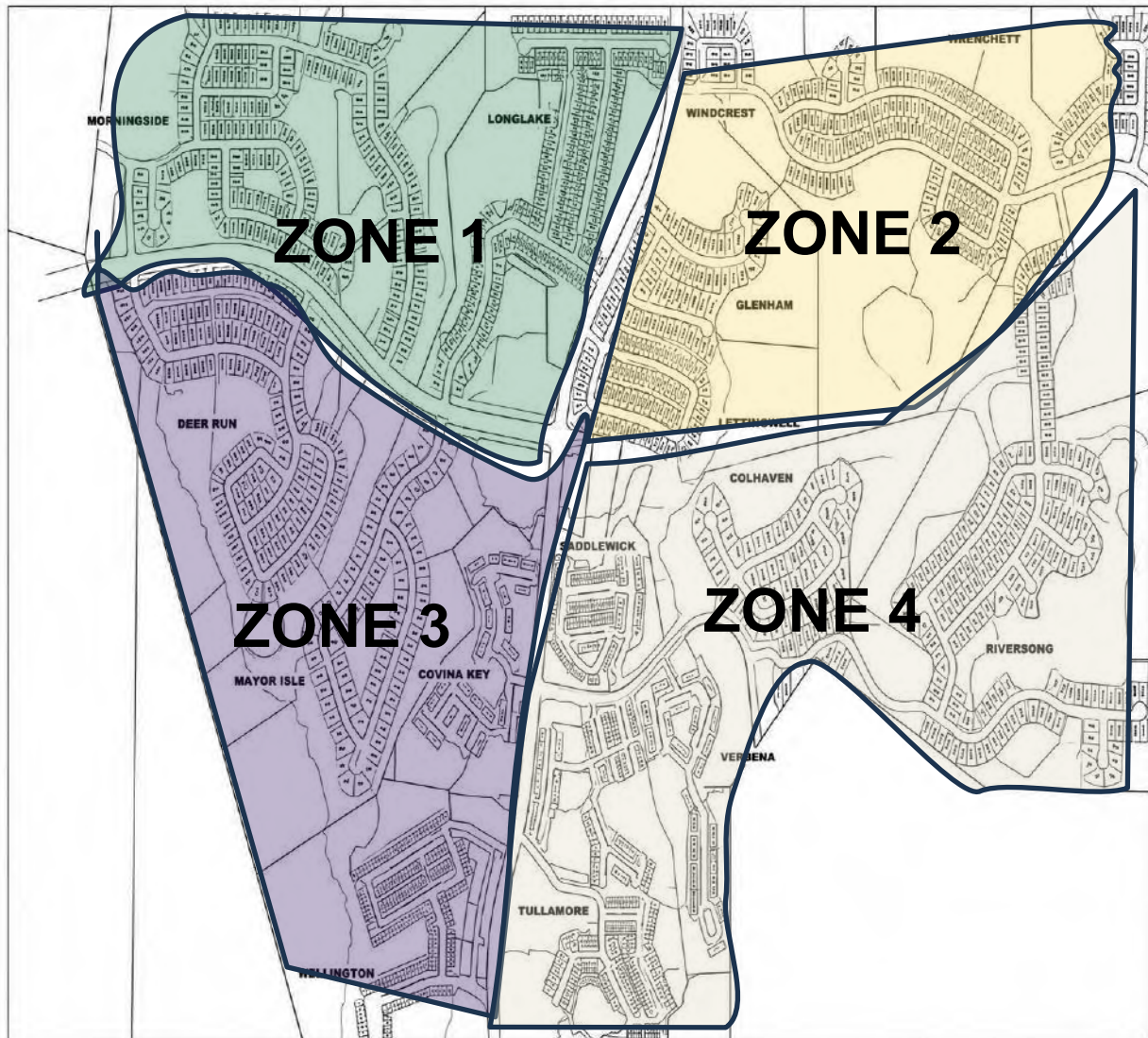
PALM
FERTILIZATION

1

PALM PRUNING

42 mowing visits bi-weekly Oct-Mar and weekly Apr-Sept, **12 detail visits** spaced across the year, plus fertilization, pest/disease, irrigation, palm pruning, committee meetings, and reporting cycles above.

Sample Path of Motion Map



CERTIFICATES

Certificate of Insurance

CERTIFICATE OF LIABILITY INSURANCE		Page 1 of 2 DATE (MM/DD/YYYY) 10/31/2025														
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 Willis Towers Watson Insurance Services West, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 37205191 USA	CONTACT NAME: WTW Certificate Center PHONE (A/C No. Ext): 1-877-945-7378 FAX (A/C No.): 1-888-467-2378 E-MAIL: certificates@wtwco.com															
INSURED Russell Landscape Partners, LLC 4308 Woodward Way Sugar Hill, GA 30518	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A: Ascot Specialty Insurance Company</td> <td>45055</td> </tr> <tr> <td>INSURER B: Safety National Casualty Corporation</td> <td>15105</td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Ascot Specialty Insurance Company	45055	INSURER B: Safety National Casualty Corporation	15105	INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER B: Safety National Casualty Corporation	15105															
INSURER C:																
INSURER D:																
INSURER E:																
INSURER F:																
COVERAGES CERTIFICATE NUMBER: W41563212 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.																
INSTR. LTR.	TYPE OF INSURANCE	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 ☒ PROJECT ☐ LOC ☐ OTHER	ESGL2510005335-01	11/01/2025	11/01/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMBOP AGG \$ 2,000,000											
	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS Hired AUTOS ONLY ☐ NON-OWNED AUTOS ONLY	CA8676830	11/01/2025	11/01/2026	COMBINED SINGLE LIMIT (Per accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$											
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ 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 No N/A	LD54069023	11/01/2025	11/01/2026	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000										
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Complete Named Insured Schedule: Russell Landscape Group, Inc; Russell Landscape, LLC; Russell Landscape Florida, LLC; Russell Landscape of Tennessee, LLC; Russell Landscape Partners, LLC; Verna Hills, LLC; RUHO, LLC; WER Holdings, LLC; Russell Landscape LLC dba ColorBurst; WLM Holdings, LLC; Georgia Green Grounds Care, LLC; Executive Landscaping, LLC; Southern Hospitality Lawn & Landscaping LLC																
CERTIFICATE HOLDER **For Information Only**			CANCELLATION 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 													

Certificate of Insurance

AGENCY CUSTOMER ID: _____	
LOC #: _____	
 ADDITIONAL REMARKS SCHEDULE Page <u>2</u> of <u>2</u>	
AGENCY Willis Towers Watson Insurance Services West, Inc.	NAMED INSURED Russell Landscape Florida, LLC 4300 Woodward Way Sugar Hill, GA 30518
POLICY NUMBER See Page 1	NAIC CODE See Page 1
CARRIER See Page 1	EFFECTIVE DATE: See Page 1
ADDITIONAL REMARKS	
THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM, FORM NUMBER: <u>25</u> FORM TITLE: <u>Certificate of Liability Insurance</u>	
Certificate Holder is included as an Additional Insured as respects to General Liability, Auto Liability as required by written contract or agreement and Umbrella/Excess Liability.	
General Liability, Auto Liability and Umbrella/Excess Liability policies shall be Primary and Non-Contributory with any other insurance in force for or which may be purchased by Certificate Holder.	
Waiver of Subrogation applies in favor of Certificate Holder with respects to General Liability, Auto Liability as required by written contract or agreement, Umbrella/Excess Liability and Workers Compensation, as permitted by law.	
Ongoing and Completed Operations is included under the General Liability policy.	
INSURER AFFORDING COVERAGE: Ascot Insurance Company NAIC#: 23752	
POLICY NUMBER: DMOA2410002276-01 EFF DATE: 11/01/2024 EXP DATE: 11/01/2025	
TYPE OF INSURANCE: Equipment Leased/Rented	LIMIT DESCRIPTION: Per Occurrence Per Item Deductible
	LIMIT AMOUNT: \$100,000 \$100,000 \$15,000
INSURER AFFORDING COVERAGE: Evanston Insurance Company NAIC#: 35378	
POLICY NUMBER: CPLMOL127172 EFF DATE: 11/01/2024 EXP DATE: 11/01/2025	
TYPE OF INSURANCE: Pollution/Professional Liability	LIMIT DESCRIPTION: Per Occurrence Aggregate Deductible
	LIMIT AMOUNT: \$1,000,000 \$2,000,000 \$10,000
INSURER AFFORDING COVERAGE: Navigators Specialty Insurance Company NAIC#: 36056	
POLICY NUMBER: SF24EXCE0JD17IC EFF DATE: 11/01/2024 EXP DATE: 11/01/2025	
ADDITIONAL INSURED: Y SUBROGATION WAIVED: Y	
TYPE OF INSURANCE: Excess Liability	LIMIT DESCRIPTION: LIMIT AMOUNT: \$3,000,000 xs of \$2,000,000
ACORD 101 (2008/01) © 2008 ACORD CORPORATION. All rights reserved.	
The ACORD name and logo are registered marks of ACORD	
SR ID: 26776011 BATCH: 3714893 CERT: W36342358	

Industry Certificates

**State of Florida
Department of State**

I certify from the records of this office that **RUSSELL LANDSCAPE FLORIDA, LLC** is a Service Liability company organized under the laws of the State of Florida, filed on October 27, 2011, effective October 27, 2011.

The document number of this Service Liability company is **L11000122017**.

I further certify that said Service Liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on February 10, 2025, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this 27th day of February, 2015.


[Signature]
Secretary of State

Tracking Number: **TR007113006**

To activate this use QR code the following computer QR scanner, and then follow the instructions displayed.

<https://www.floridastate.gov/Forms/Certificates-for-Registration>

The International Society of Arboriculture

Member Since: **2011**

Javier L. Alvarado

Has Earned the Credential

ISA Certified Arborist®

By successfully meeting ISA Certified Arborist certification requirements through documented education of relevant competencies as supported by the ISA Credentialing Council.

[Signature]
ISA Executive Director

10 February 2021 10 June 2021 10/2021

Issue Date: Expiration Date: Credential Number:

 **UF IFAS**
UNIVERSITY OF FLORIDA

**Certificate of Training
Best Management Practices
Florida Green Industries**

GV16STS-1
Certificate #
GV16STS
Trainee ID #

The undersigned hereby acknowledges that
Erwing A Martinez

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

[Signature] *[Signature]* *[Signature]*
Instructor Date of Chair DE Program Administrator

Not valid without seal

 **STATE OF GEORGIA**
BRAD RAFFENSPERGER, Secretary of State
Georgia Board of Landscape Architects
LICENSE NO. LA001087
Edward Scott Tanner
106 Mistwoode Lane-
Savannah GA 31406
Landscape Architect
EXP DATE - 12/31/2026 Status: Active
Issue Date: 03/21/1997

**Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
CERTIFIED PEST CONTROL OPERATOR
Certificate # JF120626**

DABBS-STUTZ, ADRIENNE
151 N 7TH ST
SANTA ROSA BEACH, FL
32459

Categories
LAWN

Issued: 06/05/2025 Expires: 06/01/2026

Adrienne Stutz *[Signature]*
Signature of Certificate Holder **WILTON SIMPSON, COMMISSIONER**

The above individual is certified under the provisions of Chapter 402, F.S.

Florida Department of Agriculture and Consumer Services

Category Key

FUM Fumigation
WDO Termites and Other Wood-Destroying Organisms
GHP General Household Pest
LAWN Lawns and Ornamental

Form **W-9** (Rev. 3-2024)

REQUIRED PAGES

**MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS LANDSCAPE MAINTENANCE SERVICES**

EVALUATION CRITERIA

1. Personnel & Equipment (20 Points Possible) (____ Points Awarded)

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels; capability of performing the work; geographic location; subcontractor listing; inventory of all equipment; etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc., with proposal. Please also provide evidence of the proposer's ability to meet deadlines and be responsive to client needs.

2. Experience (25 Points Possible) (____ Points Awarded)

A full twenty-five (25) points will be awarded to the Proposer which clearly distinguishes past & current record and experience of the Proposer in similar projects; volume of work previously awarded to the firm; past performance in any other contracts; etc.

3. Understanding Scope of RFP (15 Points Possible) (____ Points Awarded)

This category addresses the following issues: Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including pricing, scheduling, staffing, etc.? Does it demonstrate clearly the ability to perform these services? Were any suggestions for "best practices" included? Does the proposal as a whole appear to be feasible, in light of the scope of work? Did the contractor use the forms provided from the Project Manual in responding to the proposal?

4. Financial Capacity (5 Points Possible) (____ Points Awarded)

This category addresses whether the Proposer has demonstrated that it has the financial resources and stability as a business entity necessary to implement and execute the work. Proposer should include proof of ability to provide insurance coverage as required by the District as well as audited financial statements, or similar information.

5. Price (20 Points Possible) (____ Points Awarded)

Twenty (20) points will be awarded to the Proposer submitting the lowest bid (the Contract Amount). AN AVERAGE OF ALL FIVE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST, SECOND, THIRD AND FOURTH ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation.

EXAMPLE: Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20). $(210,000/265,000) \times 20 = 15.85$, therefore, Contractor "B" will receive 15.85 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20). $(210,000/425,000) \times 20 = 9.88$, therefore, Contractor "C" will receive 9.88 of 20 points.

6. Reasonableness of ALL Numbers (15 Points Possible) (____ Points Awarded)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided, including all parts of the pricing as well as unit costs from the additional schedules.

Proposer's Total Score (100 Points Possible) (____ Points Awarded)

AFFIDAVIT REGARDING PROPOSAL

STATE OF Georgia
COUNTY OF Forsyth

Before me, the undersigned authority, appeared the affiant, William Russell, II, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of CEO for Russell Landscape Florida, LLC ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to Meadow Pointe II Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s: _____.

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after issuance of the Project Manual (**i.e., by no later than Wednesday, July 29, 2026, at 10:00 AM (EDT)**), the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this 14th day of August, 2026.



Proposer: Russell Landscape Florida, LLC
Signature: [Handwritten Signature]
By: William Russell, II
Title: CEO

(Corporate Seal)

STATE OF Georgia
COUNTY OF Forstyh

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 18 day of August 2026, by William Russell, II, as CEO for Russell Landscape Florida, LLC, who is ☒ personally known to me or ☐ has provided _____ as identification, and who ☐ did / ☐ did not take an oath.

Victoria Bettis

NOTARY PUBLIC, STATE OF Georgia

(NOTARY SEAL)



Name: Victoria Bettis
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

PROPOSAL FORM

PART I – GENERAL INFORMATION AND EXPERIENCE

1. Proposer: _____
 [Company Name] ☒ A Partnership
 ☒ A Corporation
 ☐ A Subsidiary Corporation

2. Parent Company Name: _____ WER Holdings

3. Parent Company Address:
 Street Address _____ 4300 Woodward Way
 P. O. Box (if any) _____
 City _____ Sugar Hill _____ State _____ Georgia _____ Zip Code _____ 30518
 Telephone _____ 770.446.3552 Fax no. _____ 470.822.1321
 1st Contact Name _____ Will Pereira _____ Title _____ President
 2nd Contact Name _____ Teddy Russell _____ Title _____ CEO

4. Proposer Company Address (if different):
 Street Address _____ 26324 Wesley Chapel Blvd
 P. O. Box (if any) _____
 City _____ Lutz _____ State _____ Florida _____ Zip Code _____ 33559
 Telephone _____ 941.875.1379 Fax no. _____
 1st Contact Name _____ Joe Lytle _____ Title _____ Branch Manager
 2nd Contact Name _____ Allen Corbin _____ Title _____ Regional Manager

5. List the location of the office from which the Proposer would provide services to the District.
 Street Address _____ 26324 Wesley Chapel Blvd
 City _____ Lutz _____ State _____ Florida _____ Zip Code _____ 33559
 Telephone _____ 941.875.1379 Fax No. _____
 1st Contract Name _____ Joe Lytle _____ Title _____ Branch Manager

6. Is the Proposer incorporated in the State of Florida? Yes () No (x)

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes () No ()

If no, please explain _____

- Date incorporated _____ Charter No. _____

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. Georgia

- Is the company in good standing with the State? Yes (x) No ()

If no, please explain _____

- Date incorporated 4/9/2014 Charter No. _____

- Is the Proposer's company authorized to do business in the State of Florida?

Yes (x) No ()

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes (x) No () If yes, please provide the following information for each project (attach additional sheets if necessary):

Project Name/Location: Sandestin Golf and Beach Resort Owner's Association

Contact: Kyle Ray Contact Phone: 850.224.5955

Project Type/Description: Approximately 2,400 acres of managed landscape commons

Dollar Amount of Contract: \$1,600,000.00

Scope of Services for Project: Weekly visits year round to ensure all landscape areas are healthy cut, trimmed weed and litter free. Includes full turf chemical program, insect and disease control, plant healthcare, irrigation, and mulching services. Full service management for over 60+ HOA's and common areas

Dates Serviced: 3/2011 - Present

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year:

(23) \$80,000,000, (24) \$124,000,000, (25) 160,000,000.

9. Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The project must include irrigation maintenance as well. Attach additional sheets as necessary.

Project Name/Location: Timberdale Villas at Chapel Crossings/ Bay Island Condominium

Contact: Michael Cerialle Contact Phone: 321.284.9835 Project

Type/Description: HOA/COA Full maintenance program for irrigation and landscape

Dollar Amount of Contract: \$250,000.00

How was the project similar to this project? Main concern at this location was irrigation problems, we worked closely with Michael to ensure all zones were getting adequate coverage and proper pressure by reducing head counts and creating a watering schedule to maximize turf/plant health

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.):

Full landscape services to include: Mowing, Edging, String Trimming, Blowing, Weed Control

Bed detail, Irrigation management, Pest control, Fertilization, Arbor Care, Seasonal Color Install

Mulching, Enhancement, and Professional Partnership in Budgeting

List of equipment used on site: Mowers, Stick Equipment, Backpack Blowers, Backpack Spray Tanks, Z-Sprayers, Trucks and Trailers

List of subcontractors used: None

Is this a current contract? Yes X No

Duration of contract: 1/2020 - Present

Project Name/Location: Seminole Isle HOA Community

Contact: Juan Ordonez Contact Phone: 727.551.1089 Project

Type/Description: Community landscape management and installation services

Dollar Amount of Contract: \$275,000.00

How was the project similar to this project? Worked with the community as it was being developed and made the transition from developer to the board to HOA board as smooth as possible

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Comprehensive landscape management for all landscape services including installation services for new development in the community, maintenance services and relationship management with the board and landscape committee providing a custom built program for mowing, detail, fertilization irrigation, and budget program for turnover from developer to the community

List of equipment used on site: Mowers, stick equipment, backpack blowers, backpack sprayers z-sprayer, trucks and trailers

List of subcontractors used: None

Is this a current contract? Yes ☒ No ☐

Duration of contract: 1/2020 - Present

Project Name/Location: Marina Bay

Contact: Sue Contact Phone: 727.460.9109 Project

Type/Description: Master planned community landscape maintenance

Dollar Amount of Contract: \$200,000.00

How was the project similar to this project? While we don't manage the irrigation at this site we have had to create a program for maintenance and fertilization to optimize the health of the turf and plants to keep a well manicured look throughout the community

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Serve as a trusted partner to the community by delivering comprehensive landscape maintenance with a proactive solutions - focused approach. Services include professional landscape maintenance palm pruning, seasonal color rotations, and scheduled mulch applications to maintain a healthy, attractive community year-round.

List of equipment used on site: Mowers, stick equipment, backpack blowers, backpack sprayers z-sprayer, trucks and trailers.

List of subcontractors used: None

Is this a current contract? Yes ☒ No ☐

Duration of contract: 10/2024 - Present

10. What are the Proposer's current insurance limits?

General Liability	<u>\$ 1,000,000.00</u>
Automobile Liability	<u>\$ 2,000,000.00</u>
Umbrella Coverage	<u>\$ 1,000,000.00</u>
Workers' Compensation	<u>\$ 1,000,000.00</u>
Expiration Date	<u>11/1/2026</u>

11. Licensure: Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

See attached under certificates

12. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes () No (x) If so, state the name(s) of the company (ies):

The state(s) where barred or suspended _____

State the period(s) of debarment or suspension _____

13. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it?

Yes () No (x) If so, where and why?

14. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract?

Yes () No (x) If so, state name of individual, other organization and reason therefore. _____

15. List any and all litigation to which the Proposer, any personnel to work at Concord Station, any officer and/or employee of the Proposer has been a party in the last five (5) years.

None

16. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes () No (x) If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof.
-
-
-

17. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service:

Michael Ceriale - 321.284.9835 - \$250k - 6yrs - Juan Ordonez - 727.551.1089 - \$275k - 6yrs

Blair Newton - 727.688.3120 - \$350k - 7yrs - Juniper Rodriguez - 813.205.1391 - \$225k - 2yrs

Sue Yazdani - 727.460.9109 - \$195k - 2yrs

18. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:

City of Clearwater - Fred Hemerick - 727.339.2101 - PO Exhausted

Racetrac Petroleum - Terry Black - 770.431.7600 ext. 1362 - moved to national aggregator

Verizon - Joel Bernstein - 732.427.7359 - Construction warranty period ended

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the District or their authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the District should consider the Proposer for proposing on the landscape and irrigation maintenance services request for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

1. List the location of the Proposer's office, which would perform work for the District.

Street Address 26324 Wesley Chapel Blvd

P. O. Box (if any) _____

City Lutz State Florida Zip Code 33559

Telephone 941.875.1379 Fax no. _____

1st Contact Name Joe Lytle Title Branch Manager

2nd Contact Name Allen Corbin Title Regional Manager

2. Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:

<u>2</u>	Supervisors, who will be onsite <u>2</u> days per week;
<u>3</u>	Technical personnel, who will be onsite <u>2</u> days per <u>Month</u> ; and
<u>4</u>	Laborers, who will be onsite <u>2</u> days per week.

3. Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.

4. Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes x No If yes, please provide the following information for each person (attach additional sheets if necessary):

Name: Rob Yarish

Position / Certifications: L&O Manager

Duties / Responsibilities: Horticulture Support

% of Time to Be Dedicated to This Project: 33 %

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location: Silverleaf Neighborhood Association

Contact: Denise Perez Contact Phone: 407.705.2190

Project Type/Description: Horticulture master plan to revitalize turf and plant material

Duties / Responsibilities: Develop and manage chemical program

Dollar Amount of Contract: \$475,000.00

Proposer's Scope of Services for Project: Full service landscape and irrigation program built on consistency, proactive communication, and true partnership with community management. Services include routine landscape oversight, turf and ornamental health management, and seasonal property evaluations

Dates Serviced: 1/2019 - Present

5. Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes No x For each subcontractor, please provide the following information (attach additional sheets if necessary):

Subcontractor Name None

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Proposed Duties / Responsibilities: _____

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

6. Security Measures: Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:
-
-
-
7. Does your company have a policy on drug screening Yes (x) No () and/or preemployment drug screening Yes (x) No ()? If so, please describe the policy:
Any supervisor/driver hired must pass a drug test, any employee that has an incident during business hours must pass a drug test.
-
-
8. Does your company conduct safe-driver training, utilize vehicle tracking or any technologies to monitor vehicle operation? Yes (x) No (). Describe policy on Vehicle Operation:
Each truck has a dash camera that is road and driver facing with coaching opportunities for safe driving practice
-
-
9. Equipment: Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.
10. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.

OFFICERS

PROPOSER: Russell Landscape Florida, LLC

DATE: 8/17/2026

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Todd Beasley	CFO	Company Finances	Norcross, GA
William Pereira	President	Company Operations	Atlanta, GA
William Russell, II	CEO	Company Steering	Atlanta, GA

FOR PARENT COMPANY (if applicable)

William Russell, II	CEO	Company Steering	Atlanta, GA

SUPERVISORY PERSONNEL WHO WILL BE INVOLVED WITH THE WORK

PROPOSER: Russell Landscape Florida, LLC

DATE: 8/17/26

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME DEDICATED TO DISTRICT/ # OF ON-SITE DAYS PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Joe Lytle	Br Manager	Overall Ops	LUTZ	80%/1/Month	18	26
Santiago Hernandez	Ac Manager	Customer Relations	LUTZ	80%/1/Week	3	10
Curtis Kinne	Prod Manager	Quality Control	LUTZ	100%/2/Week	5	15
Shawn Rosell	Irri Manager	Irrigation Systems	LUTZ	50%/1/Month	7	20
Rob Yarish	L&O Manager	Hort Program	LUTZ	50%/1/Month	10	30

COMPANY OWNED MAJOR EQUIPMENT TO BE USED IN CONNECTION WITH THE WORK

PROPOSER: Russell Landscape Florida

DATE: 8/17/26

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
26	Zero Turn Mowers at different sizes	25	Lutz, Fl
114	Handheld and stick equipment	25	Lutz, Fl
8	Trucks and Trailers	25	Lutz, Fl
	See attached list and equipment in packet		
	Company wide over 4,500 assets available		

**PROPOSAL FORM
PART III –PRICING**

NOTE: *This pricing form is intended to cover pricing for the initial one year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one year term, and any annual renewal terms.*

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

**CATEGORY A
LANDSCAPE MAINTENANCE ITEMIZED PROPOSAL FORM**

FUNCTION	FREQUENCY (PER YEAR)	PRICE (PER YEAR)
St. Augustine Mow	42	27,159.17
Bahia Mow	32	22,019.25
Lake Shore Mow	32	5,231.06
Edge (Bedlines)	21	4,515.71
Edge (Hardlines)	42	9,031.42
Monofilament Trim	42	24,808.44
Turf Fertilization	6	19,359.80
Turf Weed Control	52	4,381.47
Insect/Disease Control	52	1,568.85
Bed Weed Control	52	26,030.99
Shrub/Groundcover Trim	12	35,996.97
Perennial Maintenance	26	6,120.00
Shrub and Groundcover Fertilization	2	1,145.09
Natural Area Woodline Maintenance	12	8,269.48
Tree Pruning	12	12,155.85
Palm Pruning	1	6,428.03
Tree Fertilization	2	716.69
Palm Fertilization	2	6,650.35
Debris Disposal	52	11,231.90
Irrigation Management	52	13,947.48

CATEGORY A. 1ST YEAR LANDSCAPE MAINTENANCE TOTAL \$ 246,768.00

CATEGORY B

MULCH ITEMIZED PROPOSAL

MATERIAL & FUNCTION	# OF BALES/CU.YDS.	UNIT PRICE	TOTAL PRICE
Medium Pinebark Mulch	265 CU. Yds	\$65	\$17,225.00
Trenching	1	LS	\$2,650.00

Contractor is responsible for measuring and confirming the quantity of Medium pinebark mulch, with one (1) complete application per year at a depth of ONE AND ONE-HALF (1.5) inches.

ANNUAL MULCH TOTAL

\$ 19,875.00

The District reserves the right to subcontract out any and all mulching events.

*** Owner may purchase materials tax exempt; however proposal amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Proposal Price.**

SUPPLEMENTAL PRICING FORM

1. Mini pinebark nuggets - (cost/yard, spread on site)	\$ 65.00
2. Grade A pinestraw (cost/bale, spread on site)	\$ 12.50
3. Additional Labor with truck and hand tools (cost/man hour)	\$ 55.00
4. Additional labor with truck and small power equipment (e.g., edger, blower, etc.) (cost/man hour)	\$ 65.00
5. Additional labor with truck and light power equipment (e.g., 36" and 52" walk mower) (cost/man hour)	\$ 65.00
6. Additional labor with truck and heavy power equipment a. 72" bush hog with operator (cost/man hour) b. 600 gallon minimum watering truck with operator (cost/man hour)	a. \$ 75.00 b. \$ 70.00
7. St. Augustine sod laid, non-site ready (cost/square foot)	\$ 2.25
8. Cost per hour a. General Laborer b. Supervisor and truck c. Irrigation Technician with one laborer & truck d. General repair and maintenance person that shall be required to perform these and other general maintenance task, e.g., replacement of light bulbs, pressure washing, general painting of signs and hardware. Price should include individual having transportation and supplying all tools and equipment needed to perform these tasks.	a. \$ 55.00 b. \$ 75.00 c. \$ 90.00 d. \$ 50.00
9. One inch (1") Irrigation Solenoid Valve,Toro P220S or better, installed with water-proof wiring.	\$ 125.00
10. Two inch (2") Irrigation Solenoid Valve,Toro P220S or better, installed with water-proof wiring.	225.00
11. Three inch (3") Irrigation Solenoid Valve, Toro P220S or better, installed with water proof wiring.	\$ 365.00
12. Hunter Pro-HC 24 zone Controller, installed and programmed.	\$ 1,250.00
13. Hunter Node 4 zone Battery Operator Controller, installed and programmed	\$ 775.00
14. Zurn Model 48 Four (4") Gate Valve with fittings installed	\$ 800.00
15. Irrigation Inspection and Management under 2" included per Sect. X	\$ 1,100.00
16. Street tree prune per tree per 100 trees per P.O. per Sect.III Tree Maint.	\$ 7,500.00

The prices above shall be commensurate with the contract term.

SEASONAL COLOR INSTALLATION ITEMIZED PROPOSAL FORM

QUANTITY	PLANT MATERIAL	SIZE	UNIT PRICE	TOTAL PRICE
0	Spring	4"	N/A	0
0	Summer	4"	N/A	0
0	Winter	4"	N/A	0

1ST YEAR SEASONAL PLANT INSTALLATION TOTAL **\$** _____

- NOTE 1: Contractor shall be responsible for pricing installation of three (3) annual rotations.
- NOTE 2: All annuals shall be 4" container-grown Grade "A" plants with multiple blooms at the time of installation.
- NOTE 3: All prices should include soil amendments, mulch, labor, taxes, etc. associated with installation. All plants should be in bloom at time of planting.
- NOTE 4: Specific colors and varieties shall be mutually approved by the District prior to installation.
- NOTE 5: Contractor is responsible for the spacing of seasonal plants as shown below:
- a. Distance away from curbs, turflines, etc.

Annuals 10"
 - b. On Center (o.c.) Spacings

Annuals 10"

The District reserves the right to subcontract out any and all annual planting events.

*** Owner may purchase materials tax exempt; however proposal amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Proposal Price.**

SUMMARY PROPOSAL FORM

Exterior Landscape Maintenance
MEADOW POINTE II CDD
Wesley Chapel, FL

CATEGORY A. Landscape Maintenance Total	\$246,768.00
CATEGORY B. Mulching Total	\$19,875.00
1ST YEAR TOTAL PROPOSAL PRICE	\$266,643.00
2ND YEAR TOTAL PROPOSAL PRICE	\$266,643.00
3RD YEAR TOTAL PROPOSAL PRICE	\$266,643.00
4th YEAR TOTAL PROPOSAL PRICE	\$266,643.00
5th YEAR TOTAL PROPOSAL PRICE	\$266,643.00

*Unless prices are to remain the same throughout the initial contract term and each of the five possible annual renewal periods, the Proposer must supply a complete pricing form (of Category A, Category B, Supplemental Pricing, and Seasonal Color Installation) for each of the five possible annual renewal periods.

IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.

AFFIDAVIT REGARDING PROPOSAL FORM

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through III) on behalf of Russell Landscape Florida, LLC ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through III) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 18th day of August, 2026.



Proposer: Russell Landscape Florida, LLC
Signature: [Handwritten Signature]
By: William Russell, II
Title: CEO

(Corporate Seal)

STATE OF Georgia
COUNTY OF Forsyth

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 18 day of August, 2026, by William Russell, II as CEO of Russell Landscape Florida, LLC, who appeared before me this day in person, and who is either ☒ personally known to me, or ☐ produced _____ as identification.



Victoria Bettis

NOTARY PUBLIC, STATE OF Georgia

Name: Victoria Bettis
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

**SWORN STATEMENT UNDER SECTION 287.133(3)(a), FLORIDA STATUTES,
REGARDING PUBLIC ENTITY CRIMES**

**THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER
OFFICIAL AUTHORIZED TO ADMINISTER OATHS.**

1. This sworn statement is submitted to Meadow Pointe II Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of CEO for Russell Landscape Florida, LLC ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer's business address is _____

4. Proposer's Federal Employer Identification Number (FEIN) is 45-3693527

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement:)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), *Florida Statutes*, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), *Florida Statutes*, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an "affiliate" as defined in Section 287.133(1)(a), *Florida Statutes*, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or,
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), *Florida Statutes*, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

 x Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

 The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

 There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

 The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

 The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), *Florida Statutes*, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this 18 day of August, 2026.

Proposer: Russell Landscape Florida, LLC
Signature: _____
By: William Russell, II
Title: CEO

STATE OF Georgia
COUNTY OF Forsyth

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 18 day of August, 2026, by William Russell, II as CEO of Russell Landscape Florida, LLC, who appeared before me this day in person, and who is either ☒ personally known to me, or ☐ produced _____ as identification.



Victoria Bettis
NOTARY PUBLIC, STATE OF Georgia

Name: Victoria Bettis
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

**SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES, REGARDING
SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR SCRUTINIZED COMPANIES WITH
ACTIVITIES IN THE IRAN TERRORISM SECTORS LIST**

***THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER
OFFICIAL AUTHORIZED TO ADMINISTER OATHS.***

1. This sworn statement is submitted to Meadow Pointe II Community Development District ("District").
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of CEO for Russell Landscape Florida, LLC ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer's business address is _____

4. Proposer's Federal Employer Identification Number (FEIN) is 45-3693527

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement :)

5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more.
6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List.
7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 18 day of August, 2026.

Proposer: Russell Landscape Florida, LLC
Signature: _____
By: William Russell, II
Title: CEO

STATE OF Georgia
COUNTY OF Forsyth

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 18 day of August, 2026, by William Russell, II as CEO of _____, who appeared before me this day in person, and who is either ☒ personally known to me, or ☐ produced _____ as identification.



Victoria Bettis
NOTARY PUBLIC, STATE OF Georgia

Name: Victoria Bettis
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, William Russell, II, as CEO, on behalf of Russell Landscape Florida, LLC, a Florida limited liability company (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Dated: August 18th, 2026

[Remainder of page intentionally left blank]

FURTHER AFFIANT SAYETH NAUGHT.

Proposer: Russell Landscape Florida, LLC
Signature: _____
By: William Russell, II
Title: CEO

STATE OF Georgia
COUNTY OF Forsyth

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 18 day of August, 2026, by William Russell, II, as CEO of Russell Landscape Florida, LLC, who appeared before me this day in person, and who is either ☒ personally known to me, or ☐ produced _____ as identification.



Victoria Bettis
NOTARY PUBLIC, STATE OF Georgia

Name: Victoria Bettis
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Reliable Service, Impeccable Grounds.

At Russell Landscape, excellence is driven by consistency. Our “Reliable Service, Impeccable Grounds” approach is designed to support **Meadow Pointe II** through uniform standards of care across the community’s common areas, entrances, roadways, landscape beds, turf areas, and other maintained spaces.

Our focus is on protecting the long-term value and appearance of the District by delivering dependable, high-quality landscape and irrigation maintenance that supports an attractive, healthy, and well-maintained community.

R



Landscape Maintenance *PROPOSAL*

Prepared for:

Meadow Pointe II

Prepared by:

*SUNRISE LANDSCAPE
MADELEINE SPIVEY*



Cover Letter

Paul,

Thank you for allowing Sunrise Landscape the opportunity to bid on the landscape maintenance for Meadow Pointe 2. Drawing from our 40 plus years of local experience, we believe we can establish a lasting partnership and be a valuable asset to both the appearance and long term health of your landscape.

At Sunrise, we believe in more than maintaining landscapes. We strive to be true partners in enhancing and preserving the beauty of your community. Our approach is rooted in understanding your property's unique needs, aligning with your priorities, and building a service plan that supports both day to day maintenance and long term landscape success.



Understanding the property from the start by reviewing current conditions, service expectations, high visibility areas, access needs, and community priorities.

Building a clear communication process so management and board representatives know who to contact, how service requests are handled, and what to expect from our team.

Evaluating overall landscape health including irrigation performance, turf conditions, plant health, soil needs, and seasonal maintenance priorities.

Providing practical, budget conscious recommendations that support curb appeal, address concerns early, and help guide long term landscape planning.

In short, we believe the execution of maintenance is important, but the partnership should not end there. Our goal is to provide consistent service, proactive communication, and thoughtful recommendations that support the long term care of your property.

The details and budget of the proposed program are outlined in the following pages of this document. Thank you for your consideration. We look forward to the opportunity to serve as long term stewards of the Inframark landscape.

MADELEINE SPIVEY

mspivey@sunriselandscape.com

About Us



Sunrise Landscape was founded in 1978 with a mission to provide an elevated customer experience through the tenets of **Professionalism, Accountability, and Partnership**. We provide a full suite of commercial landscape, irrigation, and horticulture services through our maintenance and installation divisions.

Equipped for Every Landscape

Sunrise currently services all varieties of commercial properties **throughout Florida** including: CDD's, HOA's, hospitals, medical offices, multifamily complexes, retail centers, industrial facilities, office parks, corporate campuses, churches, and more. With **1,200+ employees** and **2000+ managed properties**, Sunrise is prepared for a job of any size and complexity.

Rooted in Florida

With over **four decades** of local experience, we are intimately knowledgeable of our local flora. Our entire company lives, works, and gives back to our community.

Recognized for Growth and Industry Leadership

Sunrise is proud to be recognized among the top landscape companies in the country, with rankings on Landscape Management's LM150 list, Lawn & Landscape's Top 100 list, the Inc. 5000 list of fastest-growing private companies, and local community award lists. These honors reflect our continued growth, operational strength, and commitment to delivering dependable landscape maintenance and installation services across Florida.

Certified Experts

Sunrise proudly staffs subject matter experts with the following **licenses** and **certifications**:

- | | |
|--|--|
|  Florida State Irrigation License |  ISA Certified Arborist |
|  Florida General Contractor |  FNGLA Certified Horticulture Professional |
|  Certified Pest Control Operator |  Florida Dept. Of Agriculture Train The Trainer |

All Work Performed In-House

We pride ourselves in taking ownership of the entire customer experience. Sunrise is proud to offer full service landscape maintenance, landscape construction, and landscape design services in-house:



Maintenance



Horticulture



Irrigation



Construction



Design



Communication

Clear communication is essential to a successful landscape partnership. Each Sunrise property is supported by a dedicated Client Relationship Manager who serves as the primary point of contact for management, board representatives, and approved community contacts. This helps ensure requests are routed properly, priorities are documented, and follow up remains consistent. Whether an item is shared by email, phone, text, or through the Service Ticket Portal, our team works to provide timely updates, clear next steps, and proactive communication around property needs, service concerns, and upcoming work.

Dedicated Point of Contact

Every Sunrise property is supported by a dedicated Client Relationship Manager who serves as the primary point of contact for management, board representatives, and approved community contacts. This helps ensure priorities are clearly documented, requests are routed properly, and communication remains consistent.

Service Ticket Portal

Approved users may submit landscape related requests through the Sunrise Service Ticket Portal to help streamline communication and track progress. Each request is reviewed by the Sunrise team and routed to the appropriate team member for follow up, documentation, and resolution.

Timely Updates

Sunrise provides clear communication on service needs, property concerns, upcoming work, and items that require review or approval. Our goal is to keep management informed with timely next steps, so requests do not get lost and expectations remain clear.

Escalation Support

When an item requires additional attention, your Client Relationship Manager will coordinate with the appropriate operations leader to help review the concern, determine next steps, and support a timely resolution. This provides a clear path for addressing urgent needs, recurring concerns, or items that require management or board discussion.

Communication Pathway





Service Ticket Portal

For larger communities, Sunrise offers access to a Service Ticket Portal to help streamline landscape related communication. Approved users can submit requests, attach photos, receive confirmation, and track progress through a simple email link.



Submit Requests

Share landscape requests with property details, descriptions, and photos when needed.



Track Progress

Each ticket is logged with a confirmation email, ticket number, and link to see updates.



Stay Connected

Users can reply directly to the confirmation email for follow up communication.

How It Works

1. Visit sunriselandscape.com and select "Service Ticket."
2. Choose "Create new ticket as guest."
3. Complete the request details, including name, property, description, and photos if needed.
4. Submit the ticket.
5. Receive a confirmation email from service@sunriselandscape.com with a ticket number and tracking link.
6. Ticket's are followed up by your Client Relationship Manager through email.

Scan to watch an instructional video!



Helpful Reminders

We ask residents and managers to submit a ticket for each service type, such as irrigation, maintenance, or enhancement requests. Users can reply directly to the confirmation email for follow up communication, and the tracking link can be used to view progress at any time.



Reporting

Sunrise provides reporting designed to give management and board members clear visibility into the condition, priorities, and progress of the landscape. Reporting can be tailored to the format, cadence, recipients, and level of detail preferred by the board or property management team. Depending on the needs of the community, reporting may include property observations, photo documentation, service updates, open items, enhancement opportunities, irrigation related concerns, and requested audit details.

Landscape Quality Audits

Sunrise conducts routine property reviews to observe landscape conditions, service quality, turf, beds, pruning, weeds, and overall appearance. Formal Landscape Quality Audit reporting can be included upon request or as part of an agreed reporting cadence with the board or property management team.

Irrigation Observations

Our team monitors visible irrigation related concerns during regular service and communicates items that may impact landscape health, coverage, or water efficiency. More detailed irrigation reporting, including zone reviews, controller information, repair notes, or system recommendations, can be provided upon request or as part of a property specific reporting plan.



Tailored to Your Community

Reporting does not have to follow a one size fits all format. Sunrise can adjust the reporting style, cadence, recipients, and level of detail based on what is most helpful for the board, management team, and community.



Storm Planning & Response

Florida's hurricane season can bring serious risk to commercial properties, including high winds, heavy rainfall, storm debris, and access challenges. Sunrise Landscape helps your property prepare early, respond quickly when conditions allow, and restore common areas with a clear plan that supports safety, access, and the long term health of your landscape.

Pre Storm Property Assessment

Our team conducts a landscape review to identify potential risk areas, including tree and limb concerns, drainage observations, loose landscape material, and access points that may need to remain clear during severe weather.

Tree and Branch Pruning

Proactive pruning helps reduce weak limbs, improve tree structure, and protect the safety and appearance of your property. Our team focuses on removing deadwood, addressing overgrowth, and identifying branches that may create access or safety concerns during high winds.

Preapproved Cleanup Planning

Having a cleanup plan in place before storm season helps reduce delays when communication, power, or property access may be limited. Sunrise works with clients to establish clear direction for approved storm cleanup needs so our teams can respond more efficiently once conditions are safe.



Post Storm Response

Once it is safe to return, Sunrise begins assessing the property and prioritizing approved cleanup needs. Our response is focused on restoring access, addressing immediate safety concerns, and helping the property move forward with care and efficiency.

Our post storm response may include:

1. Assessing the property when conditions are safe
2. Clearing vehicle access and critical entry points
3. Removing hazardous debris from roads, sidewalks, entrances, driveways, and common areas
4. Staging or loading approved debris for removal
5. Reviewing plant material or trees that may be salvageable
6. Coordinating restoration recommendations and continued care





The Team



Tom Bryant

ASSOCIATE GENERAL MANAGER

Tom is a seasoned Landscape professional with over 25 years of experience in the green industry. A proud native of Tennessee, Tom has built a reputation for delivering exceptional service and fostering strong client relationships. With a deep understanding of the industry's needs and a commitment to excellence, Tom continues to drive growth and enhance client satisfaction at every level.



Guillermo Ishida

AGRONOMY MANAGER

Guillermo serves as Agronomy Manager for Sunrise, bringing more than 28 years of landscape industry experience. With a bachelor's degree in Agronomy and a specialization in Plant Pathology, he provides technical expertise in turf health, plant nutrition, pest and disease management, irrigation, and ornamental care. Guillermo works closely with operations teams and Client Relationship Managers to develop practical, science-based solutions that protect plant health and support long term landscape performance. His certifications include Florida Certified Pest Control Operator, FNGLA Certified Horticulture Professional, ISA Certified Arborist, and Florida Pesticide Applicator Trainer.



Brad Amos

ENHANCEMENT AND IRRIGATION MANAGER

With 29 years of experience in the landscape industry, Brad serves as an Enhancement and Irrigation Manager, overseeing projects that improve the beauty, functionality, and sustainability of outdoor spaces. He enjoys that no two days are ever the same, with each project bringing new challenges and opportunities to learn, lead, and deliver exceptional results. Known for being approachable, driven, and hardworking, he takes pride in building strong client relationships and supporting his team in achieving high-quality outcomes. He is committed to continuous improvement and creating landscapes that make a lasting impact.



Alex Gonzalez

GENERAL MANAGER

Alex Gonzalez has a BA in Business Administration from King University. In 2020, Alex joined Sunrise as an Account Manager and quickly became a key part of the company's operations. In 2022, he was promoted to Branch Manager of Sunrise's Manatee Branch, providing an excellent customer experience to partners in Manatee and Sarasota Counties. Alex is now Regional Vice President now overseeing multiple branches including Manatee, Tampa, Pinellas and Ocala. He leads all aspects of operations and takes a partnership approach with his customer base to ensure the best possible results.



All Sunrise employees are screened through the US Government's E-Verify System. E-verify is an internet-based system that compares information from the I-9 form, Employment Eligibility Verification, US Department of Homeland Security records, and Social Security Administration records to confirm that an employee is authorized to work in the United States.

Sunrise Standards

Every property is different, but the standard we hold ourselves to is not. Below is the baseline our crews follow on every visit, so you always know what to expect — and what to hold us accountable to.

Turf Care

- Mowed within a two- to five-inch range depending on turf type — never scalped, never left shaggy
- No more than one-third of the blade removed in a single cutting, protecting the health of the grass
- Hard edging along walks, drives, and curbs performed every visit; soft (bed) edging on a rotating schedule
- Clippings and debris cleared from hardscapes and walkways after every mow

Beds & Shrubs

- Pruned to retain each plant's natural shape and the property's original design intent — not sheared into unnatural forms unless a hedge line calls for it
- Dead, damaged, or overhanging growth removed as it's identified, not left for the next visit
- Beds and tree wells weeded on a consistent basis to keep plant material free of competition

Weed Control

- Open ground, driveways, and walkways addressed on a regular cycle using manual and chemical methods as conditions allow
- Spot treatment applied as needed between full-property visits, so problem areas don't wait for the next scheduled service

Fertilization & Plant Health

- Applications follow UF/IFAS and FNGLA guidance for turf and plant species, soil conditions, and time of year
- Monthly monitoring for insect activity, disease, and invasive weeds — treated as needed rather than on a fixed chemical schedule
- Minimal-input approach: only the amount of product necessary to get results, protecting your budget and the property's long-term health

Trees & Palms

- Trees maintained with clear trunks and canopy raised to a consistent, safe height along walkways and drives
- Interior deadwood and sucker growth removed to preserve structure and reduce storm risk
- Palms detailed each visit — dead fronds and spent seed pods removed, fronds trimmed to a clean, uniform look
- Canopy work beyond standard reach quoted separately to keep pricing accurate for your property

Irrigation

- Every zone inspected monthly for coverage, alignment, and proper operation
- Watering adjustments made seasonally to match plant and turf needs while supporting water efficiency



Please Note

Standards are followed in accordance with county, state, and federal regulations, and may be adjusted seasonally based on weather, dormancy, and site-specific conditions.

Property Startup Guide

A smooth transition starts before our first day on property. Once the agreement is approved, Sunrise begins preparing the team, property information, communication process and initial priorities. Every community is unique, so this timeline is intended to serve as a general guide. Timing may vary based on start date, seasonality, property conditions, irrigation access, approvals and contract scope.



Before Service Begins *ALIGN PRIORITIES*

Before service begins, Sunrise works with management and board representatives to understand the property, confirm expectations and prepare for a smooth transition. This typically includes:

- Confirming community priorities, decision makers and communication expectations
- Reviewing the approved scope of work, service expectations, site maps, access details and property rules
- Completing a baseline walkthrough to document current conditions and high visibility areas
- Establishing emergency contacts, service request procedures and reporting



Weeks 1 to 2 *GO LIVE AND ASSESS*

During the first two weeks, Sunrise begins service while completing a deeper review of the property. This typically includes:

- Beginning maintenance service according to the approved scope
- Completing an initial Landscape Quality Inspection
- Reviewing landscape areas, irrigation zones, site plans and open concerns
- Identifying initial deficiencies, property priorities and early enhancement opportunities



Weeks 3 to 4 *STABILIZE AND COMMUNICATE*

As service gets underway, the focus shifts to stabilizing the schedule, addressing immediate needs and communicating next steps. This typically includes:

- Refining the seasonal maintenance schedule and service rhythm
- Evaluating irrigation controllers, visible leaks, coverage and runtimes
- Addressing immediate concerns such as overgrowth, weeds, dead plant material, safety hazards or visibility issues
- Providing a corrective action plan, monthly maintenance calendar and repair recommendations when needed



Months 2 to 3 *OPTIMIZE AND PLAN AHEAD*

Once the property is in a consistent service rhythm, Sunrise begins looking ahead to long term property health and improvement planning. This typically includes:

- Reviewing plant health, mulch, pest pressure, turf conditions and irrigation efficiency
- Continuing quality inspections and monthly reporting
- Identifying landscape enhancement recommendations and property improvement budget options
- Meeting with management and board representatives to review progress, open items, resident feedback and next quarter priorities
- Developing a long term landscape plan and capital improvement roadmap when applicable



AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Hillsborough

Before me, the undersigned authority, appeared the affiant, Madeline Spray, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Development for Sunrise Landscape ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to Meadow Pointe II Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s: Addendum 1, August 14.

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after issuance of the Project Manual (i.e., by no later than Wednesday, July 29, 2026, at 10:00 AM (EDT)), the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

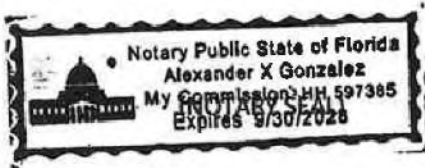
Dated this 19 day of August, 2026.

Proposer: Sunrise Landscape
Signature: [Signature]
By: Madeline Spivey
Title: Business Development

(Corporate Seal)

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 19 day of August, 2026, by Madeline Spivey as Business Development for Sunrise Landscape, who is ☒ personally known to me or ☐ has provided N/A as identification, and who ☒ did / ☐ did not take an oath.



[Signature]
NOTARY PUBLIC, STATE OF FL
Name: Alexander Gonzalez
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

PROPOSAL FORM
PART I – GENERAL INFORMATION AND EXPERIENCE

1. Proposer: Sunrise Landscape ☒ A Partnership
[Company Name] ☐ A Corporation
☐ A Subsidiary Corporation
2. Parent Company Name: N/A
3. Parent Company Address:
Street Address N/A
P. O. Box (if any) _____
City _____ State _____ Zip Code _____
Telephone _____ Fax no. _____
1st Contact Name _____ Title _____
2nd Contact Name _____ Title _____
4. Proposer Company Address (if different):
Street Address 5100 W Kennedy Blvd, Suite 325
P. O. Box (if any) _____
City Tampa State FL Zip Code 33609
Telephone 813-544-1291 Fax no. _____
1st Contact Name Madeleine Spivey Title Business Development Manager
2nd Contact Name Alex Gonzalez Title General Manager
5. List the location of the office from which the Proposer would provide services to the District.
Street Address 5521 Baptist Church Rd
City Tampa State FL Zip Code 33610
Telephone 813-995-9381 Fax No. _____
1st Contract Name Alex Gonzalez Title General Manager

6. Is the Proposer incorporated in the State of Florida? Yes (☒) No ()

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes (☒) No ()

If no, please explain _____

- Date incorporated 1978 Charter No. 842788107

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. N/A

- Is the company in good standing with the State? Yes () No ()

If no, please explain N/A

- Date incorporated N/A Charter No. N/A

- Is the Proposer's company authorized to do business in the State of Florida?

Yes (☒) No ()

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes (☒) No () If yes, please provide the following information for each project (attach additional sheets if necessary):

Project Name/Location: Hawkstone CDD

Contact: Allison Martin Contact Phone: 941-773-6413

Project Type/Description: CDD

Dollar Amount of Contract: \$571,292

Scope of Services for Project: Full service maintenance including fertilization and irrigation management.

Dates Serviced: 2018- Present

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year:

(23) \$3,830,430, (24) \$8,277,245, (25) 0.

9. Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The project must include irrigation maintenance as well. Attach additional sheets as necessary.

Project Name/Location: The Ridge at Wiregrass Ranch HOA
Contact: Sarah Finnerty Contact Phone: _____ Project
Type/Description: HOA
Dollar Amount of Contract: 988k
How was the project similar to this project? We provide full service and this is less than 1 mile away from Meadow Pointe 2.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Full service mowing, weed control, pest control, fertilization, and enhancements for over 500 homes and common areas

List of equipment used on site: Mowers (60's & 48's), blowers, weed eaters, weed edgers trucks & trailers

List of subcontractors used: N/A

Is this a current contract? Yes ☒ No ☐

Duration of contract: 3 years

Project Name/Location: Hawkstone CDD
Contact: Allison Martin Contact Phone: 941-773-6413 Project
Type/Description: CDD
Dollar Amount of Contract: \$571,292
How was the project similar to this project? Sunrise conducts full service maintenance, hort services, as well as irrigation management for the district

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Sunrise conducts full service maintenance, hort services, as well as irrigation management for the district

List of equipment used on site: Mowers (60's & 48's), blowers, weed eaters, weed edgers trucks & trailers

List of subcontractors used: N/A

Is this a current contract? Yes X No ____

Duration of contract: 3 years

Project Name/Location: Encore at Fishhawk

Contact: Marilyn Cose Contact Phone: 813-335-7966 Project

Type/Description: CDD

Dollar Amount of Contract: \$385,400

How was the project similar to this project? It is full service including irrigation

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Sunrise conducts full service maintenance, horticultural services including pest and fertilization management as well as irrigation management for the district.

List of equipment used on site: Mowers (60's & 48's), blowers, weed eaters, weed edgers trucks & trailers

List of subcontractors used: N/A

Is this a current contract? Yes X No ____

Duration of contract: 2024- Present

10. What are the Proposer's current insurance limits?

General Liability	\$ 2,000,000
Automobile Liability	\$ 1,000,000
Umbrella Coverage	\$ \$5,000,000
Workers' Compensation	\$ \$1,000,000
Expiration Date	10/1/2026

11. Licensure: Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

Florida Certified Pest Control Operator, FNGLA Certified Horticulture Professional, ISA Certified Arborist

12. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes () No (x) If so, state the name(s) of the company (ies):

N/A

The state(s) where barred or suspended N/A

State the period(s) of debarment or suspension N/A

13. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it? Yes () No (x) If so, where and why?

14. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract? Yes () No (x) If so, state name of individual, other organization and reason therefore.

15. List any and all litigation to which the Proposer, any personnel to work at Concord Station, any officer and/or employee of the Proposer has been a party in the last five (5) years.

N/A

-
-
16. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes () No (x) If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof.
N/A
-
-

17. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service:

Fishhawk Ranch West, Patti Picciano, 540-1353, Large HOA, \$380,000, 2023-Present

Hawkstone CDD, Allison Martin, 941-773-6413, CDD \$571,292, 2018- Present

Encore at Fishhawk, Marilyn Cose, 813-335-7966, CDD \$385,400, 2024-Present

The Ridge at Wiregrass Ranch, Sarah Finnerty, 813-591-1849, Large HOA, \$988,000, 2026- Present

18. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:

Publix at Big Bend, Ownership Change- Rachel Myers rmyers@boosdevelopment.com

North Pasco Corporate Center, Budget- Sara Usselman 813-944-8099

Sunridge of Tampa Bay, mutual agreement- Latisha Taylor ltaylor@wisepropertymanagement.com

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the District or their authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the District should consider the Proposer for proposing on the landscape and irrigation maintenance services request for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

1. List the location of the Proposer's office, which would perform work for the District.

Street Address 5521 Baptist Church Rd

P. O. Box (if any) _____

City Tampa State FL Zip Code 33609

Telephone 813-985-9381 Fax no. _____

1st Contact Name Alex Gonzalez Title General Manager

2nd Contact Name Neil Santiago Title Operations Manager

2. Proposed Staffing Levels – Landscape and irrigation maintenance staff will include the following:

<u>1</u>	Supervisors, who will be onsite <u>4</u> days per week;
<u>1</u>	Technical personnel, who will be onsite <u>4</u> days per <u>month</u> and
<u>4</u>	Laborers, who will be onsite <u>4</u> days per week.

3. Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.

4. Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes X No If yes, please provide the following information for each person (attach additional sheets if necessary):

Name: Guillermo Oshida

Position / Certifications: Agronomy Manager/ Florida Certified Pest Control Operator, FNGLA Certified Horticulture Professional, ISA Certified Arborist

Duties / Responsibilities: work closely with operations team to develop science based solutions that protect plant health and support long-term performance

% of Time to Be Dedicated to This Project: 20 %

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Duties / Responsibilities: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

5. Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work?
Yes ☒ No _____ For each subcontractor, please provide the following information (attach additional sheets if necessary):

Subcontractor Name SavATree

Street Address 4902 S 16th Ave Unit E

P. O. Box (if any) _____

City Tampa State FL Zip Code 33619

Telephone 813-336-6700 Fax no. _____

1st Contact Name N/A Title N/A

2nd Contact Name N/A Title N/A

Proposed Duties / Responsibilities: Tree Trimming

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

6. **Security Measures:** Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:
E-Verify

7. Does your company have a policy on drug screening Yes (x) No () and/or preemployment drug screening Yes () No ()? If so, please describe the policy:
Preemployment drug screening and random drug screening

8. Does your company conduct safe-driver training, utilize vehicle tracking or any technologies to monitor vehicle operation? Yes (x) No (). Describe policy on Vehicle Operation:

All company vehicles are tracked

9. **Equipment:** Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.
10. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.

OFFICERS

PROPOSER: Sunrise Landscape

DATE: 8/19/26

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Tom Bryant	Act Manager	Act Operations Oversight	Tampa, FL
Neil Santiago	Operations Manager	Ops Planning & Managing	Lakeland, FL
Brad Amos	Enhancement Manager	Manage Enhancements	Tampa, FL
Alex Gonzalez	General Manager	Oversees all aspects of the branch	Apollo Beach, FL

FOR PARENT COMPANY (if applicable)

SUPERVISORY PERSONNEL WHO WILL BE INVOLVED WITH THE WORK

PROPOSER: Sunrise Landscape

DATE: 8/19/26

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME DEDICATED TO DISTRICT/ # OF ON-SITE DAYS PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Neil Santiago	Operations Manager	Ops Planning & Managing	Tampa	20%	8	13
Alex Gonzalez	General Manager	Oversees all aspects of the branch	Tampa	5%	5	10
Tom Bryant	Assistant GM	POC/ Act Mgmt	Tampa	20%	4	25
Brad Amos	Irrigation Manager	Oversees Irrigation ops	Tampa	30%	3	25

COMPANY OWNED MAJOR EQUIPMENT TO BE USED IN CONNECTION WITH THE WORK

PROPOSER: Sunrise Landscape

DATE: 8/19/26

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
200+	Trucks & Trailers	All	Tampa, FL
200+	All Size Mowers	All	Tampa, FL
10	Batwind Mowers	All	Tampa, FL
4	Water Trailers	All	Tampa, FL
25	Chemical Spray Rigs	All	Tampa, FL
1000+	Two-Cycle Equipment	All	Tampa, FL

**PROPOSAL FORM
PART III—PRICING**

NOTE: This pricing form is intended to cover pricing for the initial one year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

**CATEGORY A
LANDSCAPE MAINTENANCE ITEMIZED PROPOSAL FORM**

FUNCTION	FREQUENCY (PER YEAR)	PRICE (PER YEAR)
St. Augustine Mow	42	\$99,543.78
Bahia Mow	32	\$14,220.48
Lake Shore Mow	32	\$17,775.68
Edge (Bedlines)	21	\$11,665.29
Edge (Hardlines)	42	\$15,553.86
Monofilament Trim	42	\$14,013.72
Turf Fertilization	6	\$2,391.80
Turf Weed Control	52	\$2,391.80
Insect/Disease Control	52	\$5,961.05
Bed Weed Control	52	\$9,131.20
Shrub/Groundcover Trim	12	\$800.64
Perennial Maintenance	26	\$4,337.58
Shrub and Groundcover Fertilization	2	\$2,259.58
Natural Area Woodline Maintenance	12	\$8,007.48
Tree Pruning	12	\$4,003.92
Palm Pruning	1	\$5,568.97
Tree Fertilization	2	\$2,945
Palm Fertilization	2	\$5,006.82
Debris Disposal	52	\$5,204.68
Irrigation Management	52	\$65,793.12

CATEGORY A. 1ST YEAR LANDSCAPE MAINTENANCE TOTAL \$296,576.45

CATEGORY B

MULCH ITEMIZED PROPOSAL

MATERIAL & FUNCTION	# OF BALES/CU.YDS.	UNIT PRICE	TOTAL PRICE
Medium Pinebark Mulch	625 Cubic Yards	\$75	\$46,875
Trenching	Linear Ft	\$2.17	\$21,000

Contractor is responsible for measuring and confirming the quantity of Medium pinebark mulch, with one (1) complete application per year at a depth of ONE AND ONE-HALF (1.5) inches.

ANNUAL MULCH TOTAL **\$67,875**

The District reserves the right to subcontract out any and all mulching events.

*** Owner may purchase materials tax exempt; however proposal amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Proposal Price.**

SUPPLEMENTAL PRICING FORM

1. Mini pinebark nuggets - (cost/yard, spread on site)	\$ 75
2. Grade A pinestraw (cost/bale, spread on site)	\$ 8.50
3. Additional Labor with truck and hand tools (cost/man hour)	\$ 85
4. Additional labor with truck and small power equipment (e.g., edger, blower, etc.) (cost/man hour)	\$ 93
5. Additional labor with truck and light power equipment (e.g., 36" and 52" walk mower) (cost/man hour)	\$ 93
6. Additional labor with truck and heavy power equipment a. 72" bush hog with operator (cost/man hour) b. 600 gallon minimum watering truck with operator (cost/man hour)	a. \$ 150 b. \$ 175
7. St. Augustine sod laid, non-site ready (cost/square foot)	\$ 2.36
8. Cost per hour a. General Laborer b. Supervisor and truck c. Irrigation Technician with one laborer & truck d. General repair and maintenance person that shall be required to perform these and other general maintenance task, e.g., replacement of light bulbs, pressure washing, general painting of signs and hardware. Price should include individual having transportation and supplying all tools and equipment needed to perform these tasks.	a. \$70 b. \$ 85 c. \$ 85 d. \$ 93
9. One inch (1") Irrigation Solenoid Valve,Toro P220S or better, installed with water-proof wiring.	\$ 131.65
10. Two inch (2") Irrigation Solenoid Valve,Toro P220S or better, installed with water-proof wiring.	\$381.98
11. Three inch (3") Irrigation Solenoid Valve, Toro P220S or better, installed with water proof wiring.	\$ N/A
12. Hunter Pro-HC 24 zone Controller, installed and programmed.	\$ 450
13. Hunter Node 4 zone Battery Operator Controller, installed and programmed	\$ 425
14. Zurn Model 48 Four (4") Gate Valve with fittings installed	\$ 279
15. Irrigation Inspection and Management under 2" included per Sect. X	\$ N/A
16. Street tree prune per tree per 100 trees per P.O. per Sect.III Tree Maint.	\$ 15,000

The prices above shall be commensurate with the contract term.

SEASONAL COLOR INSTALLATION ITEMIZED PROPOSAL FORM

QUANTITY	PLANT MATERIAL	SIZE	UNIT PRICE	TOTAL PRICE
0	Spring	4"	N/A	0
0	Summer	4"	N/A	0
0	Winter	4"	N/A	0

1ST YEAR SEASONAL PLANT INSTALLATION TOTAL **\$** 0

NOTE 1: Contractor shall be responsible for pricing installation of three (3) annual rotations.

NOTE 2: All annuals shall be 4" container-grown Grade "A" plants with multiple blooms at the time of installation.

NOTE 3: All prices should include soil amendments, mulch, labor, taxes, etc. associated with installation. All plants should be in bloom at time of planting.

NOTE 4: Specific colors and varieties shall be mutually approved by the District prior to installation.

NOTE 5: Contractor is responsible for the spacing of seasonal plants as shown below:

- a. Distance away from curbs, turflines, etc.
Annuals 10"
- b. On Center (o.c.) Spacings
Annuals 10"

The District reserves the right to subcontract out any and all annual planting events.

*** Owner may purchase materials tax exempt; however proposal amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Proposal Price.**

SUMMARY PROPOSAL FORM

Exterior Landscape Maintenance
MEADOW POINTE II CDD
Wesley Chapel, FL

CATEGORY A. Landscape Maintenance Total	\$296,576.45
CATEGORY B. Mulching Total	67,875.00
1ST YEAR TOTAL PROPOSAL PRICE	\$364,451.45
2ND YEAR TOTAL PROPOSAL PRICE	\$377,207.25
3RD YEAR TOTAL PROPOSAL PRICE	\$390,409.50
4TH YEAR TOTAL PROPOSAL PRICE	\$404,073.83
5TH YEAR TOTAL PROPOSAL PRICE	\$418,216.41

***Unless prices are to remain the same throughout the initial contract term and each of the five possible annual renewal periods, the Proposer must supply a complete pricing form (of Category A, Category B, Supplemental Pricing, and Seasonal Color Installation) for each of the five possible annual renewal periods.**

IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.

AFFIDAVIT REGARDING PROPOSAL FORM

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through III) on behalf of Sunrise Landscape ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through III) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

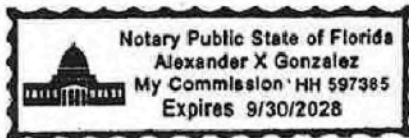
Dated this 19 day of August, 2026.

Proposer: Sunrise Landscape
Signature: Madeleine Spivey
By: Madeleine Spivey
Title: Business Development

(Corporate Seal)

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of August, 2026, by Madeleine Spivey as Business Development of Sunrise Landscape, who appeared before me this day in person, and who is either ☒ personally known to me, or ☐ produced _____ as identification.



(NOTARY SEAL)

Alexander X Gonzalez
NOTARY PUBLIC, STATE OF FL
Name: Alexander X Gonzalez
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

**SWORN STATEMENT UNDER SECTION 287.133(3)(a), FLORIDA STATUTES,
REGARDING PUBLIC ENTITY CRIMES**

**THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER
OFFICIAL AUTHORIZED TO ADMINISTER OATHS.**

1. This sworn statement is submitted to Meadow Pointe II Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Development for Sunrise Landscape ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer's business address is 5521 Baptist Church Rd
Tampa, FL 33609
4. Proposer's Federal Employer Identification Number (FEIN) is 84-2788107

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement:)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), *Florida Statutes*, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), *Florida Statutes*, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an "affiliate" as defined in Section 287.133(1)(a), *Florida Statutes*, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or,
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), *Florida Statutes*, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

☒ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

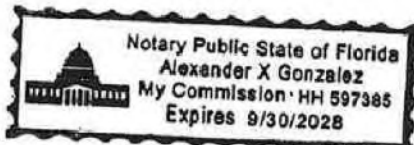
Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this 19 day of August, 2026.

Proposer: Sunrise Landscape
Signature: [Signature]
By: Madeline Spivey
Title: Business Development

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of August, 2026, by Madeline Spivey as Business Development of Sunrise Landscape, who appeared before me this day in person, and who is either ☒ personally known to me, or ☐ produced _____ as identification.



(NOTARY SEAL)

[Signature]
NOTARY PUBLIC, STATE OF FL
Name: Alexander Gonzalez
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

**SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES, REGARDING
SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR SCRUTINIZED COMPANIES WITH
ACTIVITIES IN THE IRAN TERRORISM SECTORS LIST**

**THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER
OFFICIAL AUTHORIZED TO ADMINISTER OATHS.**

1. This sworn statement is submitted to Meadow Pointe II Community Development District ("District").
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Development for Sunrise Landscape ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 5521 Baptist Church
Rd, Tampa FL 33609

4. Proposer's Federal Employer Identification Number (FEIN) is 84-2788107

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement :)

5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more.
6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List.
7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List.

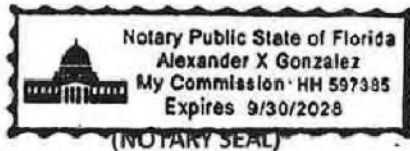
Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 19 day of August, 2026.

Proposer: Sunrise Landscape
Signature: Madeleine Spivey
By: Madeleine Spivey
Title: Business Development

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of August, 2026, by Madeleine Spivey as Business Development of Sunrise Landscape, who appeared before me this day in person, and who is either ☒ personally known to me, or ☐ produced _____ as identification.



AGH
NOTARY PUBLIC, STATE OF FL
Name: Alexander Gonzalez
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, Madeleine Spivey as Business Development Manager on behalf of Sunrise Landscape a Florida limited liability company (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Dated: 08.19, 2026

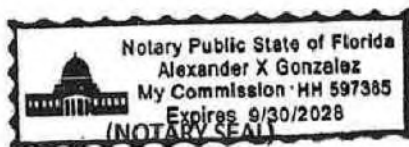
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FURTHER AFFIANT SAYETH NAUGHT.

Proposer: Surprise Landscape
Signature: Madeleine Spivey
By: Madeleine Spivey
Title: Business Development

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 19 day of August, 2026, by
Madeleine Spivey as Business Development of
Surprise Landscape, who appeared before me this day in person, and who is
either ☒ personally known to me, or ☐ produced _____ as
identification.



[Signature]
NOTARY PUBLIC, STATE OF FL

Name: Alexander Gonzalez
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



We look forward to working with you!



 **Let's Grow Together**



MADELEINE SPIVEY

mspivey@sunriselandscape.com

Equal Employment Opportunity

Drug-Free Workplace Policy

Sunrise Landscape is committed to the safety, health and wellbeing of all employees.

We recognize alcohol and drug abuse as potential health, safety and security problems. It is expected that all employees will assist in maintaining a work environment free from the effects of alcohol, drugs or other intoxicating substances. Compliance with this substance abuse policy is made a condition of employment.

Employees are prohibited from the following when reporting for work, while on the job, on Company or customer premises or surrounding areas, or in any vehicle used for Company business:

The unlawful use, possession, transportation, manufacture, sale, dispensation or other distribution of an illegal or controlled substance or drug paraphernalia;

The unauthorized use, possession, transportation, manufacture, sale, dispensation or other distribution of alcohol; and being under the influence of alcohol or having a detectable amount of an illegal or controlled substance in the blood or urine ("controlled substance" means a drug or other substance as defined in applicable federal laws on drug abuse prevention).

Any employee violating these prohibitions will be subject to disciplinary action up to and including termination. Any employee convicted under any criminal drug statute for a violation occurring while on the job, on Company or customer premises, or in any vehicle used for Company business must notify the Company no later than 5 days after such a conviction. A conviction includes any finding of guilt or plea of no contest and/or imposition of a fine, jail sentence, or other penalty.

Drug and alcohol testing will be carried out in compliance with any applicable state and federal laws and regulations.

Employees or job applicants may confidentially report to the company's medical review officer (MRO) the use of prescription or nonprescription medications both before and after being tested. Additionally, employees and job applicants shall receive notice of the most common drugs or medications - by brand name or common name, as applicable, as well as by chemical name - which may alter or affect a drug test.

We recognize that employees suffering from alcohol or drug dependence can be treated. We encourage any employee to seek professional care and counseling prior to any violation of this policy.

H2B Program Participation

Sunrise Landscape is committed to ensuring that customer needs are met year-round and during the height of the landscape season, there are times when we cannot fill demand with local candidates. Sunrise Landscape participates in the H2B visa program, allowing us to hire foreign workers in temporary non-agricultural occupations for a period of less than one year.

To ensure program compliance, Sunrise Landscape partners with approved external parties to support the application, recruiting, hiring and travel process for these workers. Our high-level process is as follows:

Develop job description(s) for worker needs.

- Apply and receive a Department of Labor Prevailing Wage Determination.
- Pursue certification of the requested visas through the Department of Labor.
- Petition for the requested visas from the United States Citizenship & Immigration.
- Receive approvals.
- Place workers in locations for Sunrise Landscape.

Sunrise Landscape follows all program protocols, including, but not limited to

- Providing/reimbursing the worker for transport/subsistence from the worker's home to the worksite. We pay for inbound and outbound transportation, daily subsistence, and lodging for the time workers (U.S. and Foreign) are traveling to the starting worksite location from their home. We provide reimbursement for transportation / subsistence / necessary lodging and visa, visa processing, and border crossing fees.

- Providing/reimbursing the worker for transport/subsistence from the worker's home to the worksite. We pay for inbound and outbound transportation, daily subsistence, and lodging for the time workers (U.S. and Foreign) are traveling to the starting worksite location from their home. We provide reimbursement for transportation / subsistence / necessary lodging and visa, visa processing, and border crossing fees.
- Follow the ¾ guarantee that beginning on the first day the worker arrives, the worker is guaranteed work hours equal to at least 75% of the workdays in each 12-week period (6 weeks for a short season of less than 120 days) and ending on your certified end date.
- Keep accurate records in regard to pay and earnings. Each worker is given a pay stub showing hours offered, hours actually worked, hourly rate and/or piece-rate of pay, and, if piece-rates are used, the number of units produced daily. The pay indicates total earnings for the pay period and all deductions from wages.
- Provide, at no charge, all tools, supplies, uniforms and equipment required to perform the duties assigned.

EEO Compliant Handling Procedures

It is this company's policy to regularly inform employees that the organization's dispute resolution system is available for handling discrimination complaints or problems. Employees who have Equal Employment Opportunity-related questions, problems or complaints should first communicate their concern to their immediate supervisor. If they are dissatisfied with the supervisor's handling of the matter, they may pursue their complaint in the company's formal dispute resolution procedure.

All will be handled fairly and expeditiously. No employee shall suffer complaints reprisals for seeking resolution of a problem through the procedure.

E-Verify and I-9 Employment Eligibility

Sunrise Landscape is committed to employing only United States citizens and aliens who are authorized to work in the United States.

Sunrise Landscape complies and voluntarily E-Verifies all employees. U.S. law requires companies to employ only individuals who may legally work in the United States - either U.S. citizens, or foreign citizens who have the necessary authorization. This diverse workforce contributes greatly to the vibrancy and strength of our economy, but that same strength also attracts unauthorized employment.

E-Verify is an Internet-based system that allows businesses to determine the eligibility of their employees to work in the United States. E-Verify is fast, free and easy to use - and it's the best way employers can ensure a legal workforce.

In compliance with the Immigration Reform and Control Act of 1986, as amended, each new employee, as a condition of employment, must complete the Employment Eligibility Verification Form I-9 (the "I-9") and present documentation establishing identity and employment eligibility. All employees are asked on their first day of employment to provide original documents verifying the right to work in the United States and to sign a verification form required by federal law (INS Form I-9). If an individual cannot verify their right to work within three days of hire, Sunrise Landscape, must terminate employment. Former employees who are rehired must also complete the form if they have not completed an I-9 with the Company within the past 3 (three) years, or if their previous I-9 is no longer retained or valid.

It is the policy of this company that all employees and applicants for employment are guaranteed equality of employment opportunity. Essentially, this means that, as an employer, we will not discriminate against any worker or job applicant on the basis of race, color, religion, gender, age, gender identity, national origin, marital status, ability status or veteran status.

Recruitment, selection, placement, transfer, promotion, discipline, termination, reinstatement, training and education, tuition assistance, compensation, benefits and layoff decisions made by the supervisors or managers of this company will be based upon the job-related qualifications and abilities of candidates. In some cases, seniority may be treated as a factor to be considered in the selection process. Employees who apply for a promotion or transfer will be given equal consideration.

Any employee who believes there has been a denial of equal opportunity in the workplace has the responsibility and is encouraged to bring such matters immediately to the attention of a supervisor or manager. All complaints will be investigated, and a response resolution made to the employee.

Sunrise has a zero-tolerance policy towards unlawful discrimination. Persons engaging in such prohibited activities will be subject to discipline, up to and including termination without notice.

Americans with Disabilities Act (ADA)

Sunrise is committed to provide equal access and opportunities to job applicants and employees with qualified disabilities and prohibits discrimination on the basis of disability in the application process and the employment relationship. It is the policy and practice of the Company to comply with the Americans with Disabilities Act, as well as with applicable state and local laws prohibiting discrimination on the basis of a disability.

Statement of Commitment

As an employer, Sunrise Landscape welcomes the opportunity to affirm our continuing policy to provide equal employment or advancement opportunity and to dedicate ourselves to establishing a work environment which is free from discrimination.

As an employer, we will continually review our personnel practices and procedures to ensure that all supervisors and managers are adhering to our commitment to Equal Employment Opportunity principles. It is our expectation that all employees shall demonstrate respect for and awareness of the diversity of all our employees and model our corporate commitment to diversity.

EEO/AA Communication

This Equal Employment Opportunity Policy Statement shall be communicated to all supervisors and managers. It shall also be posted conspicuously (on company bulletin boards or common areas) and in areas where applicants are typically screened, interviewed and tested. The intent of this communication of the Policy Statement is that all of the company's employees are alerted and that job applicants are informed of our commitment. It is also the company's intent to include this Policy Statement in employee handbooks or orientation literature and to keep employees informed of Policy Statement changes or updates.

The terms "Equal Opportunity Employer" shall be utilized in recruitment advertisements and literature.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/2/2025

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 Higginbotham Insurance Agency, Inc. 110 Carillon Parkway St Petersburg FL 33716		CONTACT NAME PHONE (A/C, No, Ext): 727-391-9791 FAX (A/C, No): 727-393-5623 E-MAIL: stahlstpetecertificates@higginbotham.net ADDRESS: stahlstpetecertificates@higginbotham.net	
License# 2081754		INSURER(S) AFFORDING COVERAGE	
INSURED SR Landscaping, LLC 5100 W Kennedy Blvd, Ste 325 Tampa FL 33609		INSURER A: Pennsylvania Manufacturers' Association Insurance	NAIC # 12262
SRLANDS-01		INSURER B: XL Specialty Insurance Co.	37885
		INSURER C: FCCI Insurance Company	10178
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 998831815

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.

INBR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR Ded: \$25,000 Property Damage GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☒ LOC OTHER:	Y	Y	GL10010439300	10/1/2025	10/1/2026	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 - COMPIOP AGG \$ 2,000,000 Total Project Aggr \$ 5,000,000 COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY Ded: \$350,000	Y	Y	1525751653188	10/1/2025	10/1/2026	BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
C	☐ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000	Y	Y	UMB10010439400	10/1/2025	10/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
A	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	N/A	WC2025751653188	10/1/2025	10/1/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Leased/Rented Equipment			UM00201233MA25A	10/1/2025	10/1/2026	Max Per Item Occurrence Deductible \$250,000 \$250,000 \$2,500

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

Excess Liability Policy does not provide coverage over the Auto Liability Policy. Excess Liability is excess General Liability, employee benefits liability and employers' liability policy only.

SR Landscaping, LLC dba Sunrise Landcare

Certificate Holder is Additional Insured as respects to General Liability, Automobile Liability & Excess Liability as required by written contract with the named insured, executed prior to the "bodily injury", "property damage" or "personal and advertising injury". Subject to the terms, conditions and limits as specified in the policies.
See Attached...

CERTIFICATE HOLDER

CANCELLATION

For Informational Purposes	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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ACORD 25 (2016/03)

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**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) SR Landscaping LLC		
	2 Business name/disregarded entity name, if different from above. DBA Sunrise Landscape		
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☒ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) C Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions)	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3). Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)	
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. ☐		
	5 Address (number, street, and apt. or suite no.). See instructions. 5100 W. Kennedy Blvd., Suite 325	Requester's name and address (optional)	
	6 City, state, and ZIP code Tampa, FL 33609		
	7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number	
or	
Employer identification number	
8 4	2 7 8 8 1 0 7

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person <i>Rita Cuevas</i>	Date <i>1/7/2026</i>
------------------	--	-------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



Landscape & Irrigation

Maintenance Services Proposal

Meadow Pointe II CDD

Bid Due Date: August 19th, 2026 at 5:00 PM

Meadow Pointe II CDD Clubhouse - 30051 County Line Road, Wesley Chapel, FL 33543

ATTN: Meadow Pointe II CDD, District Manager

☎ 1-800-RED-TREE
🌐 www.redtreelandscape.com
📍 5532 Auld Lane Holiday, Florida 34690
@ service@redtreelandscape.com



Established 2017



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

Meadow Pointe II Community Development District
30051 County Line Road
Wesley Chapel, FL 33543

RE: Landscape & Irrigation Maintenance Services Proposal

Dear Ladies and Gentlemen of the Board of Directors:

Thank you for the opportunity to provide the enclosed landscape maintenance proposal for your community. We are honored to earn the opportunity to serve you and your residents, and we are excited to bring our unique brand of local, family-owned and highly experienced service to your District.

Founded and privately owned by David and Pete Lucadano in 2017, RedTree Landscape Systems has been rated as a national "Best Places To Work" landscape company winner and a Top 10 "Largest Landscape Companies in Tampa Bay" by the *Tampa Bay Business Journal*. Currently servicing many of the most reputable and beautiful CDD communities in the Tampa Bay Area, you will find that RedTree Landscape Systems is the answer to providing the results that you expect for your landscape.

This proposal will provide you with a very clear, complete and detailed submission of the following sections for your review:

1. **Price**
2. **Personnel & Equipment**
3. **Experience**
4. **Financial Capability**
5. **Understanding Scope**

We look forward to meeting you and answering any questions that you have regarding our company and our proposal.

Respectfully,

David J. Lucadano
Owner / President
(727) 919-3913

Pete Lucadano
Owner / CEO
(727) 919-3915





redtree

Landscape Systems



Price

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Pasco

Before me, the undersigned authority, appeared the affiant, David Lucadano, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of President / Owner for RedTree Landscape Systems, LLC ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.
2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to Meadow Pointe II Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.
3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.
4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.
5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s: 1 - rec'd August 16, 2026.
6. By signing below, and by not filing a protest within the seventy-two (72) hour period after issuance of the Project Manual (i.e., by no later than Wednesday, July 29, 2026, at 10:00 AM (EDT)), the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.
7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this 18th day of August, 2026.

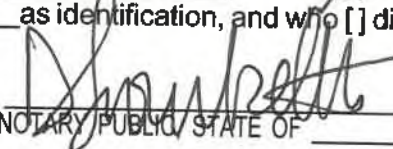


(Corporate Seal)

Proposer: RedTree Landscape Systems, LLC
Signature: _____
By: David Lucadano
Title: President / Owner

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 18th day of August 2026, by, David Lucadano, as President / Owner for RedTree Landscape Systems, LLC, who is ☒ personally known to me or ☐ has provided _____ as identification, and who ☐ did / ☐ did not take an oath.


NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



PROPOSAL FORM
PART I - GENERAL INFORMATION AND EXPERIENCE

1. Proposer: RedTree Landscape Systems, LLC ☐ A Partnership
[Company Name] ☒ A Corporation
☐ A Subsidiary Corporation
2. Parent Company Name: _____
3. Parent Company Address:
Street Address 5532 Auld Lane
P. O. Box (if any) _____
City Holiday State FL Zip Code 34690
Telephone (727) 919-3913 Fax no. (727)()
1st Contact Name David Lucadano Title President / Owner
2nd Contact Name Peter Lucadano Title CEO / Owner
4. Proposer Company Address (if different):
Street Address as above
P. O. Box (if any) _____
City _____ State _____ Zip Code _____
Telephone _____ Fax no. _____
1st Contact Name _____ Title _____
2nd Contact Name _____ Title _____
5. List the location of the office from which the Proposer would provide services to the District.
Street Address 5532 Auld Lane
City Holiday State Florida Zip Code 34690
Telephone (727) 919-3913 Fax No. (727) 922-2298
1st Contract Name David Lucadano Title President / Owner

6. Is the Proposer incorporated in the State of Florida? Yes (X) No ()

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes (X) No ()

If no, please explain _____

- Date incorporated 2.4.2019 Charter No. 82-3591450

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. _____

- Is the company in good standing with the State? Yes () No ()

If no, please explain _____

- Date incorporated _____ Charter No. _____

- Is the Proposer's company authorized to do business in the State of Florida?

Yes () No ()

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes (x) No () If yes, please provide the following information for each project (attach additional sheets if necessary):

Project Name/Location: The Preserve at Wilderness Lake CDD - Wesley Chapel

Contact: Tish Dobson Contact Phone: (813) 758-4841

Project Type/Description: Community Development District

Dollar Amount of Contract: \$260 K

Scope of Services for Project: _____

Grounds Maintenance, Fertilization / Pest Control, Irrigation, Landscaping, Seasonal Color and Arborcare.

Dates Serviced: 2017 - present

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year:

(23) \$11.5MM, (24) \$13.1MM, (25) \$15.5MM.

9. Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The project must include irrigation maintenance as well. Attach additional sheets as necessary.

Project Name/Location: The Preserve at Wilderness Lake CDD - Wesley Chapel

Contact: Tish Dobson Contact Phone: (813) 758-4841

Project Type/Description: Community Development District

Dollar Amount of Contract: \$260 K

How was the project similar to this project? _____

Similar scope of services.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

Grounds Maintenance, Fertilization / Pest Control, Irrigation, Landscaping, Seasonal Color and Arborcare.

List of equipment used on site: see equipment list included in this bid.

List of subcontractors used: RedTree will not be using any subcontractors in fulfillment of this contract.

Is this a current contract? Yes X No ____

Duration of contract: 2017 - present

Project Name/ Location: Westchase CDD - Tampa, FL - OLM Managed- landscape)

Contact: Dave Sylvanowicz Contact Phone: (813) 920-4268

Project Type/Description: Community Development District

Dollar Amount of Contract: \$850K

How was the project similar to this project? Similar scope of services.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

Grounds Maintenance, Fertilization / Pest Control, Irrigation, Landscaping, Seasonal Color and Arborcare.

List of equipment used on site: see equipment list included in the bid.

List of subcontractors used: RedTree will not be using any subcontractors in fulfillment of this contract.

Is this a current contract? Yes X No ____

Duration of contract: 2024 - present

Project Name/Location: The Verandahs CDD - Hudson, FL

Contact: Sean Craft Contact Phone: (813) 994-1001 x 7858

Project Type/Description: Community Development District

Dollar Amount of Contract: \$130K

How was the project similar to this project? _____

Similar scope of services.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

Grounds Maintenance, Fertilization / Pest Control, Irrigation, Landscaping, Seasonal Color and Arborcare.

List of equipment used on site: see equipment list included in the bid.

List of subcontractors used: RedTree will not be using any subcontractors in fulfillment of this contract.

Is this a current contract? Yes X No ____

Duration of contract: 2024 - present

10. What are the Proposer's current insurance limits?

General Liability	\$ 2MM
Automobile Liability	\$ 1MM
Umbrella Coverage	\$ 2MM
Workers' Compensation	\$1MM
Expiration Date	4/1/2027

11. Licensure: Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

Copies of all licenses and certifications found under the Experience tab

12. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes () No (X) If so, state the name(s) of the company (ies):

The state(s) where barred or suspended

State the period(s) of debarment or suspension

13. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it?
Yes () No (X) If so, where and why?

14. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract?
Yes () No (X) If so, state name of individual, other organization and reason therefore.

15. List any and all litigation to which the Proposer, any personnel to work at Concord Station, any officer and/or employee of the Proposer has been a party in the last five (5) years.
None.

16. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes () No (X) If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof.

17. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service:

Preserve at Wilderness Lake CDD - Tish Dobson - (813) 758-4841 - \$260K - 2017 - present

West Chase CDD - Dave Sylvanowicz - (813) 920-4268 - \$850K - 2024 - present - OLM Managed - landscape

The Verandahs CDD - Sean Craft - (813) 994-1001 x 7858 - \$130K - 2024 - present

Coppersprings CDD - Sean Crafft - (813)994-1001 x 7858 - \$135K - 2025 - present

Waterset Central CDD - Tom McNutt - (813) 590-8283 - \$470K - 2025 - present

18. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why: (only 2)

Deerbrook CDD - Lynn Hayes - (813) 994-1001 - contract expired and went out to bid.

Asturia CDD - Matt Azriel - (813) 344-4844 ext. 220 - contract expired and went out to bid

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the District or their authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the District should consider the Proposer for proposing on the landscape and irrigation maintenance services request for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

1. List the location of the Proposer's office, which would perform work for the District.

Street Address 5532 Auld Lane

P. O. Box (if any) _____

City Holaday State FL Zip Code 34690

Telephone (727) 919-3912 Fax no. (727) 922-2298

1st Contact Name David Lucadano Title President / Owner

2nd Contact Name Peter Lucadano Title CEO / Owner

2. Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:

<u>4</u>	Supervisors, who will be onsite <u>2</u> days per week;
<u>2</u>	Technical personnel, who will be onsite <u>4</u> days per <u>month</u> ; and
<u>12</u>	Laborers, who will be onsite <u>2</u> days per week.

3. Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.

4. Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes x No If yes, please provide the following information for each person (attach additional sheets if necessary):

Name: Peter Lucadano

Position / Certifications: ISA Certified Arborist and Tree Risk Assessment Qualified

Duties / Responsibilities: Oversees all Arborcare operations & performs all tree risk assessments.

% of Time to Be Dedicated to This Project: as often as required %

Please describe the person's role in other projects on behalf of the Proposer: Average of 10 -15 properties.

For additional information please refer to our references found under the Experience tab of this bid as examples of properties that we are currently serving.

Name: David Lucadano

Position / Certifications: FDACS Certified Pest Control Operator

Duties / Responsibilities: Oversees all pest control operations & agronomic program for the property

% of Time to Be Dedicated to This Project: as often as required %

Please describe the person's role in other projects on behalf of the Proposer: Average of 10 -15 properties.

For additional information please refer to our references found under the Experience tab of this bid as examples of properties that we are currently serving.

Name: Kevin Smith

Position / Certifications: Senior Landscape Designer & Landscape Construction Manager

Duties / Responsibilities: Oversees all landscape design & enhancement projects

% of Time to Be Dedicated to This Project: as often as required %

Please describe the person's role in other projects on behalf of the Proposer: Average of 10 -15 properties.

For additional information please refer to our references found under the Experience tab of this bid as examples of properties that we are currently serving.

Name: Matt Olson

Position / Certifications: Irrigation Division Manager

Duties / Responsibilities: Oversees all irrigation maintenance operations.

% of Time to Be Dedicated to This Project: as often as required %

Please describe the person's role in other projects on behalf of the Proposer:

Average of 10 -15 properties - for additional information please refer to our references found under the Experience tab of this bid.

5. Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work?
Yes () No (X) For each subcontractor, please provide the following information (attach additional sheets if necessary): RedTree will not use any subcontractors in fulfillment of the contract

Subcontractor Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Proposed Duties / Responsibilities: _____

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

6. Security Measures: Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:
RedTree Landscape Systems, LLC conducts pre-employment background screenings and verifies employment eligibility for all employees. Due to privacy laws, individual records cannot be disclosed; however, we can, upon request, provide written certification that all personnel assigned to this contract have met our hiring and screening requirements.
7. Does your company have a policy on drug screening Yes (X) No () and/or preemployment drug screening Yes () No (X)? If so, please describe the policy:
Whenever an employee is involved in an accident or is injured.
8. Does your company conduct safe-driver training, utilize vehicle tracking or any technologies to monitor vehicle operation? Yes (X) No (). Describe policy on Vehicle Operation:
RedTree holds regular safety meetings which include safe-driver training and RedTree utilizes GPS tracking to monitor Vehicle operation.
9. Equipment: Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project. **Found under the Personnel and Equipment tab.**
10. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.

OFFICERS

PROPOSER: RedTree Landscape Systems, LLC

DATE: August 18, 2026

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
David Lucadano	President / Owner	Oversees Company Operations and Management	Holiday, FL
Pete Lucadano	CEO/ Owner	Oversees Company Operations and Finances	New Port Richey, FL

FOR PARENT COMPANY (if applicable)

SUPERVISORY PERSONNEL WHO WILL BE INVOLVED WITH THE WORK

PROPOSER: RedTree Landscape Systems, LLC

DATE: August 18, 2026

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME DEDICATED TO DISTRICT/ # OF ON-SITE DAYS PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Benjamin Garland	General Manager	Oversees entire Scope of Work	Holiday FL	As required	15	30
Martin Flores	Arborcare Supervisor	Arborcare Operations	Holiday FL	As required	22	22
Juan Flores	Landscape Installation Supervisor	Landscape Operations	Holiday FL	As required	18	20
John Burkett	Field Supervisor	GM Operations Supervisor	Holiday FL	As required	15	50
Matt Olson	Irrigation Manager	Irrigation Department Management	Holiday FL	As required	5	25
Kevin Smith	Landscape Manager	Landscape Management and Design	Holiday FL	As required	5	25

COMPANY OWNED MAJOR EQUIPMENT TO BE USED IN CONNECTION WITH THE WORK

PROPOSER: RedTree Landscape Systems, LLC

DATE: August 18, 2026

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
	Please see complete Equipment list under the Personnel and Equipment tab		

**PROPOSAL FORM
PART III -PRICING**

NOTE: This pricing form is intended to cover pricing for the initial one year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

**CATEGORY A
LANDSCAPE MAINTENANCE ITEMIZED PROPOSAL FORM - YEARS 1 & 2**

FUNCTION	FREQUENCY (PER YEAR)	PRICE (PER YEAR)
St. Augustine Mow	42	\$ 39,600.00
Bahia Mow	32	\$ 19,800.00
Lake Shore Mow	32	\$ 19,800.00
Edge (Bedlines)	21	\$ 1,980.00
Edge (Hardlines)	42	\$ 1,980.00
Monofilament Trim	42	\$ 1,980.00
Turf Fertilization	6	\$ 5,940.00
Turf Weed Control	52	\$ 3,960.00
Insect/Disease Control	52	\$ 3,960.00
Bed Weed Control	52	\$ 29,700.00
Shrub/Groundcover Trim	12	\$ 23,760.00
Perennial Maintenance	26	\$ 1,980.00
Shrub and Groundcover Fertilization	2	\$ 3,960.00
Natural Area Woodline Maintenance	12	\$ 5,940.00
Tree Pruning	12	\$ 5,940.00
Palm Pruning	1	\$ 5,940.00
Tree Fertilization	2	\$ 1,980.00
Palm Fertilization	2	\$ 1,980.00
Debris Disposal	52	\$ 5,940.00
Irrigation Management	52	\$ 11,880.00

CATEGORY A. 1ST YEAR LANDSCAPE MAINTENANCE TOTAL \$198,000.00

CATEGORY B - YEARS 1 & 2

MULCH ITEMIZED PROPOSAL

MATERIAL & FUNCTION	# OF BALES/CU.YDS.	UNIT PRICE	TOTAL PRICE
Medium Pinebark Mulch	400	\$65.00	\$26,000.00
Trenching	INCLUDED	INCLUDED	INCLUDED

Contractor is responsible for measuring and confirming the quantity of Medium pinebark mulch, with one (1) complete application per year at a depth of ONE AND ONE-HALF (1.5) inches.

ANNUAL MULCH TOTAL

\$26,000.00

The District reserves the right to subcontract out any and all mulching events.

*** Owner may purchase materials tax exempt; however proposal amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Proposal Price.**

SUPPLEMENTAL PRICING FORM - YEARS 1 & 2

1. Mini pinebark nuggets - (cost/yard, spread on site)	\$65.00
2. Grade A pinestraw (cost/bale, spread on site)	\$10.00
3. Additional Labor with truck and hand tools (cost/man hour)	\$45.00
4. Additional labor with truck and small power equipment (e.g., edger, blower, etc.) (cost/man hour)	\$45.00
5. Additional labor with truck and light power equipment (e.g., 36" and 52" walk mower) (cost/man hour)	\$45.00
6. Additional labor with truck and heavy power equipment a. 72" bush hog with operator (cost/man hour) b. 600 gallon minimum watering truck with operator (cost/man hour)	a. \$125.00 b. \$150.00
7. St. Augustine sod laid, non-site ready (cost/square foot)	\$2.00
8. Cost per hour a. General Laborer b. Supervisor and truck c. Irrigation Technician with one laborer & truck d. General repair and maintenance person that shall be required to perform these and other general maintenance task, e.g., replacement of light bulbs, pressure washing, general painting of signs and hardware. Price should include individual having transportation and supplying all tools and equipment needed to perform these tasks.	a. \$45.000 b. \$150.00 c. \$55.00 d. \$145.00
9. One inch (1") Irrigation Solenoid Valve,Toro P220S or better, installed with water-proof wiring.	\$375.00
10. Two inch (2") Irrigation Solenoid Valve,Toro P220S or better, installed with water-proof wiring.	\$550.00
11. Three inch (3") Irrigation Solenoid Valve, Toro P220S or better, installed with water proof wiring.	\$800.00
12. Hunter Pro-HC 24 zone Controller, installed and programmed.	\$950.00
13. Hunter Node 4 zone Battery Operator Controller, installed and programmed	\$375.00
14. Zum Model 48 Four (4") Gate Valve with fittings installed	\$2,500.00
15. Irrigation Inspection and Management under 2" included per Sect. X	\$11,800.00
16. Street tree prune per tree per 100 trees per P.O. per Sect.III Tree Maint.	\$50.00 each

The prices above shall be commensurate with the contract term.

SEASONAL COLOR INSTALLATION ITEMIZED PROPOSAL FORM - YEARS 1 & 2

QUANTITY	PLANT MATERIAL	SIZE	UNIT PRICE	TOTAL PRICE
0	Spring	4"	N/A	0
0	Summer	4"	N/A	0
0	Winter	4"	N/A	0

1ST YEAR SEASONAL PLANT INSTALLATION TOTAL	\$	N/A
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NOTE 1: Contractor shall be responsible for pricing installation of three (3) annual rotations.

NOTE 2: All annuals shall be 4" container-grown Grade "A" plants with multiple blooms at the time of installation.

NOTE 3: All prices should include soil amendments, mulch, labor, taxes, etc. associated with installation. All plants should be in bloom at time of planting.

NOTE 4: Specific colors and varieties shall be mutually approved by the District prior to installation.

NOTE 5: Contractor is responsible for the spacing of seasonal plants as shown below:

- a. Distance away from curbs, turflines, etc.
Annuals 10"
- b. On Center (o.c.) Spacings
Annuals 10"

The District reserves the right to subcontract out any and all annual planting events.

*** Owner may purchase materials tax exempt; however proposal amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Proposal Price.**

CATEGORY A - YEARS 3 & 4
LANDSCAPE MAINTENANCE ITEMIZED PROPOSAL FORM

FUNCTION	FREQUENCY (PER YEAR)	PRICE (PER YEAR)
St. Augustine Mow	42	\$ 40,788.00
Bahia Mow	32	\$ 20,394.00
Lake Shore Mow	32	\$ 20,394.00
Edge (Bedlines)	21	\$ 2,039.40
Edge (Hardlines)	42	\$ 2,039.40
Monofilament Trim	42	\$ 2,039.40
Turf Fertilization	6	\$ 6,118.20
Turf Weed Control	52	\$ 4,078.80
Insect/Disease Control	52	\$ 4,078.80
Bed Weed Control	52	\$ 30,591.00
Shrub/Groundcover Trim	12	\$ 24,472.80
Perennial Maintenance	26	\$ 2,039.40
Shrub and Groundcover Fertilization	2	\$ 4,078.80
Natural Area Woodline Maintenance	12	\$ 6,118.20
Tree Pruning	12	\$ 6,118.20
Palm Pruning	1	\$ 6,118.20
Tree Fertilization	2	\$ 2,039.40
Palm Fertilization	2	\$ 2,039.40
Debris Disposal	52	\$ 6,118.20
Irrigation Management	52	\$ 12,236.40

CATEGORY A. 1ST YEAR LANDSCAPE MAINTENANCE TOTAL \$203,940.00

CATEGORY B - YEARS 3 & 4

MULCH ITEMIZED PROPOSAL

MATERIAL & FUNCTION	# OF BALES/CU.YDS.	UNIT PRICE	TOTAL PRICE
Medium Pinebark Mulch	400	\$67.00	\$26,800.00
Trenching	INCLUDED	INCLUDED	INCLUDED

Contractor is responsible for measuring and confirming the quantity of Medium pinebark mulch, with one (1) complete application per year at a depth of ONE AND ONE-HALF (1.5) inches.

ANNUAL MULCH TOTAL

\$26,800.00

The District reserves the right to subcontract out any and all mulching events.

*** Owner may purchase materials tax exempt; however proposal amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Proposal Price.**

SUPPLEMENTAL PRICING FORM - YEARS 3 & 4

1. Mini pinebark nuggets - (cost/yard, spread on site)	\$65.00
2. Grade A pinestraw (cost/bale, spread on site)	\$10.00
3. Additional Labor with truck and hand tools (cost/man hour)	\$45.00
4. Additional labor with truck and small power equipment (e.g., edger, blower, etc.) (cost/man hour)	\$45.00
5. Additional labor with truck and light power equipment (e.g., 36" and 52" walk mower) (cost/man hour)	\$45.00
7. Additional labor with truck and heavy power equipment a. 72" bush hog with operator (cost/man hour) b. 600 gallon minimum watering truck with operator (cost/man hour)	a. \$125.00 b. 150.00
7. St. Augustine sod laid, non-site ready (cost/square foot)	\$2.00
9. Cost per hour a. General Laborer b. Supervisor and truck c. Irrigation Technician with one laborer & truck d. General repair and maintenance person that shall be required to perform these and other general maintenance task, e.g., replacement of light bulbs, pressure washing, general painting of signs and hardware. Price should include individual having transportation and supplying all tools and equipment needed to perform these tasks.	a. \$45.00 b. \$150.00 c. \$55.00 d. \$145.00
9. One inch (1") Irrigation Solenoid Valve,Toro P220S or better, installed with water-proof wiring.	\$375.00
10. Two inch (2") Irrigation Solenoid Valve,Toro P220S or better, installed with water-proof wiring.	\$550.00
11. Three inch (3") Irrigation Solenoid Valve, Toro P220S or better, installed with water proof wiring.	\$800.00
12. Hunter Pro-HC 24 zone Controller, installed and programmed.	\$950.00
13. Hunter Node 4 zone Battery Operator Controller, installed and programmed	\$375.00
14. Zurn Model 48 Four (4") Gate Valve with fittings installed	\$2,500.00
15. Irrigation Inspection and Management under 2" included per Sect. X	\$11,800.00
16. Street tree prune per tree per 100 trees per P.O. per Sect.III Tree Maint.	\$50.00 each

The prices above shall be commensurate with the contract term.

QUANTITY	PLANT MATERIAL	SIZE	UNIT PRICE	TOTAL PRICE
0	Spring	4"	N/A	0
0	Summer	4"	N/A	0
0	Winter	4"	N/A	0

NOTE 1: Contractor shall be responsible for pricing installation of three (3) annual rotations.

NOTE 2: All annuals shall be 4" container-grown Grade "A" plants with multiple blooms at the time of installation.

NOTE 3: All prices should include soil amendments, mulch, labor, taxes, etc. associated with installation. All plants should be in bloom at time of planting.

NOTE 4: Specific colors and varieties shall be mutually approved by the District prior to installation.

NOTE 5: Contractor is responsible for the spacing of seasonal plants as shown below:

c. Distance away from curbs, turflines, etc.
Annuals 10"

d. On Center (o.c.) Spacings
Annuals 10"

*** Owner may purchase materials tax exempt; however proposal amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Proposal Price.**

CATEGORY A - YEAR 5
LANDSCAPE MAINTENANCE ITEMIZED PROPOSAL FORM

FUNCTION	FREQUENCY (PER YEAR)	PRICE (PER YEAR)
St. Augustine Mow	42	\$ 42,011.64
Bahia Mow	32	\$ 21,005.82
Lake Shore Mow	32	\$ 21,005.82
Edge (Bedlines)	21	\$ 2,100.58
Edge (Hardlines)	42	\$ 2,100.58
Monofilament Trim	42	\$ 2,100.58
Turf Fertilization	6	\$ 6,301.75
Turf Weed Control	52	\$ 4,201.16
Insect/Disease Control	52	\$ 4,201.16
Bed Weed Control	52	\$ 31,508.73
Shrub/Groundcover Trim	12	\$ 25,206.98
Perennial Maintenance	26	\$ 2,100.58
Shrub and Groundcover Fertilization	2	\$ 4,201.16
Natural Area Woodline Maintenance	12	\$ 6,301.75
Tree Pruning	12	\$ 6,301.75
Palm Pruning	1	\$ 6,301.75
Tree Fertilization	2	\$ 2,100.58
Palm Fertilization	2	\$ 2,100.58
Debris Disposal	52	\$ 6,301.75
Irrigation Management	52	\$ 42,011.64

CATEGORY A. 1ST YEAR LANDSCAPE MAINTENANCE TOTAL \$210,058.20

CATEGORY B - YEAR 5

MULCH ITEMIZED PROPOSAL

MATERIAL & FUNCTION	# OF BALES/CU.YDS.	UNIT PRICE	TOTAL PRICE
Medium Pinebark Mulch	400	\$69.00	\$27,600.00
Trenching	INCLUDED	INCLUDED	INCLUDED

Contractor is responsible for measuring and confirming the quantity of Medium pinebark mulch, with one (1) complete application per year at a depth of ONE AND ONE-HALF (1.5) inches.

ANNUAL MULCH TOTAL

\$27,600.00

The District reserves the right to subcontract out any and all mulching events.

*** Owner may purchase materials tax exempt; however proposal amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Proposal Price.**

SUPPLEMENTAL PRICING FORM - YEAR 5

1. Mini pinebark nuggets - (cost/yard, spread on site)	\$65.00
2. Grade A pinestraw (cost/bale, spread on site)	\$10.00
3. Additional Labor with truck and hand tools (cost/man hour)	\$45.00
4. Additional labor with truck and small power equipment (e.g., edger, blower, etc.) (cost/man hour)	\$45.00
5. Additional labor with truck and light power equipment (e.g., 36" and 52" walk mower) (cost/man hour)	\$45.00
8. Additional labor with truck and heavy power equipment a. 72" bush hog with operator (cost/man hour) b. 600 gallon minimum watering truck with operator (cost/man hour)	a. \$125.00 b. \$150.00
7. St. Augustine sod laid, non-site ready (cost/square foot)	\$2.00
10. Cost per hour a. General Laborer b. Supervisor and truck c. Irrigation Technician with one laborer & truck d. General repair and maintenance person that shall be required to perform these and other general maintenance task, e.g., replacement of light bulbs, pressure washing, general painting of signs and hardware. Price should include individual having transportation and supplying all tools and equipment needed to perform these tasks.	a. \$45.00 b. \$150.00 c. \$55.00 d. \$145.00
9. One inch (1") Irrigation Solenoid Valve,Toro P220S or better, installed with water-proof wiring.	\$375.00
10. Two inch (2") Irrigation Solenoid Valve,Toro P220S or better, installed with water-proof wiring.	\$550.00
11. Three inch (3") Irrigation Solenoid Valve, Toro P220S or better, installed with water proof wiring.	\$800.00
12. Hunter Pro-HC 24 zone Controller, installed and programmed.	\$950.00
13. Hunter Node 4 zone Battery Operator Controller, installed and programmed	\$375.00
14. Zurn Model 48 Four (4") Gate Valve with fittings installed	\$2,500.00
15. Irrigation Inspection and Management under 2" included per Sect. X	\$11,800.00
16. Street tree prune per tree per 100 trees per P.O. per Sect.III Tree Maint.	\$50.00 each

The prices above shall be commensurate with the contract term.

SEASONAL COLOR INSTALLATION ITEMIZED PROPOSAL FORM -YEAR 5

QUANTITY	PLANT MATERIAL	SIZE	UNIT PRICE	TOTAL PRICE
0	Spring	4"	N/A	0
0	Summer	4"	N/A	0
0	Winter	4"	N/A	0

1ST YEAR SEASONAL PLANT INSTALLATION TOTAL	\$	<u>N/A</u>
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NOTE 1: Contractor shall be responsible for pricing installation of three (3) annual rotations.

NOTE 2: All annuals shall be 4" container-grown Grade "A" plants with multiple blooms at the time of installation.

NOTE 3: All prices should include soil amendments, mulch, labor, taxes, etc. associated with installation. All plants should be in bloom at time of planting.

NOTE 4: Specific colors and varieties shall be mutually approved by the District prior to installation.

NOTE 5: Contractor is responsible for the spacing of seasonal plants as shown below:

- e. Distance away from curbs, turfines, etc.
Annuals 10"
- f. On Center (o.c.) Spacings
Annuals 10"

The District reserves the right to subcontract out any and all annual planting events.

*** Owner may purchase materials tax exempt; however proposal amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Proposal Price.**

SUMMARY PROPOSAL FORM

Exterior Landscape Maintenance
MEADOW POINTE II CDD
Wesley Chapel, FL

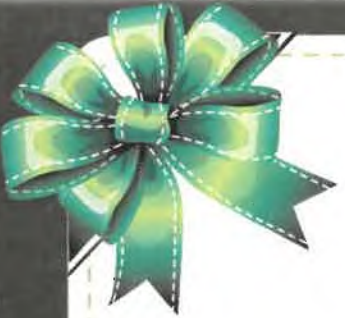
CATEGORY A. Landscape Maintenance Total	\$198,000.00
CATEGORY B. Mulching Total	\$26,000.00
1ST YEAR TOTAL PROPOSAL PRICE	\$224,000.00
2ND YEAR TOTAL PROPOSAL PRICE	\$224,000.00
3RD YEAR TOTAL PROPOSAL PRICE	\$230,740.00
4th YEAR TOTAL PROPOSAL PRICE	\$230,740.00
5th YEAR TOTAL PROPOSAL PRICE	\$237,658.20

***Unless prices are to remain the same throughout the initial contract term and each of the five possible annual renewal periods, the Proposer must supply a complete pricing form (of Category A, Category B, Supplemental Pricing, and Seasonal Color Installation) for each of the five possible annual renewal periods.**

IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.

MEADOW POINT II CDD

GIFT CERTIFICATES



**LANDSCAPE ENHANCEMENT
GIFT CERTIFICATE**

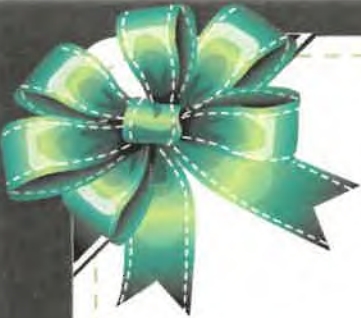
\$10,000.00
Valid for duration of
contract term only

This gift certificate is presented to:
Meadow Point II CDD

redtree
Landscape Systems

Terms & Conditions:
Upon acceptance of our landscape maintenance agreement, this gift certificate may be used toward the purchase of any new landscape services that we offer such as sodding, landscape replacement, tree work or landscape enhancements – excluding mulch. This one-time gift certificate is redeemable after our first 90 days of providing landscape maintenance services to your property.

Phone No. **1-888-RED-TREE** service@redtreelandscape.systems



**HURRICANE CLEAN-UP
GIFT CERTIFICATE**

\$10,000.00
Valid for duration of
contract term only

This gift certificate is presented to:
Meadow Point II CDD

redtree
Landscape Systems

Terms & Conditions:
Upon acceptance of our landscape maintenance agreement, this one-time gift certificate may be used toward any tree work or clean-up work related to a named hurricane only. This gift certificate is redeemable after our first 90 days of providing landscape maintenance services to your property.

Phone No. **1-888-RED-TREE** service@redtreelandscape.systems

AFFIDAVIT REGARDING PROPOSAL FORM

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through III) on behalf of RedTree Landscape Systems, LLC ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through III) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 18th day of August, 2026.



(Corporate Seal)

Proposer: RedTree Landscape Systems, LLC

Signature: [Signature]

By: David Lucadano

Title: President / Owner

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 18th day August, 2026, by David Lucadano, as President / Owner of RedTree Landscape Systems, who appeared before me this day in person, and who is either ☒ personally known to me, or ☐ produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)



Name: _____

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

**SWORN STATEMENT UNDER SECTION 287.133(3)(a), FLORIDA STATUTES,
REGARDING PUBLIC ENTITY CRIMES**

**THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER
OFFICIAL AUTHORIZED TO ADMINISTER OATHS.**

1. This sworn statement is submitted to Meadow Pointe II Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of President / Owner for RedTree Landscape Systems, LLC ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer's business address is 5532 Auld Lane, Holiday, FL 34690

4. Proposer's Federal Employer Identification Number (FEIN) is 82-3591450

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement:)
5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), *Florida Statutes*, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), *Florida Statutes*, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an "affiliate" as defined in Section 287.133(1)(a), *Florida Statutes*, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or,
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), *Florida Statutes*, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

X _____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

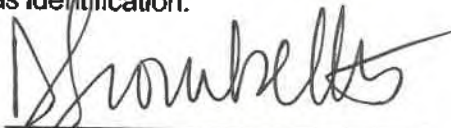
Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), *Florida Statutes*, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this 18th day of August, 2026.

Proposer: RedTree Landscape Systems, LLC
Signature: 
By: David Lucadano
Title: President / Owner

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 18th day of August, 2026, by David Lucadano, as President / Owner of RedTree Landscape Systems, LLC, who appeared before me this day in person, and who is either ☐ personally known to me, or ☐ produced as identification.



NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)



Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

**SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES, REGARDING
SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR SCRUTINIZED COMPANIES WITH
ACTIVITIES IN THE IRAN TERRORISM SECTORS LIST**

**THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER
OFFICIAL AUTHORIZED TO ADMINISTER OATHS.**

1. This sworn statement is submitted to Meadow Pointe II Community Development District ("District").
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of President / Owner for RedTree Landscape Systems, LLC. ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer's business address is 5532 Auld Lane, Holiday, FL 34690

4. Proposer's Federal Employer Identification Number (FEIN) is 82-3591450

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement :)
5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more.
6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List.
7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List.

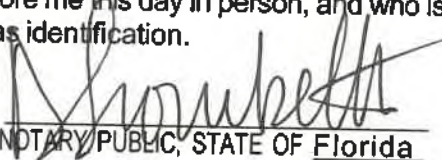
Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 18th day of August, 2026.

Proposer: RedTree Landscape Systems, LLC
Signature: 
By: David Lucadano
Title: President / Owner

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 18th day of August, 2026, by David Lucadano, as President / Owner of RedTree Landscape Systems, LLC, who appeared before me this day in person, and who is either ☒ personally known to me, or ☐ produced as identification.


NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



ANTI-HUMAN TRAFFICKING AFFIDAVIT

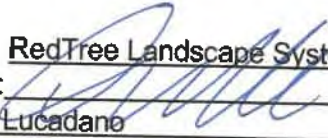
I, David Lucadano, as President / Owner, on behalf of RedTree Landscape Systems, LLC, a Florida limited liability company (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Dated: August 18, 2026

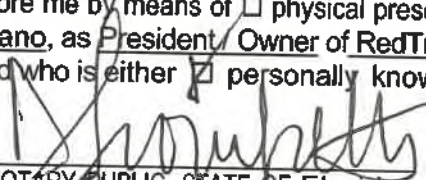
[Remainder of page intentionally left blank]

FURTHER AFFIANT SAYETH NAUGHT.

Proposer: RedTree Landscape Systems, LLC
Signature: 
By: David Lucadano
Title: President / Owner

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 18th day of August, 2026, by David Lucadano, as President / Owner of RedTree Landscape Systems, LLC, who appeared before me this day in person, and who is either ☒ personally known to me, or ☐ produced as identification.


NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



redtree
Landscape Systems



Personnel/Equipment



MEADOW POINTE II CDD LANDSCAPE MAINTENANCE PROGRAM STAFFING PLAN

Service	Assigned Staff	Days	Per	Work Description
Mowing	14	2	Week	Mowing, edging and line trimming of all turf areas. Includes debris and trash pick up and blowing of all hard surfaces.
Detail	6	2	Week	Shrub pruning, tree canopy elevations, planter bed weeding and herbicide application in all planter beds and pavement joints. Includes debris and trash pick up, removal and dumping.
Pest Control & Fertilization	2	4	Month	Fertilization and pest control for all ornamentals, palm trees and turf areas. Includes all necessary service calls at no additional charge.
Irrigation	2	1	Week	Comprehensive irrigation management checks on all common area and individual home irrigation systems. Includes service calls received throughout the week and monthly reports generated post inspection.
Arbor Care	3	12	Year	Trimming and booting of all palm trees, and structural elevation of all hardwood tree canopies. Includes any special pruning and removal projects that are out of the scope of the contract.
Mulch Installation	6	3	Year	Installation of designated mulch material in all existing planter beds at a potential frequency of (2) mulching events per year.
Account Management	2	52	Weeks	Consistent oversight of quality and field production, and interaction with District Management to assure expedited proposal submittals and efficient execution of requests.
Administrative Staff	8	52	Weeks	Live staffed Service Desk to accommodate any work order submitted by District Management and assure quick assignment of work task, communication of task being completed and supplemental necessary details back to District Management.



The New Standard in Landscape Maintenance

1.888.RED.TREE

EQUIPMENT LIST

TRUCKS



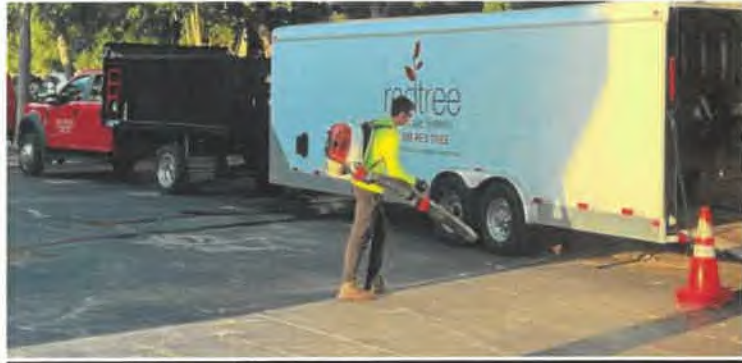
6	Ford F-150 Pick-Up Trucks
10	Ford F-250 Pick-Up Trucks
12	Ford F-350 Dump Trucks
18	Ford F-450 Dump Trucks
5	Ford F-550 Dump Trucks
4	Ford F-700 Dump Trucks
5	Isuzu NPR Dump Trucks
2	Isuzu NPR Pest Control Tanker Trucks
1	Mack R-Model Water Tanker Truck
1	Mack F-Model Trailer Hauling Truck
12	Ford Transit Irrigation Vans
76	TOTAL TRUCKS





The New Standard in Landscape Maintenance
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TRAILERS



18	20' Green Thumb Enclosed Trailers
14	24' Green Thumb Enclosed Trailers
8	16' Green Thumb Enclosed Trailers
4	12' Green Thumb Enclosed Trailers
6	20' Green Thumb Open Trailers
6	24' Big Tex Heavy-Duty Flatbed Trailers
56	TOTAL TRAILERS





The New Standard in Landscape Maintenance

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HEAVY EQUIPMENT



6	John Deere Skid Steers w/attachments
4	John Deere Front End Loaders
4	Vermeer 12" Diameter Wood Chippers
3	Nifty 60' Articulating Mobile Aerial Lifts
3	Vermeer Stump Grinders
11	John Deere Gators
4	Mobile Fertilizer & Pesticide Applicators
31	HEAVY EQUIPMENT





The New Standard in Landscape Maintenance

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LAWN MOWERS



5	36"	John Deere Stander Mowers
15	52"	John Deere Stander Mowers
17	60"	John Deere Riding Mowers
5	72"	John Deere Riding Mowers
14	48"	Ex-Mark Walk-Behind Mowers
18	52"	Ex-Mark Walk-Behind Mowers
28	60"	Ex-Mark Walk-Behind Mowers
6	60"	Scag Riding Mowers
5	48"	Walker Leaf-Vac Mowers
2	72"	John Deere Bushhog Tractors
110	TOTAL MOWERS	





The New Standard in Landscape Maintenance

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HAND TOOLS



125	Stihl Line Trimmers
145	Stihl Stick Edgers
154	Stihl Back-Pack Blowers
83	Stihl Hand-Held Blower
112	Stihl Chain Saws / Power Pruners
4	Mobile Power Blowers
8	Stihl Plant Augers
515	TOTAL HAND TOOLS





E-Verify Enrollment Verification

Company Name

RedTree Landscape Systems, LLC

Doing Business As (DBA) Name

Company ID

2394954

Enrollment Date

Mar 01, 2024

Employer Identification Number (EIN)

823591450

Unique Entity Identifier (UEI)

DUNS Number

051315696

Total Number of Employees

100 – 499

NAICS Cod

811

Sector

Other Services (Except Public Administration)

Subsector

Repair and Maintenance

My Company is configured to:

Verify Its Own Employees

Physical Address

5532 Auld Lane

Holiday, FL 34690

Mailing Address

Same as Physical Address




redtree
Landscape Systems

Experience

REFERENCES

Project Name/Location: The Preserve at Wilderness Lake CDD - Wesley Chapel

Contact: Tish Dobson Contact Phone: (813) 758-4841

Project Type/Description: Community Development District

Dollar Amount of Contract: \$260 K

How was the project similar to this project? _____

Similar scope of services.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

Grounds Maintenance, Fertilization / Pest Control, Irrigation, Landscaping, Seasonal Color and Arborcare.

List of equipment used on site: see equipment list included in this bid.

List of subcontractors used: RedTree will not be using any subcontractors in fulfillment of this contract.

Is this a current contract? Yes X No

Duration of contract: 2017 - present

Project Name/ Location: Westchase CDD - Tampa, FL

Contact: Dave Sylvanowicz Contact Phone: (813) 920-4268

Project Type/Description: Community Development District

Dollar Amount of Contract: \$850K

How was the project similar to this project? Similar scope of services.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

Grounds Maintenance, Fertilization / Pest Control, Irrigation, Landscaping, Seasonal Color and Arborcare.

List of equipment used on site: see equipment list included in the bid.

List of subcontractors used: RedTree will not be using any subcontractors in fulfillment of this contract.

Is this a current contract? Yes X No ____

Duration of contract: 2024 - present

Project Name/Location: The Verandahs CDD - Hudson, FL

Contact: Sean Craft Contact Phone: (813) 994-1001 x 7858

Project Type/Description: Community Development District

Dollar Amount of Contract: \$130K

How was the project similar to this project?

Similar scope of services.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.):

Grounds Maintenance, Fertilization / Pest Control, Irrigation, Landscaping, Seasonal Color and Arborcare.

List of equipment used on site: see equipment list included in the bid.

List of subcontractors used: RedTree will not be using any subcontractors in fulfillment of this contract.

Is this a current contract? Yes X No

Duration of contract: 2024 - present

Pest Control & Fertilization Licenses



State of Florida
Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

PEST CONTROL BUSINESS LICENSE

License Number: JH273633

REDTREE LANDSCAPE SYSTEMS
5532 AULD LANE, HOLIDAY, FL 34690

LAWN

This is to certify that the Pest Control firm named above is licensed under the provisions of the Florida Pest Control Law
Chapter 482, Florida Statutes.

WILTON SIMPSON
Commissioner of Agriculture

Issue Date: May 27, 2026

Expiration Date: May 31, 2027

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
CERTIFIED PEST CONTROL OPERATOR
Certificate # JF118508

Lucadamo, David
5532 Auld Lane
Holiday, FL 34690

Categories
LAWN

Issued: 06/03/2026

Expires: 06/01/2027

Signature of Certificate Holder

WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

Florida Department of Agriculture and Consumer Services

Category Key

FUM	Fumigation
WDO	Termites and Other Wood-Destroying Organisms
GHP	General Household Pest
LAWN	Lawn and Ornamental

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
CERTIFIED PEST CONTROL OPERATOR
Certificate # JF132079

Lucadamo, Peter
5532 Auld Lane
Holiday, FL 34690

Categories
LAWN

Issued: 06/03/2026

Expires: 06/01/2027

Signature of Certificate Holder

WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

Florida Department of Agriculture and Consumer Services

Category Key

FUM	Fumigation
WDO	Termites and Other Wood-Destroying Organisms
GHP	General Household Pest
LAWN	Lawn and Ornamental

Certified Arborist Designations



The International Society of Arboriculture

Hereby Announces That

Peter Lucadano

Has Earned the Credential

ISA Tree Risk Assessment Qualification

By successfully meeting ISA Tree Risk Assessment Qualification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council


Calllyn Pollman
CEO & Executive Director

21 March 2015

Issue Date

05 April 2020

Expiration Date



The International Society of Arboriculture

Hereby Announces That

Peter Lucadano

Has Earned the Credential

ISA Certified Arborist®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council


Calllyn Pollman
CEO & Executive Director

14 April 2007

Issue Date

30 June 2028

Expiration Date

FL-5612A

Certification Number



Best Management Practices



FNGLA Certifications





The Florida Nursery, Growers & Landscape Association
Confers on

David Lucadano
H05548

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 12/31/2027
Certified Since: 12/10/2003

Phillip Hisey, FNGLA President

Mary Mott, FNGLA Certification Director



Division of
CORPORATIONS
an official State of Florida website

Florida Limited Liability Company
REDTREE LANDSCAPE SYSTEMS LLC

Filing Information

Document Number	L17000248407
FEIN Number	82-3591450
Date Filed	12/05/2017
State	FL
Status	ACTIVE

Principal Address

5532 AULD LANE
HOLIDAY, FL 34690

Changed: 02/04/2019

Mailing Address

5532 AULD LANE
HOLIDAY, FL 34690

Changed: 02/04/2019

Registered Agent Name & Address

LUCADANO, PETER
5532 AULD LANE
HOLIDAY, FL 34690

Address Changed: 02/07/2019

Authorized Person(s) Detail

Name & Address

Title CEO

LUCADANO, PETER
5532 AULD LANE
HOLIDAY, FL 34690



State of Florida
Department of Agriculture and Consumer Services
Division of Consumer Services
2005 Apalachee Pkwy
Tallahassee, Florida 32399-6500

Registration No.: **AD2671**
Issue Date: October 15, 2023
Expiration Date: October 10, 2026

POST CERTIFICATE
CONSPICUOUSLY

License as Dealer in Agricultural Products

Section 604.13-604.30, Florida Statutes

REDTREE LANDSCAPE SYSTEMS LLC
5532 AULD LN
HOLIDAY, FL 34690-2203

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE



DUN & BRADSTREET REGISTRATION

The following is the Dun & Bradstreet D-U-N-S® Number for

REDTREE LANDSCAPE SYSTEMS LLC

5532 Auld Ln
Holiday, Florida 34690
727 919-3915

D-U-N-S number: 051315696






redtree
Landscape Systems

Financial Capability



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

STATEMENT OF FINANCIAL CAPABILITY

Founded in 2017 by David and Peter Lucadano, RedTree Landscape Systems is a privately-owned, privately funded full service landscape contractor based in Holiday, FL.

Recognized by *Lawn and Landscape* magazine as one of the fastest-growing, successful private landscape contractors in the United States, RedTree Landscape Systems benefits from both owners each having 40 years of leadership and commercial landscape experience in the Tampa Bay CDD and commercial market.

The company financial performance has tracked over the past 3 years as follows:

YEAR	REVENUE	EBITDA %	DEBT to EQUITY RATIO
2024	\$13.6 MM	18.6%	1.2
2025	\$15.5MM	17.4%	0.8
2026 (estimated)	\$17.8MM	19.3%	0.6

RedTree Landscape Systems continues to be recognized as a national leader in the Green Industry for innovation, growth, client retention and consistent service delivery. The following is the most recent feature article on RedTree Landscape Systems by *Lawn & Landscape* magazine from April 2026:

Been There, Done That

For RedTree's Peter Lucadano, the world of M&A and private equity involvement is nothing new.

BY KIM LUX, SENIOR EDITOR, LAWN & LANDSCAPE

PUBLISHED APRIL 07, 2026

For Peter Lucadano, the world of M&A and private equity involvement is nothing new.

In fact, his decades-long career in the green industry involved plenty of PE-backing back in the day.

"We've lived in acquisition," he says for him and his brother, Dave, who now own RedTree Landscape Systems — a \$17 million Florida company they founded in 2017.

But before there was RedTree, there was Luke Brothers — the brothers first foray into business ownership.

"We founded Luke Brothers Landscape Services when we were high school kids," Peter recalls. "We built that company from the ground up to a \$7 million business in 2004...we quickly realized it's hard to grow a company when you don't have any capital... so we went out to market to bring in an equity partner."

Lucadano says a private equity partner came in, purchased majority stock in the company and Luke Brothers went from \$7 million to \$19 million in a few years with branches all over Florida.

But the fairytale didn't last long, Lucadano notes.

"Our publicly traded partner started changing their leadership, and then that publicly traded partner's new leadership each had even more of a lack of willingness to be effective in the green industry. They were losing interest and heart in proceeding, and their approach became taking profits out of the hind of the customer, and we weren't in agreement with that," he says. "So, one-by-one each of us left."

Once both Dave and Peter were gone, Peter notes Luke Brothers lasted another year before it was out of business.

"When I finally left as president of the company, they ran Luke Brothers out of business in a little over a year," he remembers. "I left with a three-year noncompete, but when they went out of business a few of the customers they had left started calling me, so my brother and I got the band back together as they say."

In comes RedTree — the brothers latest venture that Peter says has continued to grow organically in it's nine years of business.

But that doesn't mean the offers from private equity firms aren't always pouring in.

"I get approached multiple times a week via phone calls, emails, letters, texts — everything. It's no different for other private operators," he says.

Lucadano says with platforms being the latest phase in the PE craze — he and Dave get pitched to start their own all the time.

"There are other entities who are looking for companies like RedTree that are very established, have larger revenues and their own systems — they'll pitch it to make us the platform company," he says. "They want to give us the money to go out and do more acquisitions and tuck those acquisitions under the RedTree brand."

But for now, the Lucadanos have no interest in selling. In fact, Peter says he likes that being family-owned and operated sets him apart in his market.

"As an owner/operator in the business, it's very interesting to watch my competitors completely change around me. It's gotten to the point where there are very few owner/operators who compete with us anymore. We're mostly competing against national companies," he says. "There's good and bad things with that, but we feel it's a positive because we can really present ourselves as a different option for clientele. We're the more personal option. Most of the bid presentations I go to now with multiple companies, myself or David, are the only owners present. Every other company is represented by business developers or regional managers, but not owners."

But even after a bad experience decades ago, Peter says he sees the merit in private equity's involvement in the green industry.

"I think it's a good thing for the industry — it's infused a lot of attention and capital into the green industry," he says. "I think it's also woken our client base up. For those of us in the commercial world...many of them had a different perspective toward the landscape industry. They didn't approach it with the same level of professionalism that they'd approach buying new vehicles or dealing with banks or attorneys — but it's woken them up because now they have to. They understand we're a professional industry too."

"I've found the days of clients trying to chop your price down just because are dying away," Lucadano adds.

Well what's down the road for RedTree? Peter says he and his brother are enjoying being back in business together and have no plans to slow down anytime soon. But will ever include any kind of acquisitions or equity investment? Who's to say.

"My brother and I are in our 50s and we've called this our true second act in life," he admits. "We're only in the midst of it and we're very thankful we have a great management team... We've found organic growth is still our best option. But we would not turn down the opportunity for us to do an acquisition. It could be a very real possibility in the future."

"Who knows what could happen down the road — we certainly are not on the market right now and it's not our intention," Lucadano adds.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/13/2026

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 Higginbotham Insurance Agency, Inc. 91 Lake Morton Drive Lakeland FL 33801	CONTACT NAME: Lauren Mueller PHONE (A/C, No, Ext): 863-688-5495 FAX (A/C, No): E-MAIL ADDRESS: StahlCertificatesLakeland@higginbotham.net
INSURED RedTree Landscape Systems, LLC 5532 Auld Lane Holiday FL 34690	INSURER(S) AFFORDING COVERAGE INSURER A : RetailFirst Insurance Company INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :
License#: 2081754 REDTAN-01	NAIC # 10700

COVERAGES**CERTIFICATE NUMBER:** 1582799304**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	ADOL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
A	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	52056705	10/5/2025	10/5/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

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

CERTIFICATE HOLDER**CANCELLATION**

For Informational Purposes Only

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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CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)
 4/1/2026

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 Shelton Financial Services Inc 1308 S Collins St Plant City FL 33563 INSURED Redtree Landscape Systems LLC 5532 AULD LN Holiday FL 34690		CONTACT NAME: Client Relations Department PHONE (A/C, No, Ext): (813) 708-9595 FAX (A/C, No): E-MAIL ADDRESS: ServicePC@GreatFlorida.com INSURER(S) AFFORDING COVERAGE INSURER A: Kinsale Insurance Company INSURER B: Rock Ridge Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:	
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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 ☐ PROJECT ☐ LOC OTHER:	X	X	0100440642-0	4/1/2026	4/1/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Deductible \$ 2,500
	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY						X
A	☐ UMBRELLA LIAB ☒ EXCESS LIAB ☐ OCCUR ☐ CLAIMS-MADE DED RETENTION \$	X	X	25776116	4/1/2026	4/1/2027	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$ PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						
A	Pollution Liability			0100440653-0	4/1/2026	4/1/2027	Pollution Liabili \$1,000,000 Aggregate Limit \$2,000,000 Deductible \$10,000

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

CERTIFICATE HOLDER
CANCELLATION

FOR INSURANCE VERIFICATION PURPOSES ONLY Redtree Landscape Systems LLC 5532 AULD LN Holiday FL 34690	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 <i>Tyrone Shelton</i>
---	---

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**Request for Taxpayer
Identification Number and Certification**
Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

- 1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

RedTree Landscape Systems, LLC

- 2 Business name/disregarded entity name, if different from above.

- 3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate
☐

- 4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) S
Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

Exempt payee code (if any)

Other (see instructions)

Exemption from Foreign Account Tax
Compliance Act (FATCA) reporting
code (if any)

- 3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions.

(Applies to accounts maintained
outside the United States.)

- 5 Address (number, street, and apt. or suite no.). See instructions.

Requester's name and address (optional)

5532 Auld Lane

- 6 City, state, and ZIP code

Holiday, FL 34690

- 7 List account number(s) here (optional)

--	--	--	--	--	--	--	--	--	--

Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number

or

--	--	--	--	--	--	--	--	--	--

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person

Peter Lucadano

Date **March 30th, 2026**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

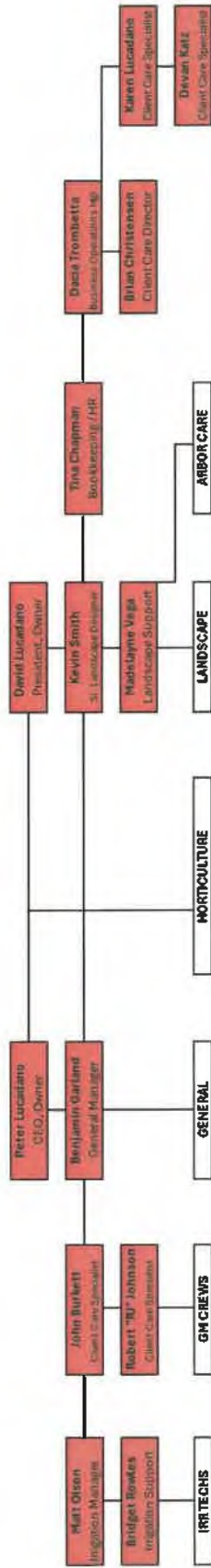



redtree
Landscape Systems

Understanding Scope of RFP



ORGANIZATIONAL CHART 2028





Meadow Pointe II CDD

Narrative Description and Operational Plan

All administration, landscape operations, and staging for this contract, will be based out of our corporate headquarters located at:

5532 Auld Lane
Holiday, FL 34690

Our corporate headquarters are owned by David and Peter Lucadano under the name Depco Visions LLC.

- 17-acre facility with on-site green waste disposal and recycling center.
- Over 20,000 sq. ft. of office and warehouse space.
- Tour of our facility is available by appointment

Crews will leave from our base of operations each morning and arrive at your property at approximately 7:30 AM and work on property until 4:00 PM.

Prior to leaving our base of operations each morning, each crew will partake in the following:

- Weekly safety meetings
- Pre-job prep and safety inspection to check all equipment, vehicles, and supplies.
- Fueling up of all equipment and vehicles.
- Loading up vehicles with ice, water, and supplies.
- Review plans, maps, and work orders for each designated section and scope of services.
- Sharpen and sterilize all mower and hedge trimmer cutting blades, chainsaw blades, and pruner blades.
- Clean vehicles and equipment.
- Dump and dispose of green waste debris from previous day's work.

General Manager:

Benjamin Garland

After Hours Contact (727) 810-4253

Oversees entire scope of services to ensure contract compliance, monitor quality, and support crews.



Owners / Technical Specialists and Contract Oversight:

David Lucadano

After Hours Contact (727) 919-3913

Peter Lucadano

After Hours Contact (727) 919-3915

Assure contract performance, oversee all company management and strengthen the Board / Contractor relationship.



Account Manager:

John Burkett

Contact (727) 267-2059

Responsible for overall daily Operations, Scheduling, and communications with all the crews and client, and inspection of overall property at the field level.



OPERATIONS:

GENERAL SERVICES GROUNDS MAINTENANCE – MOWING

Each ground maintenance (mowing crew) will consist of one (1) working crew supervisor and (5) additional crew members. Crew Supervisor will be identified distinctly in a full company uniform labeled with company name and personal name of supervisor. Crew members will be uniformed with company branded dry-fit shirts that are safety-yellow in color.

Each maintenance crew will be equipped with the following:

- Dump truck with large debris holding capacity
- 24' or longer enclosed trailer
- (8) Riding mulch-deck 60" or 72" John Deere ZTR mowers – Largest engines possible with high HP for high-speed mowing.
- (8) Walk-behind mulch-deck mowers 52" or 60" with Velke – Largest engines possible with high HP for high-speed mowing.
- (6) Walk-behind 21" mulching mowers
- (12) String trimmers
- (12) Edgers
- (12) Backpack blowers
- (2) Hurricane street blowers
- (2) Hand blowers
- (6) Extended hedge trimmers
- (6) Chainsaws
- (3) Power pruners
- (6) Backpack sprayers 4G
- Ladders
- Assorted hand tools, rakes, pruners, shovels, etc.
- Debris barrels & trash bags
- Rolling stock of repair tools and supplies for equipment Landscape operations
- Fuel/Oils
- Pesticides for weed control and Fire ants
- Large cooler of ice and water
- First Aid Kit
- Safety cones



Additional support crews (labor, equipment & vehicles) are available to help keep mowing operations on schedule.

GENERAL SERVICES GROUNDS MAINTENANCE – DETAILING:

Each grounds maintenance (detail crew) will consist of one (1) working crew supervisor and (4) additional crew members. Crew supervisor will be identified distinctly in a full company uniform labeled with company name and personal name of supervisor. Crew members will be uniformed with company branded dry-fit shirts that are safety-yellow in color. All detail crew members will be equipped with hand-pruners and sheathes to properly hand prune plants in order to assure proper health, development, and sustainability of plants.

Each detail crew will be equipped with the following:

- Ford F-450 dump truck with large debris holding capacity
- John Deere Gator Utility vehicle with debris trailer
- 16' or longer enclosed or dump trailer
- (6) String Trimmers
- (6) Edgers
- (6) Backpack blowers
- (2) Hand blower
- (10) Extended hedge trimmers
- (6) Chainsaw
- (6) Power pruner
- (12) Backpack sprayers 4G
- Ladders
- Assorted hand tools, rakes, pruners, shovels, etc.
- Debris barrels & trash bags
- Rolling stock of repair tools and supplies for equipment and Landscape operations
- Fuels/Oil
- Pesticides for weed control, IPM, and Bees/Wasps
- Large cooler of ice and water
- First Aid Kit
- Safety cones



Additional support crews (labor, equipment & vehicles) are available to keep detailing operations on schedule.

TURF / TREE / SHRUB CARE

Should you choose this service option, each Horticultural crew will consist of (1) working lead Horticulturist / Pest Control Operator and (1) Assistant Technician. Lead Horticulturist identified distinctly in a full company uniform labeled with company name and personal name of supervisor.

Each Horticultural crew will be equipped with the following:

- Isuzu flatbed spray truck with 400-500G spray tank
- John Deere Gator with 150G spray tank
- 16' enclosed trailer
- (2) Bumblebee spreader & sprayer applicator
- (6) Hand spreaders
- (8) Backpack sprayers 4G
- (2) Backpack blowers
- Pesticide for IPM & Applications
- Fertilizer for applications
- Spill kits
- Pesticide application stakes & signs
- Safety cones
- Respirators
- Boots & other safety attire

Horticultural crew will visit the property (2) times per month to perform scheduled fertilization applications and to perform Integrated Pest Management (IPM) treatments.



IRRIGATION

Irrigation crew will consist of one (1) working lead technician and (1) assistant technician. Lead technician will be identified directly in a full company uniform and different color labeled with company name and personal name of supervisor. Assistant will be uniformed with company branded dry-fit shirts that are safety-yellow in color.

Irrigation crew will be equipped with the following:

- Ford Transit Van (to store a decent array of fast moving parts)
- John Deere Gator Utility vehicle
- Vermeer trencher when needed
- Appropriate controller remotes
- Wire tracker
- Tools & supplies
- Rolling stock of irrigation parts, wire, fittings, etc.
- Safety cones
- Safety kit
- Cooler of ice & water
- Irrigation flags



Additional support crews, technicians, helpers, equipment, vehicles, parts, and supplies are available and will be brought in to assist with project when needed.

ARBOR CARE CREW

Our ISA Certified Arborists, climbers, and ground-crews will perform the annual palm pruning and structural pruning requirements of the contract.

Each crew is equipped with a chip/dump truck, chipper shredder, portable aerial lift with 60' reach, chainsaws, and multiple types of pruning tools and ladders. Company uniforms and no sub-contracting.

The Arbor-Care crews are available to handle any type of tree work such as removals, pruning, and stump-grinding.



ADMINISTRATION / OFFICE / SUPPORT

Our fully staffed office based in Holiday Florida will assist with the ongoing management and operations of landscape service to your property.

MONTHLY LANDSCAPE INSPECTION

RedTree Landscape Systems will participate in the monthly landscape inspections and provide the following:

- (1-2) John Deere Gator Utility Vehicles – 4 seaters
- Account Manager participation
- Field Supervisor participation – when available
- Horticulturist
- Senior Landscape Manager/Technician
- An owner of our firm – when available





The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapestems.com

5532 Auld Lane, Holiday FL 34690

Meadow Pointe II CDD

HURRICANE / LARGE SCALE STORM
EMERGENCY RESPONSE PLAN

Before The Storm

- If your irrigation system is fed off a well, we will shut your pumps down to prevent any mainline leaks that could develop from storm damage through the storm.
- We are assuring internally that we are well-equipped and stocked to handle post-storm response in an effective and orderly manner.

Storm Emergencies

- We will attempt to inspect your property as soon as we are physically able to do so. We also will be accessible to receive **emergency phone calls** from you or your authorized representatives to address the following emergency scenarios:
 - **Fallen trees blocking roadways.**
 - **Fallen trees blocking walkway access to homes.**
 - **Fallen trees on homes / structures.**
 - **Fallen trees on vehicles.**
 - **Irrigation break involving running water / flooding.**
- To report any one of the above-stated emergency scenarios, please assure that an authorized person representing your property contact:
 - **Pete Lucadano: (727) 919-3915**
 - **David Lucadano: (727) 919-3913**
 - **Rafael Rosario: (727) 477-4829**
 - **Ben Garland: (727) 810-4253**
 - **John Burkett: (727) 267-2059**

After The Storm

After the storm has left our area and conditions are safe for our staff to access allowable areas, we will immediately begin the process of inspecting properties and addressing service in a three-phase manner as follows:

PHASE 1 - EMERGENCIES (as listed above): Fallen trees will be cut and safely stacked close to the area of origin. Crews will then move on to address the next emergency until we are assured that all emergency scenarios on each of our client properties are addressed.

PHASE 2 - LARGE AESTHETICS: Fallen trees throughout the property that are not considered emergencies will either be re-planted / staked or removed, cut up and stored in piles located in safe locations throughout the property. This process will be performed in order of need until we are assured that all such needs on each of our client properties are addressed.

PHASE 3 - AESTHETICS: Small debris, branches and necessary blowing will be performed throughout the property. Debris will be stacked in piles located in safe locations throughout the property. This process will be performed in order of need until we are assured that all such needs on each of our client properties are addressed.

PHASE 4 - DEBRIS PICK-UP: As a last step in the storm clean-up process, debris piles will be removed from the property.

Project Component	Description
Emergency Storm Response	• Immediate emergency response team to remove trees from blocking streets, sidewalks and doorways. • Immediate emergency response team to remove trees off of structures or vehicles. • Crew will cut and stack debris in a safe location for removal at a non-emergency time. • Crew consists of (3) skilled arbor care specialists, a large grapple loader, a chipper, an aerial device, dump trucks and all necessary chainsaws / roping systems. • A Certified Arborist will direct the crew and be onsite to document conditions for insurance claims.
Post-Storm Property Service Recovery (Arbor Care)	• Post-emergency removal of fallen trees. • Post-emergency removal of large fallen debris. • Post-emergency stump grinding. • Includes debris removal, hauling fees and dumping fees. • Crew consists of (3) skilled arbor care specialists, a large grapple loader, a chipper, an aerial device, dump trucks and all necessary chainsaws / roping systems. • A Certified Arborist will direct the crew and assure that all damaged trees are properly assessed for hazard declarations or restorative pruning instruction.
Post-Storm Property Service Recovery	• Post-emergency removal of fallen light to medium debris. • Blowing of all hard surface areas. • Includes debris removal, hauling fees and dumping fees. • Crew consists of (6) grounds maintenance specialists. • Note that this work can be traded for scheduled / contracted grounds maintenance services if the Client so chooses.

Pricing Schedule

Service Component	Description	Hourly Rate
Heavy Equipment	Loader / skid steer / grapple unit	\$ 300.00
Wood Chipper	12" Diameter chipper	\$ 250.00
Tree Specialist	Trained climber	\$ 200.00
Heavy Equipment Operator	Operator of heavy equipment	\$ 150.00
Chainsaw Operator	Operator of chainsaw on ground	\$ 95.00
General Labor	Labor to drag debris, rake and load	\$ 75.00
Truck Load of Debris	Loading, hauling and dumping fees per truck	\$ 900.00
Mobilization	Per day mobilization of staff and equipment	\$ 500.00

Pre-Approved Authorization Amount (Not To Exceed Without Additional Approval):

\$ _____

NOTE: Pre-approved clients receive first and priority response over any clients requesting proposals post the storm. After a storm, management time to prepare proposals is limited and it is a secondary activity to disaster relief and recovery for those clients who request and approve immediate action on their properties.

Authorized Board Representative

Title of Authorized Representative

Date of Approval



LANDSCAPING MAINTENANCE
MAINTAIN | ENHANCE | COMMUNICATE

Meadow Pointe II CDD

30051 County Line Road, Wesley Chapel, FL 33543

SUBMITTED TO

Lee Graffius
Meadow Pointe II CDD

SUBMITTED BY

Neil McFadyen
ASI Landscapes

DATE SUBMITTED

August 19, 2026

ASI Landscapes

9702 Harney Road, Thonotosassa FL 33592 · 813-948-3938 · neil.mcfadyen@yardnique.com
www.yardnique.com

Lee Graffius

Meadow Pointe II CDD

30051 County Line Road, Wesley Chapel, FL 33543

Dear Lee Graffius,

On behalf of ASI Landscapes, we are pleased to present this landscape maintenance proposal for Meadow Pointe II Community Development District, located at 30051 County Line Road, Wesley Chapel, FL 33543. ASI Landscapes has built a strong reputation serving CDDs and HOAs throughout the greater Tampa Bay area, and we understand the unique expectations, operational standards, and community pride that define a well-maintained CDD property. We welcome the opportunity to demonstrate our commitment to excellence at Meadow Pointe II and look forward to building a long-term partnership with your Board and management team.

Our proposal outlines a comprehensive, full-service landscape maintenance program designed to preserve and enhance the aesthetic appeal of Meadow Pointe II throughout all maintained zones. It is important to note that mulch and annual color installations have been included in our pricing schedule and are available for installation at the Board's discretion, allowing your team the flexibility to deploy those enhancements as the budget and seasonal calendar permit. Additionally, while the Clubhouse is designated as Zone 3 within our route structure, please be assured that this high-visibility area will receive focused daily and weekly attention as our crews work through the surrounding zone routes — ensuring that the community's centerpiece always reflects the standards your residents expect.

Our proposed pricing for Year 1 is detailed in the attached schedule, broken down by service category and zone for full transparency. This agreement is structured as a five-year term, providing Meadow Pointe II with pricing stability and long-term planning certainty. To keep pace with operational costs while remaining fair and predictable, a five percent increase will be applied at the third-year renewal and again at the fifth-year renewal. No increases are scheduled in Years 1, 2, or 4, giving the Board a clear and manageable financial outlook for the duration of the contract.

At ASI Landscapes, CDD and HOA communities are the cornerstone of our business. We understand that consistent, accountable service is non-negotiable in a community setting, and we staff accordingly. Our crews operate on defined route schedules with on-site supervision to ensure quality control, adherence to scope, and timely completion of all maintenance activities. Our management team remains readily accessible to address

Board concerns, respond to resident feedback, and coordinate any special service needs that arise throughout the year. Communication is not an afterthought — it is a core part of how we do business.

We would welcome the opportunity to walk the property with you at your convenience to review our proposed scope in detail, answer any questions you or the Board may have, and demonstrate firsthand our approach to community landscape management. Please do not hesitate to reach out at any time. We are confident that ASI Landscapes is the right partner for Meadow Pointe II CDD, and we look forward to earning your trust.

Respectfully submitted,

A handwritten signature in black ink that reads "Neil McFadyen". The script is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Neil McFadyen

ASI Landscapes

727-610-1483

neil.mcfadyen@yardnique.com

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PROPOSAL FORM

MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS LANDSCAPE MAINTENANCE SERVICES - EVALUATION CRITERIA

1. *Personnel & Equipment*

Points Possible 20

Points Awarded

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels; capability of performing the work; geographic location; subcontractor listing; inventory of all equipment; etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc., with proposal. Please also provide evidence of the proposer's ability to meet deadlines and be responsive to client needs.

2. *Experience*

Points Possible 25

Points Awarded

A full twenty-five (25) points will be awarded to the Proposer which clearly distinguishes past & current record and experience of the Proposer in similar projects; volume of work previously awarded to the firm; past performance in any other contracts; etc.

3. *Understanding Scope of RFP*

Points Possible 15

Points Awarded

This category addresses the following issues: Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including pricing, scheduling, staffing, etc.? Does it demonstrate clearly the ability to perform these services? Were any suggestions for "best practices" included? Does the proposal as a whole appear to be feasible, in light of the scope of work? Did the contractor use the forms provided from the Project Manual in responding to the proposal?

4. *Financial Capacity*

Points Possible 5

Points Awarded

This category addresses whether the Proposer has demonstrated that it has the financial resources and stability as a business entity necessary to implement and execute the work. Proposer should include proof of ability to provide insurance coverage as required by the District as well as audited financial statements, or similar information.

5. Price

Points Possible 20

Points Awarded

Twenty (20) points will be awarded to the Proposer submitting the lowest bid (the Contract Amount). AN AVERAGE OF ALL FIVE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST, SECOND, THIRD AND FOURTH ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation.

EXAMPLE: Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20). $(210,000/265,000) \times 20 = 15.85$, therefore, Contractor "B" will receive 15.85 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20). $(210,000/425,000) \times 20 = 9.88$, therefore, Contractor "C" will receive 9.88 of 20 points.

6. Reasonableness of ALL Numbers

Points Possible 15

Points Awarded

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided, including all parts of the pricing as well as unit costs from the additional schedules.

Proposer's Total Score

Points Possible 100

Points Awarded

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida

COUNTY OF Pinellas

Before me, the undersigned authority, appeared the affiant, Neil McFadyen, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Regional Leadership for Business Development, for ASI Landscapes ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to Meadow Pointe II Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

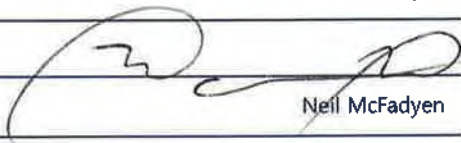
5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s: N/A.

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after issuance of the Project Manual (i.e., by no later than Wednesday, July 29, 2026, at 10:00 AM (EDT)), the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this 18th, day of August, 2026

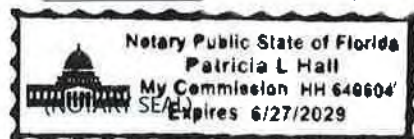
Proposer	ASI Landscapes
Signature	
By	Neil McFadyen
Title	Regional Leadership Business Development

(Corporate Seal)

STATE OF Florida

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th, day of August 2026, by Neil McFadyen, as Regional Leadership Business Development for ASI Landscapes, who is ☒ personally known to me or ☐ has provided _____ as identification, and who ☐ did / ☐ did not take an oath.



NOTARY PUBLIC, STATE OF Florida

Name Patricia L Hall

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Patricia L Hall

PROPOSAL FORM

PART I - GENERAL INFORMATION AND EXPERIENCE

1. Proposer: [Company Name] ASI Landscapes

☒ A Partnership

☐ A Corporation

☒ A Subsidiary Corporation

2. Parent Company Name Yardnique Inc.

3. Parent Company Address:

Street Address 10014 Chapel Hill Road

P. O. Box (if any)

City Morrisville

State NC

Zip Code 27560

Telephone 919-388-9879

Fax no.

1st Contact Name Alan Anders

1st Contact Name - Title VP of Business Development

2nd Contact Name Bill Davoli

2nd Contact Name - Title COO

4. Proposer Company Address (if different):

Street Address 9702 Harney Road

P. O. Box (if any)

City Thonotosassa

State FL

Zip Code 33592

Telephone 813-948-3938

Fax no.

1st Contact Name Neil McFadyen

1st Contact Name - Title Regional Leadership Business Development

2nd Contact Name Dominick Portoghese

2nd Contact Name - Title Director of Business Development - FL

5. List the location of the office from which the Proposer would provide services to the District.

Street Address 9702 Harney Road

City Thonotosassa

State FL

Zip Code 33592

Telephone 813-948-3938

Fax No.

1st Contract Name Jeff Myers

1st Contract Name - Title Area Operations Manager

6. Is the Proposer incorporated in the State of Florida? Yes X No ()

6.1 If yes, provide the following:

Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes X No ()

If no, please explain

N/A

Date incorporated N/A

Charter No. N/A

6.2 If no, provide the following:

The State with whom the Proposer's company is incorporated. Delaware

Is the company in good standing with the State? Yes X No ()

If no, please explain

n/a

Date incorporated 04/07/2021

Charter No. 20211784243

Is the Proposer's company authorized to do business in the State of Florida?

Yes X No ()

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes X No () If yes, please provide the following information for each project (attach additional sheets if necessary): See Client References Section for additional projects.

Project Name/Location: Fishhawk Ranch CDD

Contact: Eric Dailey

Contact Phone: 813-575-1955

Project Type/Description: Full Service Maintenance

Dollar Amount of Contract: \$1.4M

Scope of Services for Project:

General maintenance, irrigation, and agronomic services

Dates Serviced: 2024 - Current

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year.

(23) \$6,821,401.00

(24) \$7,432,694.00

(25) \$8,598,381.00

9. Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The project must include irrigation maintenance as well. Attach additional sheets as necessary.

Project Name/Location: Epperson North CDD

Contact: Heath Beckett

Contact Phone: 321-263-0132

Project Type/Description: Full Service Maintenance

Dollar Amount of Contract: \$567,000.00

How was the project similar to this project? CDD governed

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.):

Monthly irrigation and agronomy services for community sub-association, entryways, perimeter grounds, roadways, parks, ponds, and trails

List of equipment used on site:

Zero-turn, stand-on, walk-behind mowers, hand-held power equipment (See equipment list for detail relating to this property bid.

List of subcontractors used: Southeast Spreading, Oak Tree, Tree Mart

Is this a current contract? Yes ___ No ___ Yes

Duration of contract: 2025 - current

Project Name/Location: Spring Lake CDD

Contact: Eric Dailey

Contact Phone: 813-575-1955

Project Type/Description: Full Service Maintenance

Dollar Amount of Contract: \$225,000.00

How was the project similar to this project? CDD Governed

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.):

Monthly irrigation and agronomy services for community sub-association, entryways, perimeter grounds, roadways, parks, ponds, and trails

List of equipment used on site:

Zero-turn, stand-on, walk-behind mowers, hand-held power equipment (See equipment list for detail relating to this property bid.

List of subcontractors used: Southeast Spreading, Oak Tree, Tree Mart

Is this a current contract? Yes ___ No ___ Yes

Duration of contract: 2024 - current

Project Name/Location: TPost CDD 6&7

Contact: Mark Vega

Contact Phone: 813-295-5455

Project Type/Description: Full Service Maintenance

Dollar Amount of Contract: 160000

How was the project similar to this project? CDD Governed

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.):

Monthly irrigation and agronomy services for community sub-association, entryways, perimeter grounds, roadways, parks, ponds, and trails

List of equipment used on site:

Zero-turn, stand-on, walk-behind mowers, hand-held power equipment (See equipment list for detail relating to this property bid.

List of subcontractors used: Southeast Spreading, Oak Tree, Tree Mart

Is this a current contract? Yes ___ No ___ Yes

Duration of contract 2026 - current

10. What are the Proposer's current insurance limits?

General Liability \$1,000,000

Automobile Liability \$1,000,000

Umbrella Coverage \$2,000,000

Workers' Compensation \$1,000,000

Expiration Date 04/30/2027

11. Licensure: Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing: Yes

12. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes () No X If so, state the name(s) of the company (ies):

Name(s) of the company(ies) N/A

The state(s) where barred or suspended N/A

State the period(s) of debarment or suspension N/A

13. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it? Yes () No X If so, where and why?

If so, where and why N/A

14. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract? Yes () No X If so, state name of individual, other organization and reason therefore.

Officer or partner failed duties - Yes/No N/A

Name of individual, other organization and reason therefore

N/A

15. List any and all litigation to which the Proposer, any personnel to work at Concord Station, any officer and/or employee of the Proposer has been a party in the last five (5) years.

Floralawn vs. Plexu Capital LLC and Yardnique Inc. 5/2024. This litigation is against the corporate entity and is not directly associated with ASI landscapes

16. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes () No X If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof.

17. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service:

Fishhawk Ranch CDD - Eric Dailey - (813) 575-1955 - \$1.4M - 2024 - current

Tpost CDD 6 & 7 - Mark Vega - (813) 295-5455 - \$150K - 2026 - current

Epperson North CDD - Garrett Marshall - (404) 760-6156 - \$567K - 2025 - current

Panther Trace CDD - Ana Ramirez - (813) 671-0831 - \$257K - 2026 - current

Hunter's Creek Community - Seth Emmons - (407) 240-6000 - \$1.4M - 2020 - current

18. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:

Innovo Living - Tampa (ASI) - Juan Hanson 813-575-1955 - 8/2025 (SOW vs. Client Expectations.

PGA Superstore - West Palm (Precision) - Clairbel Sanchez claribelsanchez@benderson.com - 11/2025 (Quality)

Vista Bay - Jacksonville (Yardnique) - Keetah Adair 904-642-8558 - 6/2026 (Pricing)

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the District or their authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the District should consider the Proposer for proposing on the landscape and irrigation maintenance services request for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

PROPOSAL FORM

PART II - PERSONNEL AND EQUIPMENT

1. List the location of the Proposer's office, which would perform work for the District.

Street Address 9702 Harney Road

P. O. Box (if any) _____

City Thonotosassa

State FL

Zip Code 33592

Telephone 813-948-3938

Fax no.

1st Contact Name Richard Hessler

1st Contact Name - Title District Operations Manager

2nd Contact Name Jeff Myers

2nd Contact Name - Title Area Operations Manager

2. Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:

2 Supervisors, who will be onsite 2 days per week;

2 Technical personnel, who will be onsite 2 days per month; and

5 Laborers, who will be onsite 2-3 days per week.

3. Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.

4. Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes X No ___ If yes, please provide the following information for each person (attach additional sheets if necessary):

Name Mike Trump

Position / Certifications State Irrigation License

Duties / Responsibilities Trainer/Lead Irrigation Manager

% of Time to Be Dedicated to This Project 5

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location Various

Contact Joe Amarosa, Regional Operations Manager

Contact Phone 813-701-1179

Project Type/Description HOA/CDD

Duties / Responsibilities Advisory and Inspection

Dollar Amount of Contract \$1M+

Proposer's Scope of Services for Project

Full Service Maintenance

Dates Serviced Current contracts

5. Subcontractors

Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes

For each subcontractor, please provide the following information (attach additional sheets if necessary):

Subcontractor Name Southeast Spreading

Street Address 6089 Janes LN

P. O. Box (if any) _____

City Naples

State FL

Zip Code 34109

Telephone 239-332-2595

Fax no. _____

1st Contact Name Beth Hillstrom

1st Contact Name - Title Office Administrator

2nd Contact Name Brian Khoeler

2nd Contact Name - Title Sales Representative

Proposed Duties / Responsibilities Mulch

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location Fishhawk Ranch CDD

Contact Josh Croy

Contact Phone 813-808-9449

Project Type/Description Maintenance (Full Service

Dollar Amount of Contract \$116,300.00

Proposer's Scope of Services for Project

Property Mulch

Dates Serviced Current

6. Security Measures: Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:

All services under the contract will be performed by ASI employees or subcontractors registered under our associations. Registrations include insurance documentation, clean background screening, clean drug screening and e-verification.

7. Does your company have a policy on drug screening Yes X No () and/or preemployment drug screening Yes X No ()? If so, please describe the policy:

Applicants for employment with the company who receive a conditional job offer may be required to undergo drug and/or alcohol testing. Employees may be subject to a drug and/or alcohol test post- or near-accident, when there is reasonable suspicion that they may be under the influence of illegal drugs or alcohol, on a random basis, or when such testing is required by federal law. Failure to undergo, complete or cooperate with testing as requested (including but not limited to completing authorization forms, interference or attempted interference with testing) or a confirmed positive or adulterated alcohol and/or illegal drug result will result in the revocation of the job offer or, in the case of an employee, disciplinary action up to and including immediate termination. Persons who are notified of a positive result have the right to have the sample retested at the same or another approved lab provided that they submit the request within 90 days of the date the lab

advised the company of the result and pay for expenses associated with chain of custody, shipping and retesting of the sample.

8. Does your company conduct safe-driver training, utilize vehicle tracking or any technologies to monitor vehicle operation? Yes X No (). Describe policy on Vehicle Operation:

The company prohibits employees from talking, texting, e-mailing or otherwise using a device while operating a company vehicle or while operating a personal vehicle on company business. For their own health and safety and the health and safety of others, employees should not use their devices while operating vehicles of any kind or working in hazardous areas

9. Equipment: Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.

10. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.

OFFICERS

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Joe Chiellini	Senior Vice President	Executive Oversight	Tampa, FL

FOR PARENT COMPANY (IF APPLICABLE)

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Brian DuMont	Founder/President	Executive Oversight	Morrisville, NC
Rob Wood	CFO	Executive Oversight	Morrisville, NC

PROPOSER: ASI LANDSCAPES

DATE: 08/18/2026

SUPERVISORY PERSONNEL WHO WILL BE INVOLVED WITH THE WORK

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME DEDICATED TO DISTRICT/ # OF ON-SITE DAYS PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Joe Amarosa	Regional Operations	Management/Leadership	Tampa	5	3	25

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME DEDICATED TO DISTRICT/ # OF ON-SITE DAYS PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Richard Hessler	District Manager	Management/Operations	Tampa	10	2	15
Jeff Myers	Area Operations	Management/Operations	Tampa	15	3	25
Mike Trump	State Irrigation Manager	Irrigation Training/Oversight	Central	5	5	30
Johannes Maceira	Account Manager	Client Relations	Tampa	20	3	6
Benji Jimenez	Projection Manager	Operations	Tampa	35	7	20
Robert Tabone	Agronomics Manager	Fertilization/AGRO	Tampa	10	6	30

COMPANY OWNED MAJOR EQUIPMENT TO BE USED IN CONNECTION WITH THE WORK

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
2	Exmark Lazer Z S/E-Series (72"-96"); John Deere Z960M, Z930M; Toro Z Master 4000;	2	Thonotosassa
2	Exmark Vertex S/E-Series (36"-60"); Toro Grandstand (36"-60"); Wright Stander	2	Thonotosassa
1	Honda HRN; Toro 21" commercial	2	Thonotosassa
4	Stihl BR600, BR460, BR430Z; Echo PB-9010T, PB-770T; Billy Goat Hurricane push blower	2	Thonotosassa
4	Stihl FS91, FS91R; Shindaiwa T262; Echo PAS-280, PPT-2620H	2	Thonotosassa
4	Stihl HL94K, HL91K; Shindaiwa FH235; Echo SHC-2620S	2	Thonotosassa
4	Stihl FC91; Shindaiwa LE262; Echo PE-2620	2	Thonotosassa
2	Isuzu NPR cab-over; Mitsubishi Fuso; Ford F-350	2	Thonotosassa
2	Ford F-250; Chevrolet Silverado 2500; RAM 2500	2	Thonotosassa
2	Triple Crown; Big Tex; PJ; East Texas; Worldwide	2	Thonotosassa
1	Assorted open-deck units in service	2	Thonotosassa

PROPOSAL FORM PART III – PRICING

Meadow Pointe II CDD

NOTE: This pricing form is intended to cover pricing for the initial one year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

CATEGORY A LANDSCAPE MAINTENANCE ITEMIZED PROPOSAL FORM

FUNCTION	FREQUENCY (PER YEAR)	PRICE (PER YEAR)
St. Augustine Mow	42	\$55,860
Bahia Mow	32	\$41,500
Lake Shore Mow	32	\$24,320
Edge (Bedlines)	21	\$5,560
Edge (Hardlines)	42	\$11,191
Monofilament Trim	42	\$13,406
Turf Fertilization	6	\$19,216
Turf Weed Control	52	\$3,392
Insect/Disease Control	52	\$3,360
Bed Weed Control	52	\$325
Shrub/Groundcover Trim	12	\$22,800
Perennial Maintenance	26	\$4,560
Shrub and Groundcover Fertilization	2	\$1,301
Natural Area Woodline Maintenance	12	\$4,381
Tree Pruning	12	\$3,200
Palm Pruning	1	\$5,225
Tree Fertilization	2	\$542
Palm Fertilization	2	\$904
Debris Disposal	52	\$4,742
Irrigation Management	52	\$21,660

FUNCTION	FREQUENCY (PER YEAR)	PRICE (PER YEAR)
----------	----------------------	------------------

CATEGORY A. 1ST YEAR LANDSCAPE MAINTENANCE TOTAL
\$247,445
CATEGORY B MULCH ITEMIZED PROPOSAL

MATERIAL & FUNCTION	# OF BALES/CU.YDS.	UNIT PRICE	TOTAL PRICE
Medium Pinebark Mulch	500	\$65	\$32,500
Trenching: Included			

Contractor is responsible for measuring and confirming the quantity of Medium pinebark mulch, with one (1) complete application per year at a depth of ONE AND ONE-HALF (1.5) inches.

ANNUAL MULCH TOTAL
\$32,500

The District reserves the right to subcontract out any and all mulching events.

* Owner may purchase materials tax exempt; however proposal amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Proposal Price.

SUPPLEMENTAL PRICING FORM

1. Mini pinebark nuggets - (cost/yard, spread on site)	\$65
2. Grade A pinestraw (cost/bale, spread on site)	\$8
3. Additional Labor with truck and hand tools (cost/man hour)	\$75
4. Additional labor with truck and small power equipment (e.g., edger, blower, etc.) (cost/man hour)	\$75
5. Additional labor with truck and light power equipment (e.g., 36" and 52" walk mower) (cost/man hour)	\$75
6a. Additional labor with truck and heavy power equipment - 72" bush hog with operator (cost/man hour)	\$75
6b. Additional labor with truck and heavy power equipment - 600 gallon minimum watering truck with operator (cost/man hour)	\$150
7. St. Augustine sod laid, non-site ready (cost/square foot)	\$2
8a. Cost per hour - General Laborer	\$45
8b. Cost per hour - Supervisor and truck	\$75
8c. Cost per hour - Irrigation Technician with one laborer & truck	\$85
8d. Cost per hour - General repair and maintenance person that shall be required to perform these and other general maintenance task, e.g., replacement of light bulbs, pressure washing, general painting of signs and hardware. Price should include individual having transportation and supplying all tools and equipment needed to perform these tasks.	\$75
9. One inch (1") Irrigation Solenoid Valve, Toro P220S or better, installed with water-proof wiring.	\$42

10. Two inch (2") Irrigation Solenoid Valve, Toro P220S or better, installed with water-proof wiring.	\$155
11. Three inch (3") Irrigation Solenoid Valve, Toro P220S or better, installed with water proof wiring.	\$796
12. Hunter Pro-HC 24 zone Controller, installed and programmed.	\$1,000
13. Hunter Node 4 zone Battery Operator Controller, installed and programmed	\$355
14. Zurn Model 48 Four (4") Gate Valve with fittings installed	\$850
15. Irrigation Inspection and Management under 2" included per Sect. X	\$75
16. Street tree prune per tree per 100 trees per P.O. per Sect.III Tree Maint.	\$1,500

The prices above shall be commensurate with the contract term.

SEASONAL COLOR INSTALLATION ITEMIZED PROPOSAL FORM

QUANTITY	PLANT MATERIAL	SIZE	UNIT PRICE	TOTAL PRICE
3500	Spring	4"	\$3	\$10,500
3500	Summer	4"	\$3	\$10,500
3500	Winter	4"	\$3	\$10,500

1ST YEAR SEASONAL PLANT INSTALLATION TOTAL

\$31,500

NOTE 1: Contractor shall be responsible for pricing installation of three (3) annual rotations.

NOTE 2: All annuals shall be 4" container-grown Grade "A" plants with multiple blooms at the time of installation.

NOTE 3: All prices should include soil amendments, mulch, labor, taxes, etc. associated with installation. All plants should be in bloom at time of planting.

NOTE 4: Specific colors and varieties shall be mutually approved by the District prior to installation.

NOTE 5: Contractor is responsible for the spacing of seasonal plants as shown below:

- a. Distance away from curbs, turflines, etc. Annuals 10"
- b. On Center (o.c.) Spacings Annuals 10"

The District reserves the right to subcontract out any and all annual planting events.

*** Owner may purchase materials tax exempt; however proposal amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Proposal Price.**

**Exterior Landscape Maintenance
MEADOW POINTE II CDD
Wesley Chapel, FL**

CATEGORY A. Landscape Maintenance Total	\$247,445
CATEGORY B. Mulching Total	\$32,500
1ST YEAR TOTAL PROPOSAL PRICE	\$247,445
2ND YEAR TOTAL PROPOSAL PRICE	\$259,818
3RD YEAR TOTAL PROPOSAL PRICE	\$259,818
4th YEAR TOTAL PROPOSAL PRICE	\$272,808
5th YEAR TOTAL PROPOSAL PRICE	\$272,808

***Unless prices are to remain the same throughout the initial contract term and each of the five possible annual renewal periods, the Proposer must supply a complete pricing form (of Category A, Category B, Supplemental Pricing, and Seasonal Color Installation) for each of the five possible annual renewal periods.**

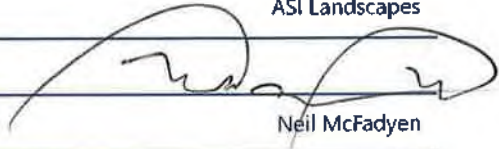
IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.

PROPOSAL FORM
AFFIDAVIT REGARDING PROPOSAL FORM

AFFIDAVIT REGARDING PROPOSAL FORM

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through III) on behalf of ASI Landscapes ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through III) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 18th, day of August, 2026

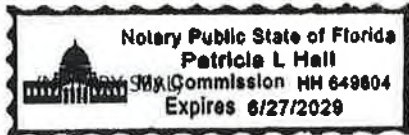
Proposer	ASI Landscapes
Signature	
By	Neil McFadyen
Title	Regional Leadership Business Development

(Corporate Seal)

STATE OF Florida

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th, day of August 2026, by Neil McFadyen, as Regional Leadership Business Development for ASI Landscapes, who is ☒ personally known to me or ☐ has provided _____ as identification, and who ☐ did / ☐ did not take an oath.



NOTARY PUBLIC, STATE OF

Florida

Name

Patricia L Hall

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Patricia L Hall

PROPOSAL FORM
AFFIDAVIT REGARDING PROPOSAL FORM

SWORN STATEMENT UNDER SECTION 287.133(3)(A), FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Meadow Pointe II Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Regional Leadership Business Development for ASI Landscapes ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer's business address is 9702 Harney Road, Thonotosassa FL 33592

Proposer's Federal Employer Identification Number (FEIN) is: 86-34212476

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement:)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:

1. A predecessor or successor of a person convicted of a public entity crime; or,
2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

X - Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

___ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

___ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

___ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

___ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this 18th, day of August, 2026

Proposer	ASI Landscapes
Signature	
By	Neil McFadyen
Title	Regional Leadership Business Development

STATE OF Florida

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th, day of August 2026, by Neil McFadyen, as Regional Leadership Business Development for ASI Landscapes, who is ☒ personally known to me or ☐ has provided _____ as identification

NOTARY PUBLIC, STATE OF

Name

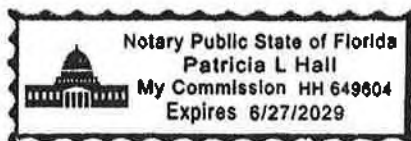
Florida

Patricia L Hall

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Patricia L Hall

(NOTARY SEAL)



PROPOSAL FORM
AFFIDAVIT REGARDING PROPOSAL FORM

SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES, REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN TERRORISM SECTORS LIST

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Meadow Pointe II Community Development District ("District").
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Regional Leadership Business Development for ASI Landscapes ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer's business address is 9702 Harney Road, Thonotosassa FL 33592
4. Proposer's Federal Employer Identification Number (FEIN) is: 86-34212476

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement :)

5. I understand that, subject to limited exemptions, Section 287.135, Florida Statutes, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List, created pursuant to Section 215.473, Florida Statutes, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more.
6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List.
7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 18th, day of August, 2026

Proposer	ASI Landscapes
Signature	
By	Neil McFadyen
Title	Regional Leadership Business Development

STATE OF Florida

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th, day of August 2026, by Neil McFadyen, as Regional Leadership Business Development for ASI Landscapes, who is ☒ personally known to me or ☐ has provided _____ as identification

NOTARY PUBLIC, STATE OF Florida

Name

Patricia L Hall

Patricia L Hall

(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)

(NOTARY SEAL)



PROPOSAL FORM
AFFIDAVIT REGARDING PROPOSAL FORM

ANTI-HUMAN TRAFFICKING AFFIDAVIT

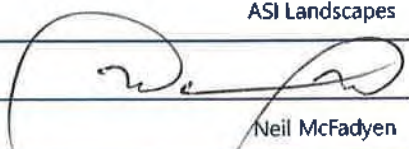
I, Neil McFadyen, as Regional Leadership Business Development, on behalf of ASI Landscapes, a Florida limited liability company (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.
3. More particularly, the Contractor does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person.

Dated: August 18th, 2026

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FURTHER AFFIANT SAYETH NAUGHT.

Proposer	ASI Landscapes
Signature	
By	Neil McFadyen
Title	Regional Leadership Business Development

STATE OF Florida

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th, day of August 2026, by Neil McFadyen, as Regional Leadership Business Development for ASI Landscapes, who is ☒ personally known to me or ☐ has provided _____ as identification

NOTARY PUBLIC, STATE OF

Name

Florida


Patricia L Hall

(NOTARY SEAL)

(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)



Local Accountability. Broader Bench Strength.

ASI Landscapes supports Meadow Pointe II CDD with a local management team that knows the property, backed by a deeper bench of operational, irrigation, agronomic, and leadership resources across the broader organization. That structure gives Meadow Pointe II CDD responsive day-to-day service, stronger specialty support, and the stability to sustain quality over the long term.

Local Accountability

"Dedicated local leaders and field managers stay close to Meadow Pointe II CDD, service standards, and client communication."

Specialist Depth

"Irrigation, agronomics, production, and account-management expertise are available beyond the core crew when Meadow Pointe II CDD needs added support."

Reliable Coverage

"ASI Landscapes's broader operating structure helps maintain continuity, response capacity, and consistent service delivery across changing conditions."

Financial Stability

"Scaled organizational backing and continued investment in people, equipment, and systems support long-term partnership confidence."

What this means for Meadow Pointe II CDD

One team accountable

A named local leader owns the outcome on your property, start to finish.

Depth on call

Irrigation, agronomy, and enhancement specialists step in exactly when needed.

Built to last

The financial stability to invest in your property season after season.

WHAT THIS MEANS FOR

Meadow Pointe II CDD

For Meadow Pointe II CDD, that broader organizational strength translates into responsive local oversight, deeper specialty support, and the operational continuity needed to maintain quality across the full landscape program. It means faster access to the right resources, clearer accountability, and a service structure built to support both day-to-day expectations and long-term property goals.

Experienced Leadership

Backed by a deep management bench with expertise in operations, irrigation, agronomics, and HOA landscape service execution.

Proactive Communication

Clear reporting, scheduled reviews, and responsive follow-up help management and board members stay informed without chasing updates.

Reduced Service Friction

Structured work-order handling and a defined escalation path help resolve routine issues efficiently and reduce repeat concerns over time.

Property-Specific Oversight

A dedicated operations structure supports consistent quality control, site accountability, and faster follow-through on community priorities.

Stronger Irrigation Performance

Routine monitoring, inspections, and targeted corrective action support healthier turf, better plant performance, and reduced waste.

Long-Term Community Value

Consistent maintenance, enhancement planning, and data-informed site review help protect curb appeal and support resident satisfaction.

SERVICE PERFORMANCE COMMITMENTS

148

AVG. MONTHLY WORK ORDERS

Sustained volume handled over the last 17 months.

1 Day

WORK-ORDER ACKNOWLEDGMENT

Every request confirmed within one business day.

3–5 Days

ROUTINE RESOLUTION

Routine requests closed in three to five business days.

4 Hrs

MANAGER RESPONSE

Account-manager reply within four business hours.

ACCOUNTABILITY & IMPROVEMENT TARGETS

15%

YEAR-ONE REDUCTION GOAL

Fewer work orders by end of contract year one.

10%

YEAR-TWO REDUCTION GOAL

Additional reduction by end of year two.

Weekly

MANAGER CHECK-INS

Standing meetings with the community manager.

Monthly

COMMITTEE REPORTING

Grounds committee attendance and updates.

Submit
AS NEEDED

Acknowledge
1 BUSINESS DAY

Resolve
3–5 BUSINESS DAYS

Report
MONTHLY

Review
ANNUAL SUMMARY

Who We Are

With more than 30 years of providing landscaping services to our communities, all Branches are locally managed, hands-on service backed by the operational depth, specialist resources, and financial stability of a broader family of companies. That structure gives clients responsive day-to-day support, stronger continuity, and the confidence of a long-term landscape partner.

Local Accountability

A local branch team is on your property and answerable for results — not a distant call center.

Operational Depth

Field crews, irrigation technicians, and agronomic specialists share resources across the region, so your site is never dependent on a single person.

Financial Strength

The backing of a larger organization means stable staffing, modern equipment, and the ability to invest in your property for the long term.

Purchasing Power

Regional scale lowers material and equipment cost and speeds access to plants, mulch, and irrigation parts.

Shared Standards

Consistent training, safety, and quality standards are applied company-wide and audited locally.

Florida-Specific Expertise

Teams trained on Florida turf, palms, and ornamentals, and current on regional water restrictions, fertilizer ordinances, and storm-season demands.

OUR STORY

ASI Landscapes began as a local Florida landscaping company built on a simple promise: show up, do quality work, and stand behind it. Today we care for commercial properties and communities across Central and Gulf Coast Florida with that same hands-on attention — now strengthened by the resources and shared standards of the Yardnique family of companies. The result is a partner equipped to invest in your property for the long term, while the local people who know your site stay close by.

WHAT THIS MEANS FOR YOU

- Responsive local crews who know your property and own the outcome — answers come from people nearby, not a call queue.
- One partner for maintenance, irrigation, enhancements, and agronomy, so services stay coordinated as your site's needs change.
- A financially steady partner that keeps crews, equipment, and schedules consistent through every season.
- Regional buying power and proven processes that help hold down cost and reduce day-to-day risk.

Enhancing landscapes and lives across Central and Gulf Coast Florida.

KEY STAFFING & RESPONSIBILITIES

1-2

TEAM(S)

2-3

DAY(S)

120

HOURS

4-5

OF CREW
MEMBERS PER
TEAM

2

MANAGERS

2

TECHNICIANS

Branch Manager

- Provides overall leadership and accountability for branch operations and performance
- Oversees production, staffing, safety, and financial objectives within the branch
- Supports Production and Account Management teams with direction and resources
- Reviews operational metrics, budgets, and service outcomes to drive continuous improvement
- Serves as an escalation point for operational and client-related matters
- Ensures compliance with all regulatory, licensing, and safety requirements
- Promotes team development, retention, and a culture of professionalism and accountability

Account Manager

- Serves as the primary point of contact for assigned HOA and CDD communities
- Maintains regular communication with Boards, Community Managers, and stakeholders
- Conducts routine site inspections to verify service quality and contract compliance
- Coordinates with Production and Specialty Service teams to address property needs
- Manages service requests, proposals, and scope adjustments as required
- Proactively identifies issues and implements corrective actions
- Supports budget planning, enhancements, and long-term landscape planning
- Ensures timely response and resolution to client concerns

Agronomic / Horticulture Technician

- Oversees turf and shrub fertilization programs
- Implements Integrated Pest Management (IPM) practices
- Monitors pest populations and plant health
- Applies treatments under Site Manager direction
- Licensed and certified by the State of Florida
- Maintains application logs, MSDS, and label records

Irrigation Manager

- Inspects and monitors all irrigation systems in accordance with the SOW
- Performs routine zone checks, head adjustments, and controller programming
- Identifies leaks, coverage deficiencies, and hydraulic issues
- Coordinates repairs to minimize turf stress and water waste
- Ensures compliance with local watering restrictions and BMP guidelines
- Provides documentation and reporting of system performance when requested

Production Manager

- Oversees daily field operations to ensure all contracted services are delivered on schedule
- Monitors work quality across all assigned properties and enforces ASI service standards
- Supports Crew Foremen with direction, training, and real-time problem resolution
- Ensures compliance with safety protocols, BMP guidelines, and company policies
- Responds promptly to operational issues to minimize service disruptions

Foreman / Detail & Turf Maintenance

- Conducts jobsite walkthroughs to verify quality and completeness
- Enforces safety standards, PPE use, and company policies
- Performs mowing, edging, trimming, and detailed landscape maintenance
- Maintains turf heights, bed lines, and hardscape edges to specification
- Monitors landscape conditions and reports deficiencies to supervision
- Supports seasonal maintenance needs including debris cleanup and storm recovery
- Maintains safe work practices around pedestrians, vehicles, and amenities
- Contributes to consistent service quality through assigned routes and properties

Service hours, crew sizes, and weekly man-hours vary by season (summer vs. winter) and are set by site size, detail level, growth rates, and weather. ASI Landscapes may adjust crew composition, visit duration, and schedules to maintain the specified level of service — total contract value and scope of work remain unchanged.

SAFETY TRAINING & CREW QUALIFICATION

Every new team member completes a mandatory safety orientation at our ASI Landscapes office before being assigned to a production crew. No employee operates powered equipment on your property until they have been trained on it, evaluated on it, and cleared by a supervisor.

Orientation covers company safety policy, personal protective equipment, jobsite and pedestrian awareness, vehicle and trailer safety, and heat illness prevention. Instruction is hands-on: each employee is walked through pre-operation inspection, starting and shutdown, safe operating position, and shutdown-before-service for every machine they will touch. The placards below summarize the operating standards taught for each equipment class.

EQUIPMENT OPERATING STANDARDS

HAND TOOLS & MANUAL EDGERS

- DO Inspect handles and heads for cracks before each use.
- DO Cut away from the body; maintain clear footing and spacing.
- NO Never carry tools blade-up or leave them on walkways.

BACKPACK & HANDHELD BLOWERS

- DO Direct discharge away from people, vehicles, and open water.
- DO Blow debris to the interior of the site, then collect.
- NO Never blow clippings into streets, drains, or ponds.

RIDE-ON & ZERO-TURN MOWERS

- DO Complete a walk of the area for debris before the first pass.
- DO Reduce speed on turns, slopes, wet turf, and near curbs.
- NO Never operate on grades beyond the machine's rating.

PERSONAL PROTECTIVE EQUIPMENT

- DO Eye protection, hearing protection, gloves, and high-visibility shirts are issued at hire and replaced at no cost to the employee.
- DO Steel-toe or composite-toe footwear required for all mowing and equipment operation.
- NO Never operate without required PPE, regardless of task duration.

HEAT ILLNESS & HYDRATION

- DO Water and shade access maintained on every truck throughout the Florida season.
- DO Acclimatize new employees over their first week; schedule heavy work earlier in the day.
- NO Never work through symptoms – cramping, dizziness, or nausea stops the task immediately.

CHEMICAL HANDLING, MIXING, STORAGE & APPLICATION

- DO Read and follow the label; the label is the law. Confirm site, rate, and re-entry interval before mixing.
- DO Wear label-specified PPE; mix over containment; keep Safety Data Sheets accessible on the truck.
- DO Post notification where required and record every application in the branch log.
- NO Never apply ahead of forecast rain, in wind exceeding label limits, or near open water without an approved buffer.
- NO Never transfer product to an unlabeled container or apply without licensed supervision.

STICK EDGERS & STRING TRIMMERS

- DO Wear eye and face protection plus hearing protection.
- DO Keep guards installed; edge with discharge away from traffic.
- NO Never trim against trunks, meters, or irrigation heads.

WALK-BEHIND MOWERS

- DO Mow across slopes; keep both hands on the control bar.
- DO Stop the blade and kill the engine before clearing a deck.
- NO Never bypass the operator presence control.

FUELING & TRANSPORT

- DO Refuel on a cool engine, on level ground, off turf.
- DO Secure every machine with straps before the trailer moves.
- NO Never leave a ramp down or a machine unchocked.

JOBSITE & PEDESTRIAN AWARENESS

- DO Stop equipment when residents, children, or pets enter the work zone.
- DO Stage trucks and trailers clear of drive aisles, hydrants, and mail kiosks.
- NO Never back a truck or trailer without a spotter when the view is obstructed.

IRRIGATION & UTILITY AWARENESS

- DO Confirm locates before any excavation; hand-dig within the tolerance zone.
- DO De-energize and lock out controllers and pumps before servicing.
- NO Never trench or auger near marked utilities, sleeves, or low-voltage lighting runs.

All applications are performed by or under the direct supervision of a licensed applicator in accordance with Florida Department of Agriculture and Consumer Services (FDACS) requirements.

CREW ASSIGNMENT BY DEMONSTRATED COMPETENCY

Team members are assigned to crew positions based on comprehension, demonstrated skill, and prior experience — not on availability. Employees advance to higher-risk equipment only after a supervisor verifies competency in the field. Progression is tracked per employee, per machine.

STAGE 01

Orientation

Classroom and yard instruction at ASI Landscapes. Policy, PPE, hand tools, blowers.

STAGE 02

Supervised Field

Trimming and edging under a crew leader. Technique and site awareness observed.

STAGE 03

Verified Operator

Walk-behind, then ride-on mowing after documented sign-off by the supervisor.

STAGE 04

Specialty & Lead

Chemical application support, irrigation, and crew leadership under license.

ORIENTATION CURRICULUM

Instruction is delivered in the classroom and in the equipment yard at the ASI Landscapes facility, in English and Spanish, before any field assignment is made.

MODULE	CONTENT DELIVERED
Company Safety Policy	Responsibilities of the employee, crew leader, and branch; stop-work authority; disciplinary standards for safety violations.
PPE & Hazard Recognition	Required protection by task, inspection and replacement of gear, and identification of common site hazards before work begins.
Equipment Operation	Hands-on instruction and evaluation on each machine class, including inspection, safe operating position, and shutdown before service.
Vehicle, Trailer & Towing	Load securement, ramp and chock discipline, backing and spotting procedure, and daily pre-trip inspection.
Chemical Safety	Label comprehension, Safety Data Sheet access, mixing and containment, spill response, and posting and re-entry requirements.
Heat Illness Prevention	Hydration and shade practice, acclimatization of new hires, recognition of symptoms, and emergency response steps.
Incident Response	First aid and emergency contacts, injury and near-miss reporting, and property damage documentation procedure.

SITE-SPECIFIC HAZARD PROTOCOLS

Before the first service visit, the Account Manager documents property-specific hazards and reviews them with the assigned crew. Conditions common to community association and district properties are addressed as follows.

POONDS, LAKES & WET AREAS	ROADWAYS & DRIVE AISLES	ANENITY & PLAY AREAS	GATES, FENCING & ACCESS
DO Maintain approved buffers on all bank mowing and applications. NO Never operate ride-on equipment on saturated or undercut banks.	DO High-visibility apparel and cones for any work adjacent to live traffic. NO Never discharge clippings or debris toward moving vehicles.	DO Schedule around peak resident use; clear surfaces before leaving the zone. NO Never apply product in these areas without posting and re-entry compliance.	DO Close and secure every gate behind the crew; confirm pet containment. NO Never prop access points open or share gate codes outside the crew.

DOCUMENTATION & ONGOING REINFORCEMENT

ITEM	PRACTICE
Training records	Signed orientation and equipment sign-off records are retained at the ASI Landscapes office and available to the District upon request.
Tailgate safety meetings	Conducted at the branch on a recurring schedule, with topics tied to seasonal conditions and recent field observations.
Daily jobsite briefing	Crew leaders review site hazards, pedestrian traffic, and the day's scope before work begins.
Equipment inspection	Pre-trip and pre-operation checks performed daily; damaged or unguarded equipment is removed from service.
Incident reporting	All incidents and near-misses are reported same-day to branch management and reviewed for corrective action.
Licensing	Applicator licenses and continuing education units are maintained current and verified by the branch.

WHY OUR STRUCTURE BENEFITS YOUR PROPERTY

A coordinated support structure, not a chain of command: one accountable point of communication backed by dedicated field leadership, irrigation expertise, agronomic oversight, and clear escalation when the property needs added attention.

WHO SUPPORTS YOUR PROPERTY



DAILY COMMUNICATION

Johannes Maceira

Account Manager/ BMP, FNGLA

6 years experience

Owens your relationship, coordinates every service, and is your single point of contact.

Johannes built his career from the ground up after graduating from school. His hands-on operational background provides him with a strong understanding of field execution, crew workflow, and property-level service requirements. This practical foundation allows Johannes to effectively manage client expectations, maintain service consistency, and deliver high-quality landscape results across the properties under his care.



FIELD EXECUTION

Benji Jimenez

Production Manager/ BMP, FNGLA

20 years experience

Directs the crews on your property and holds the line on quality and schedule.

Having grown through the industry with a strong operational foundation, Benjamin oversees daily field execution, crew performance, scheduling, and quality control across multiple properties. His leadership ensures that scopes of work are delivered efficiently, safely, and consistently, while maintaining high standards of workmanship and presentation.



IRRIGATION

Mike Trump

Irrigation Manager / FL State License

40+ years experience

Monitors, inspects, and corrects your system to protect turf and control water cost.

Mike brings extensive, hands-on expertise across the full spectrum of irrigation systems, components, brands, and emerging technologies — making him one of the most well-rounded irrigation professionals in Yardnique's Florida operation. As the holder of Yardnique's State Irrigation License, he ensures all irrigation work across our portfolio is performed in full compliance with state requirements and industry best practices.



AGRONOMY

Robert Tabone

Agronomics Manager / CPO

40 years experience

Guides fertilization, pest, and soil-health decisions for long-term plant performance.

Bob's background spans both field operations and specialized agronomic services, allowing him to bridge practical landscape maintenance with science-based turf and ornamental care. Bob holds the required licenses and certifications for his role and remains actively engaged in Best Management Practices (BMP) and advanced agronomy education.

Every role converges on one outcome — a well-run Meadow Pointe II CDD.

START-UP OPERATIONAL PLAN & IMPLEMENTATION TIMELINE

Our companies recognize the importance of delivering consistent, high-quality landscape maintenance services. In alignment with the client-provided Scope of Work and documented Understanding of Project Scope, our start-up operational plan is designed to systematically implement targeted horticultural, agronomic, and curb appeal improvements. These services and enhancements will be introduced and completed within the following outlined timeframes.

1

PHASE 1

Pre-Start — Contract Award

PRE

- ✓ Finalize staffing, equipment, and crew structure
- ✓ Conduct pre-start meetings with client representatives
- ✓ Review and adjust color-coded service maps, crew assignments, and path-of-motion plans
- ✓ Perform property walkthrough to identify priority maintenance issues and deferred enhancements
- ✓ Establish agronomic baselines including turf evaluation and soil sampling (if required)

2

PHASE 2

Weeks 1–4 (First Month)

30

- ✓ Weekly maintenance begins on Day 1 per approved service maps
- ✓ Enhanced management oversight to ensure crews are fully aligned with scope and service areas
- ✓ Adjustments to crew structure, routes, or leadership documented and approved as needed
- ✓ Complete full irrigation audit of controllers, zones, and components
- ✓ Deliver written irrigation report with repair and improvement recommendations
- ✓ Initiate preseason fertilization and early weed control to prepare turf for growing season

3

PHASE 3

Months 2–3

60

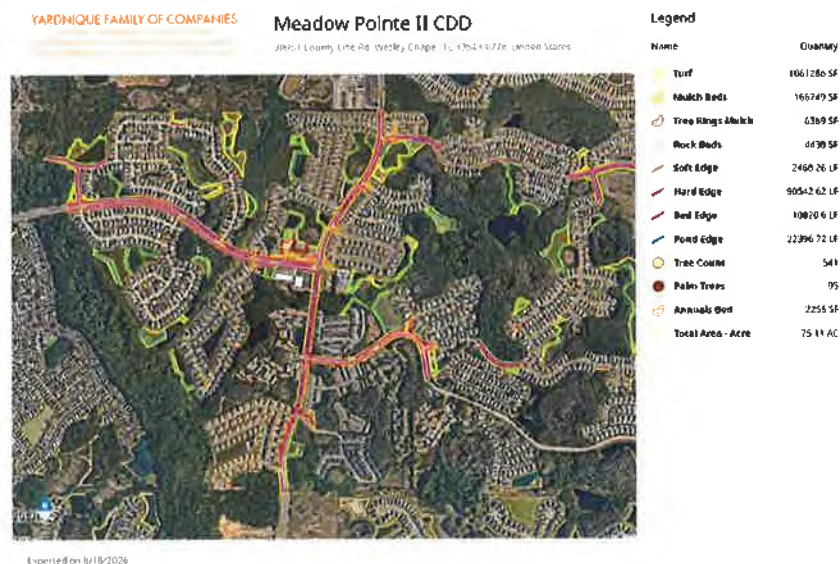
- ✓ Maintenance operations stabilized and operating efficiently
- ✓ Identify and propose non-contractual enhancement needs (mulching, seasonal color, palm & tree pruning, shrub bed corrections)
- ✓ Address critical enhancements concurrently with routine maintenance
- ✓ Coordinate seasonal color or holiday features when requested

- ✓ Staffing and production processes fully optimized
- ✓ Formal review meeting with client representative to assess performance and communication
- ✓ Continued focus on turf color, weed eradication, and shrub bed detailing
- ✓ Conduct soil sampling (if authorized) and tailor agronomic program accordingly
- ✓ Ongoing detail enhancements and selective pruning as needed

- ✓ Maintenance operations fully stabilized and performing at peak efficiency
- ✓ Seasonal transition plans implemented for fall conditions and debris management
- ✓ Staffing levels proactively adjusted to maintain service continuity through off-season cycles
- ✓ Continued refinement of turf health, irrigation performance, and agronomic inputs
- ✓ Long-term enhancement opportunities identified and prioritized with client input
- ✓ Ongoing quality audits conducted to ensure consistency across all service areas

Upon award and prior to commencement of services, working collaboratively with the client, we will finalize and provide a comprehensive, color-coded service map identifying each crew and their designated areas of responsibility by service type. These maps will include project-specific Path of Motion routing for each crew, organized by service day and weekly schedule. The following map provides the property boundaries and takeoff measurements for the property:

PROPERTY TAKEOFF MAP



SERVICE COVERAGE ZONE MAP



SERVICE ZONE ROUTING & LEGEND

Meadow Pointe II CDD is divided into three color-coded service zones that guide crews along main roadways and neighborhood corridors for efficient, systematic weekly coverage. Zone 1 (blue) routes crews through County Line Boulevard west of the Clubhouse and into the interior neighborhoods of Solitude, Fog Hollow, Morning Mist, Forest Glen, and Stetson, ensuring consistent access to retention pond areas throughout that corridor. Zone 2 (orange) directs crews south along Mansfield and through the Beardsley corridor, while Zone 3 (green) anchors coverage at the Clubhouse — which may receive mowing ahead of other zones and dedicated weekly attention — and extends north along Mansfield through Emmetts and Wrencrest Drive. This structured zone rotation ensures crews move logically through the property without overlap or gaps, delivering reliable, repeatable service across all areas of the community each week.

ZONE 1 — MAINTENANCE

Zone 1 encompasses the landscape areas along County Line Blvd west of the Clubhouse and the residential streets of Solitude, Fog Hollow, Morning Mist, Forest Glen, and Stetson. Mowing for this zone is scheduled on Day 1 of the weekly service rotation, with detail work completed during Weeks 1 and 2. Services include turf mowing, edging, trimming, and blowing of all hardscape surfaces to maintain a clean, polished appearance throughout the zone.

ZONE 2 — MAINTENANCE

Zone 2 encompasses the landscape maintenance areas along the south side of Mansfield Boulevard and the Beardsley Drive corridor, with scheduled mowing performed on Days 2–3 of the weekly rotation. Detail services, including edging, trimming, blowing, and bed maintenance, are completed during Weeks 3–4 of the monthly cycle to ensure a consistently manicured appearance throughout the zone.

ZONE 3 — MAINTENANCE

Zone 3 encompasses the Clubhouse grounds, Countyline Blvd. frontage, the North on Mansfield corridor, Emmetts, and Wrencrest Drive, with mowing scheduled on Days 1–2 of the service rotation and detail work completed during Weeks 2–3. Maintenance activities include turf mowing, edging, trimming, and blowing of all hardscape surfaces throughout these areas, ensuring a consistently clean and polished appearance along the community's primary roadways and amenity focal points.

COMPANY SERVICES

"From routine maintenance to irrigation, agronomy, enhancements, horticulture, arbor care, and reporting support, our services are structured to give the property one coordinated partner across the full landscape program."

Landscape Maintenance

Routine mowing, edging, detailing, debris removal, and presentation-focused care delivered on a seasonally adjusted service schedule.

Irrigation

System monitoring, inspection, troubleshooting, repair coordination, and audit-driven recommendations to improve performance and water efficiency.

Agronomy

Fertilization, pest and disease management, soil-informed treatment planning, and long-term turf and plant health support.

Enhancements

Seasonal color, mulch replenishment, sod replacement, pressure washing, and property-improvement services quoted and managed as needed.

Horticulture

Ornamental bed care, shrub pruning, weed management, plant health observation, and appearance-focused detailing across common areas and amenities.

Arbor Care

Palm and tree trimming, canopy management, clearance maintenance, and related recommendations for safety, visibility, and overall site appearance.

Storm & Emergency Response

Priority response for wind events, freeze, and drought restrictions, with crews mobilized for debris clearing and safety hazards ahead of routine schedules.

Reporting & Support

Dedicated account management, work-order coordination, recurring reporting, site reviews, and board-ready communication to support informed decision-making.

PROGRAM AT A GLANCE

3

SERVICE ZONES

42

MOW WEEKS / YEAR

8

TURF/SHRUB FERTILIZATION

72

NON-EMERGENCY ISSUE RESPONSE

12

IRRIGATION INSPECTIONS

51

WEEKLY VISITS

SERVICE CADENCE

WEEKLY

Maintenance

MONTHLY

Irrigation inspections

MONTHLY

Agronomic / IPM review

MONTHLY

Planning & reporting

MONTHLY

Property Detail

COMMUNICATION & WORK ORDERS

Work orders for Meadow Pointe II CDD are tracked through a simple, mobile-friendly system designed for fast submission, timely follow-through, and clear visibility for Lee Graffius and board leadership. Routine requests are acknowledged within one business day, tracked through completion, and supported by regular reporting so Meadow Pointe II CDD stays informed on response times, status, and service trends.

SERVICE COMMITMENTS

Dedicated Contact

A dedicated Account Manager serves as the Association's primary day-to-day contact for service coordination, follow-up, and issue resolution.

Proactive Site-Inspections

The Account Manager walks the property on a recurring schedule, logging deficiencies directly into Aspire as work orders before they are reported. Findings and corrective actions are documented with georeferenced photos and included in the monthly report to management.

Rapid Response

All calls and emails are responded to within 4 business hours during normal business hours, with after-hours emergency contact available for urgent property issues.

Internal Work Order System

All service requests are logged and tracked in the Aspire Work Order system — one time-stamped record from submission to close. Acknowledged within 1 business day, routine work in 3–5, paid-service quotes within 4.

Optional Call Center

Dedicated live line for residents and board members to report issues by phone, with each call logged directly as an Aspire work order so nothing slips through email.

Work Order Acknowledgment

Resident and management work orders are acknowledged within 1 business day, with status tracking maintained through completion.

Routine Resolution

Routine in-scope service requests are targeted for resolution within 3–5 business days, weather permitting and subject to site conditions.

Reporting & Review

Management receives recurring service updates, monthly work-order reporting, and scheduled agronomic and irrigation reviews to support informed board oversight.

WORK-ORDER WORKFLOW

1

Request Submitted

Resident, manager, or board representative submits a request through the work-order system with address, issue details, and photos when needed.

2

Reviewed & Assigned

The request is reviewed by the Account Manager and routed to the appropriate field, irrigation, or agronomic team based on scope and priority.

3

Scheduled for Service

The issue is scheduled within the appropriate service window, with priority escalation applied for irrigation failures, safety concerns, or high-visibility landscape issues.

4

Completed & Documented

Work is completed by the responsible team and documented with notes, status updates, and photos when appropriate for management review.

5

Reported & Closed

Completed work is tracked in the monthly reporting log, allowing management and board leadership to monitor trends, response times, and recurring property needs.

REPORTING CADENCE

Weekly service confirmation

Monthly site scorecard with photo log

Quarterly agronomic & irrigation review

Month 1 Service Period

Illustrative report prepared for proposal review

SAMPLE

CLIENT

Angeline HOA

PROPOSED TERM

October 1, 2026 – September 30, 2027

ACCOUNT MANAGER

Neil McFadyen

88/100

QUALITY SCORE

7/7

SERVICES
COMPLETED

12

OPEN DEFICIENCIES

7

IRRIGATION ISSUES

\$16,106

APPROVALS
PENDING

REPORT CONTENTS

814 maintained lots - 470 single family, 344 villa

#	SECTION	FIELD DATE	PAGES
1	Property Quality Audit — scorecard, deficiency log, onboarding status	Month 1, Week 5	2-4
2	Agronomic Treatment Report — application round & IPM findings	Month 1, Week 3	5-6
3	Irrigation Inspection Report — monthly wet check, all controllers	Month 1, Week 2	7-10
4	Summary, Action Plan & Approvals	—	11
5	Current Client References	—	12

ABOUT THIS SAMPLE

This is the reporting package Angeline HOA would receive every service period. It is populated here with representative field data drawn from the property as observed — phase layout, lot mix, pump station configuration, and the turf conditions described in our proposal — to show the Board the exact format, level of detail, and approval workflow of a live ASI report.

All scores, counts, and dollar figures are illustrative until the baseline audit is performed. Reporting is delivered through the TerraLens client portal, where the Board and management can review findings, track deficiencies to closure, and approve additional work in one place.

88/100

OVERALL SCORE

8

AREAS SCORED

12

OPEN DEFICIENCIES

3

HIGH PRIORITY

BASELINE AUDIT

SCORECARD BY MAINTENANCE AREA

Weighted by share of maintained area — matches the contract credit schedule

MAINTENANCE AREA	SHARE	SCORE	RATING	DEFICIENCIES	CHANGE
Entry / Amenity Grounds — Sunlake Blvd	5%	93	• Meets standard	1	—
Single Family — Phase 1A / 1B (Shell Bay Dr)	18%	83	• Minor correction required	3	—
Single Family — Phase 1C / 1D	16%	87	• Minor correction required	2	—
Single Family — Phase 1E / 2A	14%	91	• Meets standard	1	—
Villas — Banyan Breeze Blvd	15%	82	• Minor correction required	3	—
Villas — Torridge Ct / East Loop	12%	89	• Minor correction required	1	—
Roadway / Right of Way	10%	90	• Meets standard	1	—
Pond Banks & Eco Corridor Interface	10%	84	• Minor correction required	0	—
Weighted overall	100%	88		12	Baseline

90–100 Meets standard • 80–89 Minor correction required • 70–79 Below standard < 70 Immediate action. First audit of the contract term — the Change column establishes the baseline for future reports.

SCORING CRITERIA

Each area scored across six categories

CATEGORY	WEIGHT	WHAT IS EVALUATED
Mowing & edging	25%	Cut height and quality, scalping, clipping dispersal, hard and soft edge definition
Bed maintenance	20%	Wood pressure, mulch depth and coverage, bed line definition, plant condition
Detail & trimming	20%	String trim around obstacles, shrub form, tree ring clearance, blowing and cleanup
Turf health	15%	Color, density, thin or bare areas, visible pest or disease pressure
Site cleanliness	10%	Debris removal, storm drain clearance, curb and gutter condition
Safety & access	10%	Sight line clearance, walkway obstruction, low limbs, signage visibility

Baseline condition: Every score below 90 is driven by turf health rather than service quality — Take-All Root Rot in the earliest phases and along the villa loops, and turf establishment on the pond bank slopes. Each carries a corrective path in the deficiency log on page 4 and in the agronomic findings in §2.

LOT TURF BY PRODUCT TYPE

75% of maintained area across 814 lots

GROUP	LOTS	SHARE	SCORE	MOW/ EDGE	BEDS	DETAIL	TURF	DEF.
Single-Family — Phase 1A / 1B	148	18%	83	91	88	89	68	3
Single-Family — Phase 1C / 1D	131	16%	87	92	89	90	76	2
Single-Family — Phase 1E / 2A	191	14%	91	93	90	91	89	1
Villas — Banyan Breeze Blvd	196	15%	82	90	85	86	66	3
Villas — Torridge Ct / East Loop	148	12%	89	92	88	89	84	1
All lot turf	814	75%	86	92	88	89	76	10

Mowing, bed, and detail scores are consistent across every group — the spread is entirely in turf health. Phase 1A/1B and the Banyan Breeze villas score 68 and 66 on turf, and both are the areas where Lake All Root Hol is furthest advanced (§2, page 6). The villa loops carry the lowest turf score on the property despite the smallest parcels, which is consistent with their high hardscape edge ratio and compacted shared drive margins.

FIGURE 1

FIGURE 2

FIGURE 3

Phase 1A - Shell Bay Dr
Irregular chlorotic patching; stolons lift with no root anchorage.

Villas - Banyan Breeze Blvd
Thinning at hardscape edge and along shared drive margins.

Phase 1E - Presenting to standard
Density and color reference for the recovery program.

ENTRY, ROADWAY, BANKS & CORRIDOR

AREA	SCORE	SUMMARY OBSERVATION
Entry / Amenity Grounds	93	Monument plantings and amenity turf presenting well. Annual bed rotation on schedule. One shrub grouping at the Sunlake Blvd exit is tightening the driver sight triangle — scheduled for reduction (AN 05).
Roadway / Right-of-Way	90	Curb lines clean and consistent along Shell Bay Drive and Banyan Breeze Boulevard. Narrow ROW strips between walk and curb are the most heat- and traffic-stressed turf on the property and are flagged for preventive treatment rather than correction.
Pond Banks	84	Bank cuts within spec on all slopes. Score reflects turf establishment rather than service quality — torpedograss is moving up two south-facing banks from the water line, with thin Bahia above it (§2, page 6).
Eco Corridor Interface	84	Maintained edge along the 196-acre conservation corridor is holding line. Leaf litter and shade encroachment on adjacent lot turf will increase as the canopy matures; buffer setbacks observed on all applications.

OPEN DEFICIENCIES

12 open - 3 high priority

ID	PRI.	LOCATION	DEFICIENCY & CORRECTIVE ACTION	TARGET	OWNER
AN-01	▲ HI	SF Phase 1A / 1B	Take All Root Rot confirmed across the interior loop. Track B recovery protocol — acidification, cultivation, post topdressing. Quoted page 11.	Hold	Board
AN-02	▲ HI	Villas — Banyan Breeze	Take All Root Rot with advanced loss on 14 lots. Track B recovery; lots below 30% coverage flagged for replacement evaluation.	Hold	Board
AN-03	▲ HI	Phase 1A/1B Common	Turf thinning and ruiting over the Controller A Zone 8/10 wet area. Hold pending irrigation lateral repair (page 10), then evaluate for sod.	Hold	Board
AN-04	■ Med	Pond Banks — South	Torpedograss encroachment on two south facing banks, ~15% of slope. Two stage renovation quoted page 11; mowing will not correct it.	Hold	Board
AN-05	■ Med	Entry — Sunlake Blvd	Shrub grouping encroaching the exit sight triangle. Reduce to restore driver sight line.	Week 2	ASI
AN-06	■ Med	Villas — Banyan Breeze	Sedge established through the low sections of the interior loop. Sulfentrazone applied, second pass required next round.	Week 4	ASI
AN-07	■ Med	SF Phase 1C / 1D	Mulch thin or absent in approximately 18 beds. Top dress to specified depth at the next mulch cycle.	Week 3	ASI
AN-08	● Low	Villas — Torridge Ct	String trim missed behind four units at the north end. Added to route detail checklist.	Week 1	ASI
AN-09	● Low	SF Phase 1A / 1B	Bed line definition softening along the south walk. Re cut edge.	Week 3	ASI
AN-10	● Low	SF Phase 1E / 2A	Light clipping accumulation on driveways after the last visit. Reinforce blow down at route close.	Week 1	ASI
AN-11	● Low	Roadway / ROW	Minor scalping on the swale crown at the Shell Bay Dr entry. Raise deck height on that pass.	Week 2	ASI
AN-12	● Low	Eco Corridor edge	Leaf litter accumulation on adjacent lot turf at the corridor interface. Add to detail rotation.	Week 2	ASI

Owner indicates who must act — ASI for included work. Board where approval or a separate proposal is required. Deficiencies corrected within five business days of notice per the cure commitment in the Agreement.

CONTRACT ONBOARDING STATUS

First 40 days of service

- ✓ Route, crew, and service day schedule established
- ✓ All four irrigation controllers inspected and documented
- ✓ Property mapped into 8 maintenance areas per contract
- ✓ All 814 lots assigned a turf condition track
- ✓ Baseline quality audit completed and scored
- ✓ First agronomic application completed (Pasco 14-16 compliant)
- ✓ TARR diagnostic samples submitted to UGA/AFAS
- ✓ Field reporting active in TerraLens client portal
- ✓ Pump station water chemistry panel — pending approval
- ✓ Quarterly Board walkthrough — to be scheduled

8

AREAS INSPECTED

1.12M

SQ FT TREATED

11

APPLICATIONS

3

IPM FINDINGS

2

NEED APPROVAL

AREAS INSPECTED & TREATED

25.64 acres treated

#	AREA NAME	AREA TYPE	SQ FT	CONDITION	APPS	IPM	PROBLEM IDENTIFIED
1	Entry / Amenity Grounds	Turf — St. Augustine + beds	46,000	Good	2	No	—
2	SF — Phase 1A / 1B	Turf — St. Augustine	232,000	Poor	3	Yes	Take All Root Rot
3	SF — Phase 1C / 1D	Turf — St. Augustine	205,000	Fair	2	Yes	Take All Root Rot (early)
4	SF — Phase 1E / 2A	Turf — St. Augustine	188,000	Good	1	Yes	Chinch bug
5	Villas — Banyan Broeze	Turf — St. Augustine	178,000	Poor	3	Yes	Take All Root Rot / sedge
6	Villas — Torridge Ct	Turf — St. Augustine	146,000	Fair	1	No	—
7	Roadway / ROW	Turf & median beds	122,000	Good	1	No	—
8	Pond Banks & Corridor	Turf — Bahia (excluded)	—	Poor	0	Yes	Torpedoglass (observation only)
Total treated area			1,117,000		11	3	

Per the Agreement, Bahia areas, pond banks, and the eco corridor interface are excluded from the agronomy program for environmental considerations -- area 8 was inspected but received no applications. Findings detailed on page 6.

MATERIALS APPLIED

Totals across all areas

PRODUCT	PRODUCT TYPE	RATIO	METHOD	RATE	TOTAL APPLIED
0-0-16 SOP + Micros	Fertilizer — potassium / micronutrient	0 0 16	Granular broadcast	4.0 lbs/M	4,468.0 lbs
Azoxystrobin	Fungicide — FRAC 11	—	Liquid, high volume	0.4 oz/M	168.0 oz
Manganese Sulfate	Micronutrient — foliar	—	Liquid spray	2.0 oz/M	840.0 oz
Chelated Iron 6%	Micronutrient — liquid	—	Liquid spray	4.0 oz/M	2,400.0 oz
Talstar P (bifenthrin)	Insecticide — broad spectrum	—	Liquid spray	0.5 oz/M	48.0 oz
Dismiss Turf	Post emergent — sedge	—	Liquid spray	0.35 oz/M	62.3 oz

M = 1,000 sq ft. Totals auto-calculated from rate x (sq ft ÷ 1,000). All applications made at or below label rate by a licensed applicator.

PASCO COUNTY FERTILIZER COMPLIANCE

Angeline is governed by Pasco County Ordinance 14-16, which ties its prohibited application period to weather — storm watches and warnings, a three day cone of uncertainty, expected heavy rain, or saturated soils — rather than to the fixed June-September calendar blackout used in neighbouring Hillsborough and Pinellas. Angeline therefore has summer nitrogen flexibility that a comparable Hillsborough property does not.

ASI verifies the forecast before every fertilizer application and logs any hold with its reason and reschedule date. This round used potassium, micronutrient, fungicide, and control products; no phosphorus was applied. Ten foot setbacks were observed on all pond adjacent lots and at the eco corridor buffer.

IPM FINDING 1 — TAKE-ALL ROOT ROT

SF Phase 1A/1B & Banyan Breeze villas - treated this visit

FIELD	DETAIL
Observation	Irregular chlorotic patching across the Phase 1A/1B interior loop and the Banyan Breeze villa panels. Turf lifts free with no root anchorage while stolons remain green — the diagnostic signature of Take All Root Rot (<i>Gaeumannomyces graminis</i> var. <i>graminis</i>). Roots short, dark, and brittle. Plugs submitted to the UF/IFAS Plant Diagnostic Center for confirmation, with a nematode assay in the same submission.
Why it is here	The pathogen is endemic in Florida St. Augustinegrass and turns destructive only under stress. At Angeline that stress is structural: lots compacted to engineering standard, then sodded over limestone influenced fill and irrigated with alkaline stormwater. Symptoms emerge two to four years after sod installation — exactly where the earliest phases sit now.
Treatment applied	Azoxystrobin (FRAC 11) at high carrier volume to affected lots plus a 10 foot buffer of adjacent healthy turf, watered in immediately to move product into the root zone. Foliar manganese sulfate applied concurrently — damaged roots cannot take up soil applied nutrients.
Follow-up	Second application at 21-28 days on a rotated FRAC group. Recovery depends on correcting the root zone, not fungicide alone — acidification, cultivation, and peat topdressing are quoted on page 11. Expect 60-90 days to visible improvement, 12-24 months to full restoration.

IPM FINDING 2 — SOUTHERN CHINCH BUG

SF Phase 1E/2A - treated this visit

FIELD	DETAIL
Observation	Activity confirmed on the sunny, south facing runs of Phase 1E/2A; flotation test produced live adults. Damage presents as outward spreading yellowing routinely mistaken for drought stress — and on this property, for TARR. Roots remain intact, which is the distinguishing check.
Treatment applied	Broad spectrum insecticide to the affected sections plus a buffer beyond the visible damage, since chinch populations extend past the symptomatic turf.
Follow-up	Re scout at the next visit; peak pressure runs through September. Monitored on every maintenance visit per the contracted IPM program.

IPM FINDING 3 — TORPEDOGRASS, POND BANKS

Observation only - outside agronomy program

FIELD	DETAIL
Observation	Torpedograss has moved up two south facing pond banks from the water line and occupies roughly 15% of each slope, with thin Bahia coverage above it.
Why no treatment	Pond banks are excluded from the agronomy program under the Agreement, and no selective herbicide removes torpedograss from Bahia without damaging the Bahia. No product was applied.
Recommendation	Two stage slope renovation — quoted on page 11. Mowing alone will not correct an establishment problem. Buffer setbacks to the eco corridor apply to any treatment.

APPLICATION RECORD

Retained per Florida Statutes Ch. 482 / 487

AREA	PRODUCT	EPA REG. NO.	RATE	SQ FT	TOTAL APPLIED	TIME
1-7	0 0 16 SOP + Micros	Fertilizer	4.0 lbs/M	1,117,000	4,468.0 lbs	7:15 AM
2, 5	Azoxystrobin	[verify]	0.4 oz/M	420,000	168.0 oz	8:05 AM
2, 5	Manganese Sulfate (foliar)	Fertilizer	2.0 oz/M	420,000	840.0 oz	9:20 AM
1-5	Chelated Iron 6%	Fertilizer	4.0 oz/M	600,000	2,400.0 oz	10:05 AM
4	Talstar P (bifenthrin)	[verify]	0.5 oz/M	96,000	48.0 oz	11:10 AM
5	Dismiss Turf	[verify]	0.35 oz/M	178,000	62.3 oz	11:45 AM

Applicator FDACS Commercial Applicator License on file. All products applied at or below label rate; no application made within a posted restriction window or ahead of a forecast heavy rain event.

4

CONTROLLERS

46

ZONES INSPECTED

7

ISSUES FOUND

2

NEED APPROVAL

4/7

REPAIRED ON SITE

SYSTEM SUMMARY

All controllers wet checked this cycle - inspections 12+ per year per contract

CONTROLLER	MODEL	ZONES	WATER SOURCE	DAYS	RAIN SENSOR	BACKFLOW	CONDITION
A — SF Phase 1A / 1B	Rain Bird ESP LXMC	14	Stormwater - PS 1	T, Sa	• Active	RP - tested	• Fair
B — SF Phase 1C-1E	Rain Bird ESP LXMC	12	Stormwater - PS 2	W, Su	• Active	RP - tested	• Good
C — Villas / Banyan Breeze	Hunter ICC2	12	Stormwater - PS 3	T, Sa	• Active	RP - tested	• Fair
D — Entry / Amenity / ROW	Hunter Pro C	8	Potable	W, Su	• Bypassed*	DC - tested	• Fair

Condition reflects enclosure, wiring, and programming integrity — not zone performance. RP reduced pressure. DC double check. *Sensor found bypassed at turnover — returned to ACTIVE this visit.

COVERAGE RATING ROLLUP

46 zones

RATING	ZONES	WHAT THIS MEANS
• Good	40	Head to head coverage confirmed, no action required
• Fair	3	Coverage gaps or minor defects — all three corrected on site
• Poor	3	Zone will not perform without repair — quoted on page 10

Issues found (7): A-Z5 arc drift - A-Z9 / A-Z10 shared lateral break - B-Z3 clogged nozzles - B-Z11 sunken head - C-Z6 failed solenoid - D rain sensor bypassed. Four corrected on site; the remaining three zones are covered by two quoted repairs.

INSPECTION CONDITIONS & SCOPE

Manual zone-by-zone wet check, 7:20-12:40 - static pressure 62 PSI at POC - first inspection of the contract term. Head count, operating pressure, arc and radius, plant material, start times, run times, and watering-day programming verified at every zone; run times reset to the seasonal schedule and re-calibrated per Cooperative Extension recommendations for the delivered precipitation rate.

Each residential phase is served by its own stormwater pump station. Because source chemistry varies station to station and directly affects root-zone pH, a water chemistry panel at all four stations is recommended and quoted on page 11. Zone-by-zone detail on pages 8-9; on-site repairs and quoted approvals on page 10.

CONTROLLER A — SF PHASE 1A / 1B

Rain Bird ESP-LXME 14 zones - Stormwater

ZONE	TYPE	HEADS	PLANT MATERIAL	START	RUN	PSI	DAYS	COVERAGE	ISSUE FOUND
1	Drip	18	Shrub & tree beds	12:20 AM	30 min	26	Sa	• Good	—
2	Spray	12	Lol turf	12:55 AM	20 min	42	T, Sa	• Good	—
3	Spray	11	Lol turf	1:15 AM	20 min	41	T, Sa	• Good	—
4	Spray	10	Lol turf	1:35 AM	20 min	40	T, Sa	• Good	—
5	Spray	9	ROW strip	1:55 AM	20 min	38	T, Sa	• Fair	Arc drift — 3 heads adjusted
6	Spray	12	Lol turf	2:15 AM	20 min	43	T, Sa	• Good	—
7	Spray	11	Lol turf	2:35 AM	20 min	42	T, Sa	• Good	—
8	Rotor	8	Common turf	2:55 AM	30 min	51	T, Sa	• Good	—
9	Rotor	7	Common turf	3:25 AM	30 min	30	T, Sa	• Poor	Low pressure — suspected lateral break
10	Rotor	6	Common turf	3:55 AM	30 min	29	T, Sa	• Poor	Low pressure — shares lateral with Z9
11	Spray	10	Lol turf	4:25 AM	20 min	40	T, Sa	• Good	—
12	Spray	12	Lol turf	4:45 AM	20 min	44	T, Sa	• Good	—
13	Spray	9	Lol turf	5:05 AM	20 min	39	T, Sa	• Good	—
14	Drip	—	Annual & shrub beds	5:25 AM	40 min	24	Sa	• Good	—

PSI measured at the furthest head with the zone running. Spray target 30-45 Rotor target 45-65 Drip target 20-30

CONTROLLER A — TECHNICIAN NOTES

ZONE	OBSERVATION AND ACTION TAKEN
Zone 5	Three heads had rotated off arc and were throwing onto the sidewalk along the ROW strip. Arcs reset and radius reduced on the two nearest the walk. No parts required — re-rated Good pending next cycle.
Zones 9 & 10	Both rotors at 29-30 PSI against a 45-65 target, with a surface boil mid-run consistent with a shared lateral break. Repair quoted on page 10 — zones left off until repaired. This is the wet area driving audit deficiency AN 03, and the chronic saturation is a direct contributor to the Take All Root Rot pressure documented in §2.

CONTROLLER B — SF PHASE 1 C-1 E
Rain Bird ESP-LXME - 12 zones - Stormwater PS-2

ZONE	TYPE	HEADS	PLANT MATERIAL	START	RUN	PSI	DAYS	COVERAGE	ISSUE FOUND
1	Spray	12	Lol turf	1:00 AM	20 min	42	W, Su	• Good	—
2	Spray	10	Lol turf	1:20 AM	20 min	40	W, Su	• Good	—
3	Spray	11	Lol turf	1:40 AM	20 min	37	W, Su	• Fair	Nozzle clogged #2 — cleaned
4	Spray	11	Lol turf	2:00 AM	20 min	41	W, Su	• Good	—
5	Drip	—	Shrub beds	2:20 AM	40 min	25	Su	• Good	—
6	Rotor	8	Common turf	3:05 AM	30 min	54	W, Su	• Good	—
7	Rotor	7	Common turf	3:35 AM	30 min	50	W, Su	• Good	—
8	Spray	9	Lol turf	4:05 AM	20 min	38	W, Su	• Good	—
9	Spray	10	Lol turf	4:25 AM	20 min	39	W, Su	• Good	—
10	Spray	11	Lol turf	4:45 AM	20 min	41	W, Su	• Good	—
11	Spray	10	ROW strip	5:05 AM	20 min	36	W, Su	• Fair	One head sunk below grade — raised
12	Drip	—	Annual beds	5:25 AM	30 min	23	Su	• Good	—

CONTROLLER C — VILLAS / BANYAN BREEZE
Hunter ICC2 - 12 zones - Stormwater PS-3

ZONE	TYPE	HEADS	PLANT MATERIAL	START	RUN	PSI	DAYS	COVERAGE	ISSUE FOUND
1	Spray	14	Villa panels	12:40 AM	15 min	43	T, Sa	• Good	—
2	Spray	13	Villa panels	12:50 AM	15 min	42	T, Sa	• Good	—
3	Spray	12	Villa panels	1:16 AM	15 min	40	T, Sa	• Good	—
4	Spray	12	Villa panels	1:34 AM	15 min	41	T, Sa	• Good	—
5	Drip	—	Foundation beds	1:52 AM	35 min	24	Sa	• Good	—
6	Spray	11	Villa panels	2:32 AM	15 min	17	T, Sa	• Poor	Solenoid failed — zone will not close
7	Spray	12	Villa panels	2:50 AM	15 min	39	T, Sa	• Good	—
8	Spray	13	Villa panels	3:08 AM	15 min	40	T, Sa	• Good	—
9	Spray	11	Shared drive margins	3:26 AM	15 min	38	T, Sa	• Good	—
10	Rotor	6	Loop common turf	3:44 AM	25 min	49	T, Sa	• Good	—
11	Spray	10	Villa panels	4:12 AM	15 min	41	T, Sa	• Good	—
12	Drip	—	Shrub beds	4:30 AM	35 min	25	Sa	• Good	—

CONTROLLER D — ENTRY / AMENITY / ROW
Hunter Pro-C - 8 zones - Potable

ZONE	TYPE	HEADS	PLANT MATERIAL	START	RUN	PSI	DAYS	COVERAGE	ISSUE FOUND
1	Spray	14	Entry annuals	4:00 AM	15 min	44	W, Su	• Good	—
2	Spray	12	Entry turf	4:16 AM	20 min	43	W, Su	• Good	—
3	Drip	—	Monument beds	4:40 AM	30 min	26	W, Su	• Good	—
4	Spray	10	Amenity turf	5:12 AM	20 min	41	W, Su	• Good	—
5	Spray	9	Amenity turf	5:34 AM	20 min	40	W, Su	• Good	—
6	Rotor	6	Amenity lawn	5:56 AM	30 min	50	W, Su	• Good	—
7	Spray	8	Sunkate ROW	6:28 AM	15 min	38	W, Su	• Good	—
8	Drip	—	Amenity beds	6:45 AM	30 min	25	W, Su	• Good	—

Controller C Zone 6 solenoid failed open — replacement quoted on page 10. Controller D rain sensor found in BYPASS at turnover, returned to ACTIVE and verified.

REPAIRS COMPLETED ON SITE
No charge — included in inspection

LOCATION	CORRECTION	QTY	TIME
Controller A - Zone 5	Arc and radius reset to eliminate sidewalk throw on the ROW strip	3 heads	8:05 AM
Controller B - Zone 3	Nozzles pulled, cleaned, and reinstalled	2 heads	9:52 AM
Controller B - Zone 11	Sunken head raised to grade and leveled	1 head	10:20 AM
Controller D - Panel	Rain sensor returned to ACTIVE and function verified	1	12:10 PM

REPAIRS REQUIRING ASSOCIATION APPROVAL
Quoted below - valid 30 days - written approval per contract

PRIORITY	LOCATION & SCOPE	QTY	UNIT	TOTAL
▲ High	Controller A - Zones 9 & 10 — shared lateral break. Locate, excavate, and repair break on the shared lateral; pressure test and restore grade and sod. Zones to remain off until complete. Unlocks audit deficiency AN 03 and removes a standing contributor to disease pressure in Phase 1A/1B.	1	\$525.00	\$525.00
▲ High	Controller C - Zone 6 — failed solenoid. Replace solenoid and diaphragm on 1" valve; zone currently will not close and is running continuously across the villa panels.	1	\$225.00	\$225.00
Total, pending approval				\$750.00

To approve: reply to this report in the TerraLens client portal, or email neil.mcladyen@yardnique.com. Approved work is scheduled within five business days. Pricing includes labor at the contracted technician rate plus materials and restoration.

WATER MANAGEMENT & RESTRICTION COMPLIANCE

FINDING	STATUS	DETAIL
Watering window	• Compliant	All start times fall between 12:20 AM and 6:45 AM — outside the 10 AM- 4 PM prohibited window under SWFWMD year round conservation measures.
Assigned watering days	• Review	Controllers run two day patterns inherited at turnover — A and C on T/Sa, B and D on W/Su. Assignments should be confirmed against the current SWFWMD and Pasco County schedule for this address before the next cycle.
Rain sensor function	• Corrected	One of four sensors was bypassed at turnover, returned to service this visit. All four now active and verified.
Source water chemistry	• Action	Three of four controllers draw stormwater through separate phase pump stations. Pond water in this part of Pasco typically carries elevated pH and bicarbonate alkalinity, which re-alkalizes the root zone on every cycle and works directly against the Take All Root Rot program. A four station panel is quoted on page 11 and is the highest leverage item in this report.
Potable vs. stormwater	• Noted	Controller D runs potable at the entry and amenity grounds. Any failed open valve on that controller is metered and billed, which makes D side repairs the highest cost items to defer.

OVERALL NOTES

Forty days into the term the property is in good overall condition with a baseline quality score of 88. All seven scheduled services were completed on schedule and no performance credits were triggered. Mowing, edging, bed, and detail scores are consistent across all 814 lots — the spread in the scorecard is almost entirely turf health.

Take-All Root Rot is the defining agronomic issue on this property. It is confirmed in Phase 1A/1B and across the Banyan Breeze villa panels, and present at an early stage in Phase 1C/1D. This is a soilborne disease driven by compacted construction fill, alkaline stormwater irrigation, and young sod — not by service quality — and it will not resolve on fungicide alone. The recovery protocol is quoted below.

Two irrigation repairs need approval. The Zones 9/10 lateral break is actively saturating common turf in the phase where disease pressure is already highest, and the Zone 6 solenoid is running continuously across the villa panels. Both are quoted on page 10.

RECOMMENDED ACTION PLAN

#	ACTION	TIMING
1	Approve the two irrigation repairs this week (\$750.00). The lateral break is actively damaging turf in the highest risk phase; the solenoid is running unchoked across the villas.	Immediate
2	Approve the four-station water chemistry panel (\$740.00). The single highest leverage item in this report. If pond alkalinity is driving root zone pH, surface acidification will be reversed on the irrigation clock no matter how disciplined the turf program is.	Week 1
3	Approve the Track B recovery protocol. Acidification, cultivation, and sphagnum peat topdressing across the 420,000 sq ft of confirmed symptomatic lot turf. Peat suppression lasts up to two years.	Next round
4	Hold the herbicide suspension on Track B lots. Weeds will increase temporarily. Herbicides injure weakened St. Augustinegrass and would prevent recovery. Draft resident notices are attached for Board release.	Ongoing
5	Decide on the pond bank renovation. Quoted below. Mowing the slope will not reverse torpedograss establishment.	Next round
6	First quarterly Board walkthrough. Dates circulated with next month's report, fixed point photography established at the baseline audit will anchor the comparison.	Quarter 1

ADDITIONAL SERVICES FOR APPROVAL

Not included in the current program

PRIORITY	SCOPE	QTY	RATE	TOTAL
▲ High	Irrigation repairs — Zones 9/10 lateral + Zone 6 solenoid. As itemized on page 10.	2 items	—	\$750.00
▲ High	Pump station water chemistry panel — pH, bicarbonate, total alkalinity, EC, sodium/ SAR, iron and manganese at all four stations, with acid injection rate calculation where alkalinity warrants it.	4 stations	\$185.00 ea	\$740.00
▲ High	Track B recovery protocol — soil acidification, cultivation, and sphagnum peat topdressing at one bale per 1,000 sq ft across confirmed symptomatic lot turf, spring and fall.	420,000 sf	\$0.028/sf	\$11,760.00
■ Med	South pond bank renovation — two stage. Non selective treatment of the torpedograss infested slopes, 21 day interval, followed by Bahia re-establishment on the upper third, with a 60 day spot treatment for regrowth. Eco corridor buffer setbacks observed.	6,800 sf	\$0.42/sf	\$2,856.00
Total, pending approval				\$16,106.00

To approve: reply to this report in the Ferralions client portal, or email neil.mcladyen@yardnique.com. Approved work is scheduled with the next service round. Pricing valid 30 days.

ACCOUNT MANAGER SIGNATURE

CLIENT SIGNATURE

DATE

COMMUNITY & PROPERTY REFERENCES

COMMUNITY	LOCATION - SINCE	ANNUAL VALUE	SCOPE	REFERENCE CONTACT
Fishhawk Ranch CDD	Lithia, FL - 2024	\$1.4M+	Full service landscape maintenance including monthly irrigation and horticultural services, community wide — entryways, perimeter grounds, roadways, parks, ponds, and trails.	Eric Dailey - District Manager, Halifax Solutions, Inc (813) 575 1955 - edailey@halifaxesolutions.com
Hunter's Creek Community Association	Orlando, FL - 2020	\$1.4M+	Full service landscape maintenance for community common area roads, parks, and sub associations.	Seth Emmons - Community Association General Manager, HCCA (407) 240 6000 - semmons@hunterscreek.net
Water's Edge HOA/ CDD	Port Richey, FL - 2019	\$300K+	Full service landscape maintenance including monthly irrigation and horticultural services, community wide.	Rocco Nervasi - Community Association Manager, Management & Assoc. (813) 433 2000 - nervasi@mgmtassoc.com
Carrollwood Country Club	Tampa, FL - Current	\$85,000	Full service maintenance.	Brian Thornbury - Property Manager, Carrollwood CC (813) 961 1381 - bthornbury@carrollwoodcc.com
Baywood at Oak Creek HOA	Riverview, FL - Current	\$/2,000	Full service maintenance.	Caitlin King - Property Manager, Wise (813) 244 6555 - cking@wisopm.com
The Watch at Waterlfe HOA	Bradenton, FL - 2025	\$65K+	Full service landscape maintenance including monthly irrigation and horticultural services for the community subdivision within Waterlfe Golf and Country Club.	Mary Paige Huisman - Association Manager, The Watch at Waterlfe (941) 744 9771 - cam@waterlfeill.com

References available for direct contact. Additional references across our six state service area available upon request.

CONTACT

Neil McFadyen - Business Development Manager, ASI Landscapes — A Yardnique Company
813 948 3938 - neil.mcfadyen@yardnique.com - 9702 Harney Road, Thonotosassa FL 33592 - www.yardnique.com

YOUR SUPPORT STRUCTURE & LINE OF ACCOUNTABILITY

Our leadership structure gives the District a direct line to seasoned executives, leaders and managers who own results at every level of the program. Each role is assigned to a specific leader with clear accountability for communication, field execution, irrigation performance, agronomics, and escalation when the property needs added attention.



PRESIDENT/FOUNDER

Brian DuMont

President/Founder



SENIOR VICE PRESIDENT

Joe Chiellini

Senior Vice President



CHIEF OPERATING OFFICER

Bill Davoli

Chief Operating Officer



VICE PRESIDENT BUSINESS DEVELOPMENT

Alan Anders

Vice President Business Development



REGIONAL DIRECTOR OF BUSINESS DEVELOPMENT

Dominick Portoghese

Regional Director of Business Development



DISTRICT DIRECTOR BUSINESS DEVELOPMENT - FL GULF COAST

Neil McFadyen

District Director Business Development - FL Gulf Coast



BRANCH LEADERSHIP

Jonathan Maceira

Regional Branch Manager / BMP, FNGLA



PRIMARY CONTACT

Johannes Maceira

Account Manager/ BMP, FNGLA



IRRIGATION SUPPORT

Mike Trump

Irrigation Manager / FL State License



AGRONOMIC SUPPORT

Robert Tabone

Agronomics Manager / CPO



OPERATIONS ESCALATION

Benji Jimenez

Production Manager/ BMP, FNGLA



SENIOR ACCOUNT MANAGER

Jeff Myers

Senior Account Manager

COMMUNICATION & REPORTING

Clear accountability

Consistent reporting

Rapid escalation

Ownership Involvement

OTS

LOCAL COVERAGE & REGIONAL DEPTH

SERVICE COVERAGE FOR CENTRAL FLORIDA

Your property is supported through our Central Florida operating network, with day-to-day accountability led from Orlando, and additional support resources available throughout the region. This keeps local leadership close to the property while providing access to regional irrigation, agronomic, enhancement, and operations support.

BRANCH NETWORK

PRIMARY HUB

ASI Landscapes

9702 Harney Road, Thonotosassa
FL 33592

Primary service hub — operated by ASI Landscapes for routine maintenance, inspections, and day-to-day scheduling.

PHONE

813-948-3938

SUPPORT BRANCH

ASI Haines City

212 12th St. N. Haines City, FL
33844

SUPPORT BRANCH

ASI Landscapes Orlando

574 Fairvilla Road, Orlando FL
32808

SUPPORT BRANCH

Creative

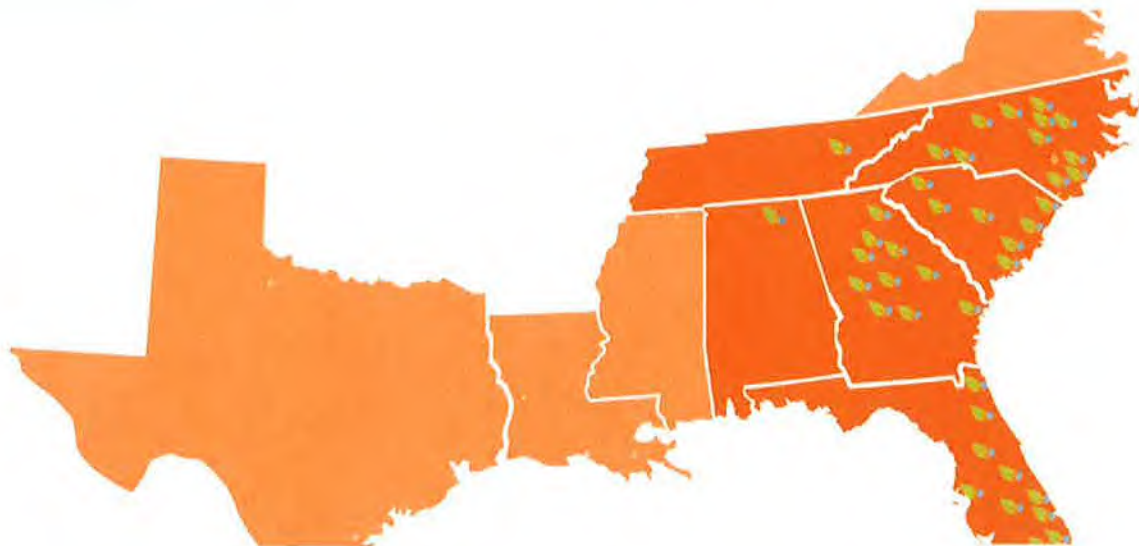
7080 57th Street, Vero Beach, FL
32967

SUPPORT BRANCH

Precision

9450 Old Dixie Hwy. Lake Park, FL
33403

CENTRAL FLORIDA COVERAGE MAP



PROOF OF PERFORMANCE

CLIENT PORTFOLIO

ASI Landscapes actively supports 483 communities across our broader service network, spanning 89 markets and 16 property types, including 284 multi-site accounts. Our deepest concentration is in Tampa (84 active accounts), with multi-family communities forming the largest share of the book. The accounts below reflect broader network experience relevant to this scope.

483

ACTIVE CLIENTS

89

ACTIVE MARKETS

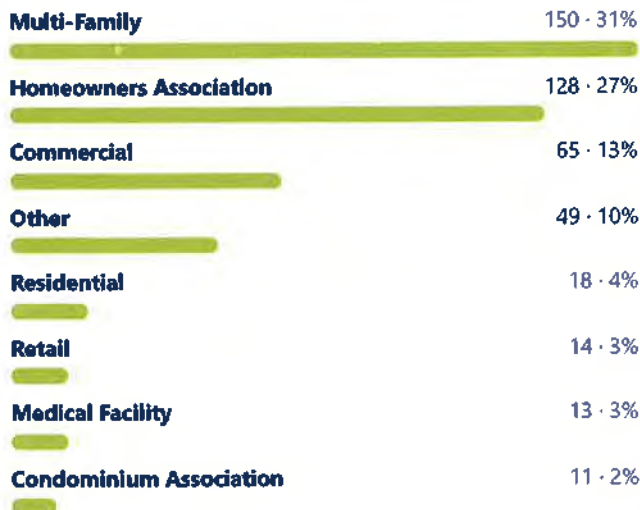
16

PROPERTY TYPES

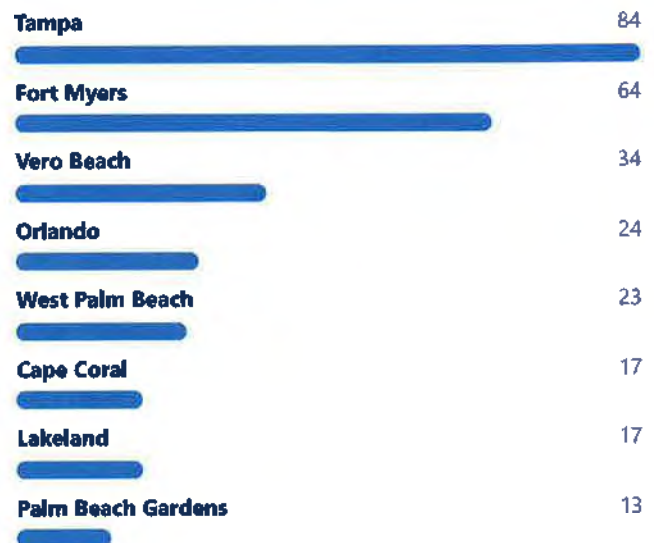
284

MULTI-SITE CLIENTS

PROPERTY-TYPE MIX



TERRITORY CONCENTRATION



FEATURED ACCOUNTS

Benderson

Inverness

Retail Multi-site

Cortland Partners

Casselberry

Multi-Family Multi-site

Lakeland Regional Health Systems

Lakeland

Medical Facility Multi-site

Prologis Property Management

Dania Beach

Industrial Multi-site

Rizzetta & Co.

Fort Myers

Homeowners Association

Sunset Management

Fort Myers

Condominium Association Multi-site

CURRENT CLIENT REFERENCES

Fishhawk Ranch CDD

\$1.4M+

Lithia, FL · 2024 – Ongoing

Full-service landscape maintenance including monthly irrigation and horticultural services provided community-wide for community and sub-association entryways, perimeter grounds, roadways, parks, ponds, and trails.

Mr. Eric Dailey

District Manager

Halifax Solutions, Inc

(813) 575-1955 · edailey@halifax-solutions.com

Spring Lake CDD

\$225K+

Riverview, FL · 2023 – Ongoing

Full-service landscape maintenance including monthly irrigation and horticultural services provided community-wide for community and sub-association entryways, perimeter grounds, roadways, parks, and ponds.

Mr. Eric Dailey

District Manager

Halifax Solutions, Inc

(813) 575-1955 · edailey@halifax-solutions.com

Water's Edge HOA/CDD

\$300K+

Port Richey, FL · 2019 – Ongoing

Full-service landscape maintenance including monthly irrigation and horticultural services provided community-wide.

Mr. Rocco Iervasi

Community Association Manager

Management & Assoc.

(813) 433-2000 · riervasi@mgmt-assoc.com

Hunter's Creek Community Association

\$1.4M+

Orlando, FL · 2020 – Ongoing

Full-service landscape maintenance services to community common area roads, parks, sub associations.

Seth Emmons

Community Association General Manager

HCCA

(407) 240-6000 · semmons@hunterscreek.net

Epperson North CDD

\$567K

Wesley Chapel, FL · 2025 – Ongoing

Full-service landscape maintenance services to community common area roads, parks, sub associations.

Heath Beckett

District Manager

Vesta Property Services

(321) 263-0132 · hbeckett@vestapropertyservices.com

Panther Trace II CDD

\$268K

Riverview, FL · 2026 – Ongoing

Full-service landscape maintenance including monthly irrigation and horticultural services provided community-wide for community and sub-association entryways, perimeter grounds, roadways, parks, ponds, and trails.

Heath Beckett

District Manager

Vesta Property Services

(321) 263-0132 · hbeckett@vestapropertyservices.com

CONSOLIDATED EQUIPMENT & FLEET RESOURCES

The equipment below represents the owned commercial fleet available to service this property. All units are company-owned and operated by trained ASI Landscapes crews — no rented production equipment and no subcontracted mowing or detail labor. Fleet is maintained on a scheduled preventive-maintenance program with in-house shop support, with regional backup units available to protect service continuity.

627 total owned units · 109 mowers · 362 handheld units · 91 fleet vehicles · 48 trailers · 8 spray units · 9 specialty machines

MOWING EQUIPMENT

CLASS	REPRESENTATIVE MAKES & MODELS	UNITS
Zero-Turn Riding Mowers	Exmark Lazer Z S/E-Series (72"-96"); John Deere Z960M, Z930M; Toro Z Master 4000; Gravely Pro-Turn 460	18
Stand-On Mowers	Exmark Vertex S/E-Series (36"-60"); Toro Grandstand (36"-60"); Wright Stander WSTX/WSZK (52"-72"); Hustler Super S/SF (36"-72"); John Deere Q820M, Q850M	37
Walk-Behind Mowers	Exmark Turf Tracer S/X-Series (36"-60"); John Deere 636M, 648R, 652R, 661R, W36M, W48R; Toro Proline 36; Hustler TrimStar 54; Gravely ProWalk 48	40
Push Mowers	Honda HRN; Toro 21" commercial	14
Subtotal		109

HANDHELD & DETAIL EQUIPMENT

CLASS	REPRESENTATIVE MAKES & MODELS	UNITS
Backpack & Push Blowers	Stihl BR600, BR460, BR430Z; Echo PB-9010T, PB-770T; Billy Goat Hurricane push blower	125
String / Line Trimmers	Stihl FS91, FS91R; Shindaiwa T262; Echo PAS-280, PPT-2620H	92
Hedge Trimmers	Stihl HL94K, HL91K; Shindaiwa FH235; Echo SHC-2620S	72
Stick Edgers	Stihl FC91; Shindaiwa LE262; Echo PE-2620	66
Chainsaws	Stihl MS194T, MS250; Echo CSG-7410	5
Pole Saws	Stihl HT131	2
Subtotal		362

FLEET VEHICLES

CLASS	REPRESENTATIVE MAKES & MODELS	UNITS
Medium-Duty & Dump Trucks	Isuzu NPR cab-over; Mitsubishi Fuso; Ford F-350, F-450, F-650 dump bodies	27
3/4- & 1-Ton Pickups	Ford F-250; Chevrolet Silverado 2500; RAM 2500	39
Light-Duty Trucks & Support Vehicles	Ford F-150, Ranger, Escape, Explorer, Transit Connect, E-350 van; Chevrolet Colorado, Silverado 1500; GMC Canyon; RAM 1500; Toyota Tacoma; Nissan Kicks	25
Subtotal		91

TRAILERS & TRANSPORT

CLASS	REPRESENTATIVE MAKES & MODELS	UNITS
Open / Equipment Trailers	Triple Crown; Big Tex; PJ; East Texas; Worldwide	28
Enclosed / Cargo Trailers	South Georgia Cargo; Diamond Cargo	9
Dump Trailers	Big Tex; PJ; Triple Crown	8
Additional Transport Trailers	Assorted open-deck units in service	3
Subtotal		48

AGRONOMIC & SPRAY EQUIPMENT

CLASS	REPRESENTATIVE MAKES & MODELS	UNITS
Ride-On Spray Units	Z-Spray Max ride-on spreader/sprayer (5); Toro Spray Master Max	6
Skid & Auxiliary Spray Units	Tera Spray skid unit; lean-to tank spray rig	2
Subtotal		8

IRRIGATION, TREE & SPECIALTY SUPPORT EQUIPMENT

CLASS	REPRESENTATIVE MAKES & MODELS	UNITS
Trenchers / Vibratory Plows	Ditch Witch SK800 (3); Ditch Witch SK750 (1) – irrigation mainline & sleeve work	4
Compact Earthmoving	John Deere 323E compact track loader; John Deere 35G mini excavator	2
Tree & Debris Equipment	Vermeer wood chipper; Avant multi-loader with stump grinder attachment	2
Utility Vehicles	John Deere Gator	1
Subtotal		9

Counts reflect the current asset register for the Florida operating region. Equipment is assigned by route and crew and is subject to normal fleet rotation and capital additions. Specialized equipment is available through the ASI Landscapes shared-resource network.

HURRICANE RESPONSE PLAN

2026 Atlantic Season - June 1 - November 30

§1 • Scope, Assumptions & Command

What we do, what we refer out, and who decides

4SCOPE CATEGORIES INCLUDED

4REFERRED TO OTHER TRADES

7COMMAND ROLES ASSIGNED

2DAILY ACCOUNTABILITY CHECK-INS

SCOPE OF THIS PLAN

Boundaries are stated plainly so no client discovers them after a storm

STATUS	ACTIVITY	DETAIL
● In scope	Pre-season hardening	Tree and palm risk assessment and mitigation, stormwater inlet and structure clearing, irrigation and pump inventory, baseline condition documentation.
● In scope	Site securing	Removal or securing of loose material, drainage clearing, irrigation shutdown, and documented property shutdown ahead of forecast impact.
● In scope	Assessment & restoration	Post-storm damage assessment, hazard isolation, priority-sequenced debris and restoration work, and return to routine maintenance.
● In scope	Reimbursement records	Force-account labor and equipment logs, load tickets, and photo documentation to the standard public entities are held to.
○ Referred	Line clearance	Vegetation contacting or within the approach distance of energized conductors is referred to the utility. We do not perform line-clearance tree work.
○ Referred	Structural debris	Trees or limbs resting on roofs, walls, vehicles, or service drops are stabilized and reported — not removed — until a qualified contractor or adjuster releases the scene.
○ Referred	Building & wet infrastructure	Building envelope, roofing, pool structures, lift stations, and interior water intrusion.
○ Referred	Unknown-hazard water	No entry into standing water of unverified depth or electrical status. The area waits until it is verified.

STANDING ASSUMPTIONS

The plan assumes failure, not availability

ASSUMPTION	OPERATIONAL CONSEQUENCE
Comms and power fail	Cellular and utility power may be unavailable for 24–120 hours in the impact area. Communications are SMS-first with scheduled check-in windows; fuel and generator plans assume no resupply for 72 hours.
Access is restricted	Gated communities, curfews, and county re-entry rules may delay arrival regardless of readiness. Credentialing and gate protocols are confirmed before June 1, not after landfall.
Rules vary by jurisdiction	Debris placement, eligible collection areas, haul routes, and debris management sites differ by county and by declaration. Rules are confirmed at RC-3 for every jurisdiction served.
Eligibility can change	Cost share, incident period, and assistance eligibility are set by the disaster declaration and may shift. We document to the strictest standard regardless of what is announced.
Everyone is hit at once	A major landfall saturates every contractor in the impact area simultaneously. We publish a tiered response commitment, staff to it, and tell clients where they sit rather than promising all properties a same-day crew.

STORM COMMAND ASSIGNMENTS

One named decision-maker per function — no shared authority

ROLE	RESPONSIBILITY	ASSIGNED • MOBILE
Storm Incident Lead	Declares and lifts readiness conditions, authorizes stand-down and re-entry, single point of client escalation.	
Operations Lead	Crew assignments, equipment staging, restoration sequencing, subcontractor call-out.	
Safety Lead	Wind stand-down calls, job hazard analysis, PPE, heat-illness monitoring, incident reporting.	

ROLE	RESPONSIBILITY	ASSIGNED · MOBILE
Client Liaison	Board and manager notifications, assessment delivery, restoration proposals, change orders.	
Documentation Lead	Assessment integrity, load tickets, force-account labor and equipment logs, photo chain of custody.	
Fleet & Fuel	Fueling, generators, trailer securement, equipment relocation, spare parts inventory.	
Personnel Accountability	Employee status roll call, evacuation-zone tracking, return-to-work confirmation.	

Populated before June 1 and re-verified monthly through the season. Client-side contacts – district or association manager, board chair, on-site manager or gate house, aquatic vendor, and emergency approval authority – are completed per property at contract onboarding.

Why the exclusions are in the front of the plan. Every item in the referred column is work a homeowner or board member will ask a crew to do in the first 48 hours, usually while standing next to them. Publishing the boundary before the season means the crew leader has an answer that is already the client's answer, and the conversation is about who to call rather than about why we said no.

\$2 • Readiness Conditions

Activation timeline • keyed to forecast onset of tropical-storm-force winds

RC-5

READINESS • APR-MAY

RC-4

MONITORING • H-120

RC-3

ALERT • H-72

RC-2

SECURING • H-48

RC-1

SHELTER • H-12

Why H-hour, not landfall. Every trigger in this plan is measured against the forecast arrival of tropical-storm-force winds at the property, not the forecast landfall of the eye. Sustained 39 mph winds routinely arrive 8 to 14 hours ahead of the center and can arrive a full day early on the leading quadrant of a large system. A plan built on landfall time strands crews in the field. A plan built on wind onset does not.

CONDITION MATRIX

Declared by the Storm Incident Lead • applies branch-wide, not per property

COND.	TRIGGER	POSTURE	DEFINING ACTION
RC-5	Apr 1 – May 31	● Readiness	Pre-season hardening. Tree risk mitigation, drainage clearing, system inventory, and baseline photo capture completed before the season opens.
RC-4	H-120 • 5 days	● Monitoring	System in the basin with the cone touching the service area. Advisory tracking begins, employee status collected, consumables ordered.
RC-3	H-72 • 3 days	⦿ Alert	Watch issued. Client notification #1, route sequencing published, fuel topped, equipment staged, jurisdiction debris rules confirmed.
RC-2	H-48 • 2 days	⦿ Securing	Warning issued. Full site-securing sweep executed and documented on every contracted property. Routine maintenance suspended.
RC-1	H-12 • onset	○ Shelter	All field operations cease. Personnel accounted for and sheltering. Vehicles and trailers secured away from trees and flood-prone ground.
RC-0	All-clear	Response	Accountability roll call, route reconnaissance, tiered assessment, priority-sequenced restoration.

Conditions escalate on the Incident Lead's declaration and may skip levels on a fast-forming or rapidly intensifying system.

WIND STAND-DOWN THRESHOLDS

Any crew leader on site may call a stand-down — that call is never second-guessed

OPERATION	CEASE AT	BASIS
Aerial lifts & elevated work	20–25 mph sustained	Or lower, per the manufacturer's rating on the specific unit. Rating governs when it is more restrictive.
Climbing & chainsaw work aloft	25 mph sustained	Or earlier where gusts produce unpredictable limb movement.
Ground operations	39 mph sustained	Tropical-storm force. In practice work ends well before this, once flying debris appears.
All operations	Lead's judgment	Lightning within 6 miles, falling limbs, or any condition the crew leader judges unsafe.

Stand-down is not a negotiation. The most common cause of post-storm landscape injuries is a crew trying to finish one more property as conditions deteriorate, or starting one hour too early on the back side of a system. Both are declared, not judged in the moment. RC-1 begins on the Incident Lead's declaration and lifts on the Incident Lead's declaration — not on the weather looking better from a truck window.

\$3 · Pre-Season Hardening Program

RC-5 · April 1 - May 31 · tree and palm risk mitigation

6

DEFECT INDICATORS ASSESSED

TRAQ

ASSESSMENT METHODOLOGY

May 31

MITIGATION COMPLETE BY

100%

BASELINE PHOTO COVERAGE

Most storm damage is decided months before the storm. The difference between a property that loses four trees and a comparable property that loses fourteen is almost never the wind speed — it is species selection, structural condition, and root-zone integrity, all of which are assessable in April. Pre-season hardening is the single highest-return line item in a Florida landscape budget, and it is the one most often deferred because nothing appears to be wrong.

TREE RISK ASSESSMENT

Documented against a geotagged inventory · reported with a priced mitigation schedule

DEFECT INDICATOR	PRIORITY	WHAT IS ASSESSED AND WHY
Codominant stems with included bark	▲ High	The most common structural failure point in mature laurel oak and ficus. Included bark prevents a true union from forming and the stem splits under load.
Decay, cavities, conks, cankers	▲ High	Decay columns at the trunk or a major union reduce the section available to resist bending. Fruiting bodies indicate the decay is well established.
Root plate compromise	▲ High	Recent trenching, curb or sidewalk replacement, girdling roots, raised or cracked soil on the leeward side, chronic saturation. Root failure uproots the whole tree rather than shedding a limb.
End weight & prior lion-tailing	■ Med	Over-extended laterals with foliage only at the tips concentrate load at the attachment. Prior lion-tailing is a maintenance-induced defect and is corrected, not repeated.
Topping cuts & weak regrowth	■ Med	Regrowth from heading cuts attaches only at the surface and falls readily at 10–15 years. Common on properties with a history of low-bid pruning.
Target occupancy	■ Med	A defective tree over a preserve edge is a different risk from the same tree over parking, a walkway, an amenity deck, a mail kiosk, or a utility service drop.

▲ High — mitigate before season · ■ Med — schedule within the term · ● Low — monitor at the annual inspection

SPECIES RISK POSTURE

Drives the replacement schedule in the capital plan, not a perpetual pruning line item

RATING	SPECIES	IMPLICATION FOR THE PROPERTY
● Resilient	Sabal palm, live oak, bald cypress, southern magnolia, gumbo limbo, crape myrtle, dahoon holly	Retain and maintain. Structural pruning on a normal cycle is sufficient.
● Moderate	Slash pine, southern red cedar, sweetgum, mature oaks with prior topping history	Assess individually. Condition and root-zone integrity matter more than species here.
○ Vulnerable	Queen palm, Washingtonia, laurel oak, water oak, sand pine, Australian pine, ficus / laurel fig, Chinese elm	In high-target locations these become replacement candidates. Replacement is proposed with the annual budget, ahead of a loss — not quoted from a parking lot in September.

STRUCTURAL PRUNING OBJECTIVES

Performed well ahead of season, when the tree can close the wound

OBJECTIVE	METHOD & STANDARD
Reduce end weight	Reduction cuts to a suitable lateral of adequate diameter. Never by heading or topping.
Establish a dominant leader	Subordinate or remove codominant stems in developing trees before the union becomes structural.
Retain interior foliage	Lion-tailing increases limb failure and is prohibited on properties we maintain.
Restore clearance	Structures, roof lines, walkways, sight triangles, and signage — within the scope legally available to us.

We do not hurricane-cut palms. Stripping a palm to a narrow upright plume does not improve storm performance. It removes the canopy the palm depends on for potassium and carbohydrate reserves, narrows and weakens the trunk over successive years, and increases the risk of bud damage and decline. Correct practice is to remove only dead, dying, and detached fronds — leaving living green fronds in place — and to remove flower and fruit stalks where fruit is a projectile or nuisance concern. If a competitor is quoting a hurricane cut, they are quoting damage to the asset.

§4 • Site Securing Sweep

RC-2 • executed on every contracted property within the 48-hour window

H-48

SWEEP BEGINS

3

CHECKLIST GROUPS

42

INDIVIDUAL CHECKPOINTS

Same day

RECORD ISSUED TO CLIENT

GROUP A • LOOSE MATERIAL & PROJECTILES

Anything not anchored becomes a projectile at 90 mph

- ☐ Trash receptacles, dog-waste stations, ash urns, recycling containers
- ☐ Amenity furniture, umbrellas, shade sails, grills, game equipment
- ☐ A-frame signs, banners, real-estate riders, unanchored monument panels
- ☐ Staged mulch, spoil, pavers, and pallets removed or secured
- ☐ Open installation work completed or made safe
- ☐ Coconuts and heavy seed heads cleared in pedestrian and structure zones
- ☐ Landscape lighting on stakes lowered or removed; transformers secured
- ☐ Irrigation valve box lids seated and secured
- ☐ Hose reels, spreaders, and site equipment stowed or removed
- ☐ Construction fencing and temporary barricades taken down or braced

GROUP B • DRAINAGE & STORMWATER

Standing water after the storm causes more loss than the wind did

- ☐ All inlets, grates, curb cuts, and yard drains cleared
- ☐ Outfall and control structures inspected; skimmers and weirs cleared
- ☐ Bleed-down orifices confirmed open
- ☐ Aquatic vegetation mats and floating debris removed from structures
- ☐ Swale flowlines and mitre drains confirmed open
- ☐ Silt fence and erosion control inspected and repaired
- ☐ Pre-existing bank erosion and sod slough photographed for baseline
- ☐ Nothing staged or stockpiled inside a preserve or conservation easement

GROUP C • IRRIGATION SHUTDOWN

Recorded per controller so the system can be restored to a known state

CONTROLLER	PROGRAM STATE	MASTER VALVE	POWER ISOLATED	PHOTO CAPTURED • NOTES
A	OFF ___:___	Closed ☐	Yes ☐	
B	OFF ___:___	Closed ☐	Yes ☐	
C	OFF ___:___	Closed ☐	Yes ☐	
D	OFF ___:___	Closed ☐	Yes ☐	
E	OFF ___:___	Closed ☐	Yes ☐	
F	OFF ___:___	Closed ☐	Yes ☐	

Controllers are switched OFF at the panel — not set to rain delay, which resumes automatically and can irrigate into a saturated profile before anyone returns to the property. Reclaimed supply valves closed where applicable. Pump station breakers isolated.

Securing record. The sweep is logged as a field report per property — checklist completion, geotagged photos, crew, and timestamp — issued to the board or manager the same day it is completed. It is the client's proof the property was hardened before impact, and it is the baseline every post-storm damage line item is measured against.

\$5 • Post-Storm Assessment & Restoration

RC-0 • response tiers, restoration sequence and debris handling

RESPONSE TIER COMMITMENTS

Tier assigned in writing before the season — no client learns their position after a storm

TIER	PROPERTY PROFILE	ASSESSMENT DELIVERED	BASIS
Tier 1	Life-safety or access exposure — primary district roadways, gated entries, amenity centers in use, properties with an executed pre-positioned agreement.	Within 24 hours	Of local all-clear and safe road access
Tier 2	Full-service maintenance contracts without a standby emergency agreement.	Within 48–72 hours	Of local all-clear
Tier 3	Enhancement-only, seasonal, or limited-scope accounts.	Within 5 business days	Of local all-clear

Commitments are contingent on safe access, curfews, and re-entry authorization. Conditions outside our control are reported, not absorbed silently — a delayed assessment comes with the reason and a revised date, not with silence.

SEVEN-STEP RESTORATION PRIORITY SEQUENCE

Aesthetics are last on purpose

PRI.	OBJECTIVE	SCOPE
P1	Life safety	Isolate, barricade, and mark hazards. Report downed or contacted conductors to the utility and keep everyone clear. Remove hangers and unstable leaners threatening pedestrians, vehicles, and occupied structures.
P2	Access & egress	Clear roadways, entries, gates, fire lanes, and emergency access. Restore mail kiosk, dumpster enclosure, and amenity access. Cut and drag to the shoulder; haul follows later.
P3	Drainage function	Clear inlets, grates, control structures, weirs, and outfalls. Water that stands for a week kills more turf and more trees than the storm did. This is the highest-value early work and the most commonly skipped.
P4	Irrigation integrity	Isolate breaks and stop uncontrolled water loss before re-energizing anything. Then restore controlled operation zone by zone.
P5	Salvage window	Reset small viable trees, flush salt from inundated turf and beds, remove silt smothering turf, stabilize eroding slopes. These actions have a short window and lose value by the day.
P6	Debris removal & haul	Collect, separate at the source, and haul staged vegetative debris per jurisdictional rules. Load tickets generated for every haul.
P7	Restoration	Replacement trees and palms, sod and plant replacement, mulch, bed re-edging, head realignment, lighting reset, and return to contracted maintenance frequency.

The sequencing conversation happens before the storm, not during it. P3 drainage work is invisible, unphotogenic, and the first thing a frustrated board asks us to skip in favor of clearing the entrance. Agreeing the sequence in advance means the answer in week one is a reference to a plan the board already approved rather than an argument in a parking lot.

DEBRIS HANDLING

Source separation is a reimbursement requirement, not a preference

STREAM	HANDLING	RULE
Vegetative	• In scope	Staged separately at approved right-of-way or on-site locations. Never mixed with other streams. Never pushed into ponds, wetlands, or conservation areas.
Construction & demolition	• Segregate	Separated and reported. Handled by the owner's contractor or hauled under a separate scope.
White goods & e-waste	• Report only	Identified, located, and reported. Not collected or hauled under the landscape scope.
Household hazardous waste	• Report only	Isolated, marked, and reported to the manager and the jurisdiction. Not handled by landscape crews.

STORM DEBRIS SAFETY — NON-NEGOTIABLES

Reviewed at the tailgate briefing before every storm shift

HAZARD	CONTROL	STANDARD
Downed conductors	▲ Stop	Every downed line is treated as energized. Nobody approaches, moves, or cuts near it. The utility is called, the area is barricaded, and the crew moves to other work.
Stored tension in wood	▲ Stop	Spring poles, bound limbs, and barber-chair risk require a cutting plan and a second set of eyes. No solo cutting on tensioned or suspended material.

HAZARD	CONTROL	STANDARD
Standing water	▲ Stop	Conceals energized equipment, sharps, wildlife, and drop-offs. Depth and electrical status verified before entry, or the area waits.
Heat illness	■ Schedule	The leading post-storm injury risk. Water, rest, shade, and buddy checks are scheduled into the shift, not offered when someone asks.
Carbon monoxide	■ Siting	Generator and pump exhaust stays outdoors and away from intakes and openings. CO kills after the storm has passed, not during it.
Wildlife & insects	• Awareness	Displaced snakes, rafting fire ants, and wasp nests in downed material. Long sleeves, gloves, and a look before reaching.

§6 • Agronomic Recovery & Pre-Season Approvals

What saves the landscape after the water goes down – and what we ask you to approve before June 1

SALTWATER INUNDATION

Time-sensitive – leaching value declines by the day

ACTION	TIMING	DETAIL
Fresh water flush	Immediate	Flush affected turf and beds as soon as supply allows, and repeat. This is the single highest-value action after a surge event.
Gypsum application	Days 1-7	Calcium sulfate applied to displace sodium from soil exchange sites, followed by further irrigation to move it through the profile.
Soil sampling	Week 1-2	Soluble salts and sodium tested in affected zones. Treatment proceeds on data, not on assumption about how far the water reached.
Expectation setting	Week 1	Salt injury expresses two to six weeks out – after visible cleanup is finished and the board believes recovery is complete. This is stated in writing early so the later decline is not read as a service failure.

FLOODED & SILTED TURF

Traffic damage outlasts the flood damage

ACTION	DETAIL
Keep traffic off	Compaction and rutting on saturated turf cause damage that persists long after the water is gone. Equipment stays off until the surface supports it.
Remove silt	Sediment smothering the canopy is removed before it crusts and seals the surface.
Scout for disease	Saturated, humid conditions elevate root-rot and foliar disease pressure. Treatment follows diagnosis, not a calendar.
Raise cut height	First cut delayed until the surface supports equipment; height raised to protect a compromised root system.
Aerate	Core aeration once conditions allow, to reintroduce oxygen to the root zone.

IRRIGATION RESTART

Do not energize blind – a single open lateral can run for days unnoticed

STEP	DETAIL
1 • Manual walk	Pressurize zone by zone manually with a technician walking the run, watching for breaks and geysers, before the controller returns to automatic.
2 • Uprooted-tree runs	Inspect main and lateral runs wherever a tree uprooted. Root plates shear pipe and sever wire, and neither is visible from the surface.
3 • Backflow	Inspect the assembly for physical damage and confirm it functions before service is restored.
4 • Pump station	Intakes, screens, and wet wells cleared of debris and sediment. Panel and surge protection integrity verified after power restoration.
5 • Water source	Reclaimed availability and any utility restriction confirmed before relying on it. Potable-fed zones checked against any boil-water notice.
6 • Heads & schedule	Heads displaced by washout and silt realigned and raised. Schedule reset for a saturated profile rather than returned to the pre-storm program.

Local fertilizer ordinances still apply after a storm. Heavy rainfall leaches soluble nitrogen and potassium, and recovery fertility is a real agronomic need – but many Tampa Bay and Southwest Florida jurisdictions restrict nitrogen and phosphorus applications during the June-September wet season, and a declared emergency does not lift that restriction. Ordinance status is verified per jurisdiction before any post-storm application is scheduled, and the client is told plainly when the calendar, not the agronomy, is the constraint. Applications are made under FDACS licensure with records maintained per rule.

PRE-SEASON SERVICES FOR APPROVAL

Quantities and pricing developed per property from the spring assessment

PRIORITY	SCOPE	QTY	RATE	TOTAL
▲ High	Tree risk mitigation. Structural pruning, reduction, and removal of high-priority defects from the spring assessment.			

PRIORITY	SCOPE	QTY	RATE	TOTAL
▲ High	Palm clearance. Dead and detached fronds and fruit stalks removed in pedestrian, parking, and structure zones. No hurricane cuts.			
■ Med	Stormwater structure clearing. Inlets, grates, control structures, weirs, and outfalls cleared and documented.			
■ Med	Vulnerable species replacement. Phased replacement of high-target vulnerable species with resilient stock.			
■ Med	Standby emergency services agreement. Pre-positioned, competitively procured, unit-priced. No mobilization charge absent authorized work.	1 ea	Sched.	
Total, pending approval				

Approved pre-season work is scheduled to complete before May 31. Pricing valid 30 days.

The controllable variable is pre-season hardening. Tree risk mitigation, drainage clearing, and a complete baseline photo set are the three items that most change the outcome, and they are the three most often deferred because nothing looks wrong in April. A property that completes all three enters the season with materially lower expected loss and enters the recovery with a documentation position that supports every dollar claimed. The second controllable variable is the agreement: a district that competitively procures a standby agreement in the spring has a defensible procurement position, a known rate schedule, and a Tier 1 commitment.

ACCOUNT MANAGER SIGNATURE

CLIENT SIGNATURE

DATE

MAINTENANCE SERVICES

SPECIAL SERVICES, MAINTENANCE SERVICE
RATES AND SCHEDULES

Recommended Standards

SPECIAL SERVICES

Palm & Tree Trimming

Supplemental Service - Contract Summary and Scope of Work will show if Included

Palms and trees are trimmed to the proper cut point for healthy regrowth and a clean, storm-ready canopy — dead, crossing, and hazardous limbs removed and hauled with every service.

SERVICE STANDARDS

- ✓ Sabal palm trimming: 9–3 o'clock dead fronds only
- ✓ Phoenix and Washingtonia palms trimmed to a full hurricane cut
- ✓ Tree canopy thinning to reduce wind resistance and improve structure
- ✓ Dead and hazardous limb removal at each trimming
- ✓ Site cleanup and debris removal with every service

Annual SCHEDULED SERVICE	10 & 2 RECOMMENDED CUT	Hauled Off DEBRIS AND CLEANUP
PRE-SEASON Storm-readiness trim	ANNUAL Full canopy service	AS NEEDED Hazard limb removal

SPECIAL SERVICES

Annual Color Rotation

Supplemental Service - Contract Summary and Scope of Work will show if Included

Seasonal color keeps entries and amenities vibrant year-round — variety matched to season and sun, beds fully prepped, planted, and watered in, with selections approved by the board.

SERVICE STANDARDS

- ✓ Spring/Summer: heat-tolerant selections (pentas, vinca, marigolds, lantana)
- ✓ Fall/Winter: cool-season varieties (petunias, snapdragons, pansies, dianthus)
- ✓ Full bed preparation and soil amendment before each rotation
- ✓ Standard 9-inch spacing for full coverage and impact
- ✓ Variety and color selections subject to board approval

4x ROTATIONS / YEAR	9" PLANT SPACING	Seasoned Matched VARIETY AND COLOR
SPRING Warm-season install	FALL Cool-season install	EACH ROTATION Bed prep + water-in

SPECIAL SERVICES

Mulch Replenishment

Supplemental Service - Contract Summary and Scope of Work will show if Included

An annual top-dress holds a 2–3" mulch depth across all beds — locking in moisture, suppressing weeds, and sharpening curb appeal, with borders re-edged and the site cleaned up.

SERVICE STANDARDS

- ✓ Premium shredded hardwood or pine bark mulch (board-approved)
- ✓ Beds fully edged and cleared before each application
- ✓ Applied to maintain 2–3 inch depth across all beds
- ✓ Held 2–3 inches clear of tree trunks and shrub crowns
- ✓ Delivery, installation, and complete site cleanup included

2–3" MAINTAINED DEPTH	Annual TOP-DRESS	Defined BORDERS AND EDGE
---------------------------------	----------------------------	------------------------------------

ANNUAL

Full top-dress application

EACH APPLICATION

Re-edge & clear beds

AS NEEDED

Touch-up in high-visibility areas

SPECIAL SERVICES

Integrated Pest & Disease Management

Licensed Applicator Program

Prevention-first IPM keeps the landscape healthy with less pesticide — monthly scouting, targeted spot treatments, and rapid response to pests and disease, all by licensed applicators and documented.

SERVICE STANDARDS

- ✓ Monthly scouting for pest pressure, disease, and turf stress
- ✓ Targeted spot treatments between scheduled rounds
- ✓ Chinch bug, sod webworm, and armyworm monitoring & rapid response
- ✓ Fungal disease identification and curative treatments
- ✓ Licensed-applicator documentation on request
- ✓ Grub and soil-pest programs available as needed

Monthly

SCOUTING

Targeted

SPOT TREATMENTS

Licensed

APPLICATORS

1

Scout

Monthly monitoring for pest pressure, disease, and turf stress.

2

Identify

Confirm the pest or pathogen and the affected areas.

3

Treat

Targeted, threshold-based spot treatment — least product needed.

4

Document

Licensed-applicator records for compliance and board review.



TERRALENS

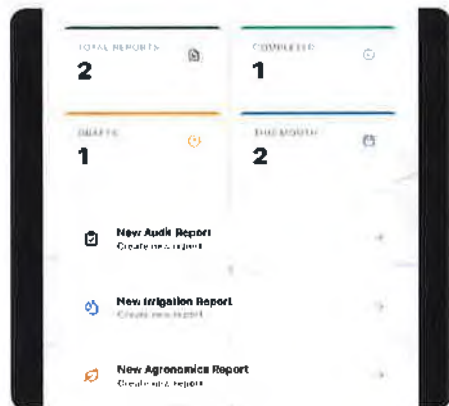
FIELD MANAGER

OUR SERVICES & TECHNOLOGY

Terra-Lens Field Management

Real-Time Property Intelligence & Digital Reporting

Our team utilizes TerraLens Field Manager — a proprietary, cloud-based field management platform — to document every service visit with GPS-verified timestamps, comprehensive photo documentation, and real-time condition reporting. Board members and property managers receive transparent, accessible records of all work performed. TerraLens transforms traditional service logs into a living digital record of your property's landscape history — enabling data-driven decisions about maintenance programs, capital budgets, and enhancement priorities.



- GPS-verified service documentation for every visit
- Photo-documented site audits with annotated condition reports
- Real-time irrigation inspection and deficiency tracking
- Agronomic and turf health assessment reporting
- Digital signature capture for work order authorization
- Accessible by board members and property managers 24/7



OUR SERVICES & TECHNOLOGY

Landscape Design & Enhancement Services

Protecting Property Values Through Purposeful Design

Our in-house design team delivers comprehensive landscape design and enhancement services to help communities elevate curb appeal and protect long-term property values. From entry feature renovations and monument enhancements to full community-wide landscape master plans, we combine creative vision with deep horticultural expertise.

Every design recommendation is grounded in local plant knowledge, Florida-Friendly landscaping principles, and an understanding of the unique character of each community we serve.



- Conceptual design and plant palette consultation
- Entry feature and monument area renovations
- Community-wide landscape master planning
- Irrigation system design and upgrade management
- Architectural lighting design for safety and aesthetics
- Hardscape integration and contractor coordination



The International Society of Arboriculture

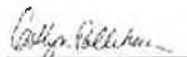
Hereby Announces That

Rick Giordano

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council


Carlyn Politan
CEO & Executive Director

15 December 2022

Issue Date

31 December 2025

Expires Date

FL-6492A

Certification Number





CERTIFICATE OF COMPLETION

Sergio Concha

Has Completed a FDOT Approved Temporary Traffic Control (TTC): Advanced - Refresher Course

Training Provider:



A Plus Training by Ron Henley, LLC
9001 SW 124 Street
Archer FL 32618
Phone: 352-339-6553

Verify this Certificate by visiting www.motadmin.com

05/31/2023
Issue Date

05/24/2027
Expiration Date

JH
Instructor

610590
Certificate No.





APPENDIX 2 — CERTIFICATE OF INSURANCE

		CERTIFICATE OF LIABILITY INSURANCE		YARDNMG-02	SILEONARD1																					
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.		DATE (MM/DD/YYYY) 4/28/2025																								
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 Towne Insurance Agency, LLC 7190 Falls of Neuse Road Raleigh, NC 27616		CONTACT Sarah L. Leonard PHONE (AC, No. Ext): (919) 882-5175 FAX (AC, No.): (919) 872-2833 E-MAIL: sleonard@towneinsurance.com ADDRESS:																								
INSURED Yard Nique, Inc. YN Intermediate Holdings, Inc., YN Holdings, LLC. 1001A Chapel Hill Rd Morrisville, NC 27560		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: Selective Insurance Company of the Southeast</td> <td></td> <td>33926</td> </tr> <tr> <td>INSURER B: Builders Mutual Insurance Company</td> <td></td> <td>10844</td> </tr> <tr> <td>INSURER C: Selective Insurance Company of America</td> <td></td> <td>12572</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: Selective Insurance Company of the Southeast		33926	INSURER B: Builders Mutual Insurance Company		10844	INSURER C: Selective Insurance Company of America		12572	INSURER D:			INSURER E:			INSURER F:		
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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.																										
POLICY	TYPE OF INSURANCE	ADOL. SUBR. RISK	POLICY NUMBER	POLICY EFF. (MM/DD/YYYY)	POLICY EXP. (MM/DD/YYYY)	LIMITS																				
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIM-MADE ☒ OCCUR ☐ GEN. AGGREGATE LIMIT APPLIES PER POLICY ☒ LOC ☐ OTHER	X X	32587286	4/30/2025	4/30/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 500,000 MED EXP. (Any one person) \$ 15,000 PERSONAL & ADJ. INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMMOD. AGG. \$ 3,000,000																				
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED ☐ NON-OWNED ☐ HIRE ☒ HIRE ☐ NON-OWNED ☐ HIRE	X X	32587286	4/30/2025	4/30/2026	COMBINED SINGLE LIMIT (Per accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PRODUCTS - COMMOD. AGG. \$																				
A	☒ UMBRELLA LIAB. ☒ OCCUR ☐ EXCESS LIAB. ☐ CLAIM-MADE ☐ DED. ☒ RETENTION \$ 0		32587286	4/30/2025	4/30/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000																				
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR PARTNER/EXECUTIVE OFFICER/COMMITTEE MEMBER (Mandatory in ME) (If yes, describe below: DESCRIPTION OF OPERATIONS ONLY)	Y/N N/A	WCP1102120	1/7/2025	1/7/2028	☒ PER STAT. RY ☐ GEN. FA E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000																				
C	Leased/Rented Equip		32587286	4/30/2025	4/30/2026	Deductible: \$2,500 150,000																				
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Workers Compensation for Florida covered under the following policy: Carrier: Insurer B (Builders Mutual Insurance Company); Effective Date: 01/07/2025; Expiration Date: 01/07/2028; Policy #: WCP1004817; Limits: \$1,000,000/Each Employee, \$1,000,000/Each Accident, \$1,000,000/Policy Limit Visconti at Westshore is listed as additional insured for general liability and automobile liability, on a Primary and Non-Contributory basis, per attached forms CG7300/CG7821/CA7809, as required by written contract. Waiver of subrogation applies in favor of Additional Insured for General Liability, Automobile Liability, and Workers Compensation, per attached forms: CG7300/CA7809/WC000913. Umbrella Liability is form following.																										
CERTIFICATE HOLDER			CANCELLATION																							
			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 Sarah Leonard																							

ACORD 25 (2016/03)

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300 East Main St., Suite 1300
Norfolk, VA 23510

Independent Auditor's Report

The Stockholder and Board of Directors
YN Holdings, LLC and Subsidiaries
Morrisville, North Carolina

Opinion

We have audited the consolidated financial statements of YN Holdings, LLC and Subsidiaries, which comprise the consolidated balance sheets as of December 31, 2023, and the related statements of operations, changes in members' equity and cash flows for the year then ended, and the related notes to the consolidated financial statements.

In our opinion, the accompanying 2023 consolidated financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2023, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Company and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Other Matter

The 2022 consolidated financial statements of the Company were audited by other auditors, whose report dated April 27, 2023 expressed an unmodified opinion on those statements.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

BDO USA, P.C., a Virginia professional corporation, is the U.S. member of BDO International Limited, a UK company limited by guarantee, and fourth part of the international BDO network of independent member firms.

BDO is the brand name for the BDO network and for each of the BDO Member Firms.



In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

BDO USA, P.C.

April 30, 2024

Form W-9 (Rev. March 2024) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification Go to www.irs.gov/FormW9 for instructions and the latest information.	Give form to the requester. Do not send to the IRS.
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Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific instructions on page 3.	<table style="width: 100%;"> <tr> <td style="width: 65%;"> 1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Yard-Nique, Inc. </td> <td style="width: 35%;"></td> </tr> <tr> <td colspan="2"> 2 Business name/disregarded entity name, if different from above. YN OPERATING COMPANY </td> </tr> <tr> <td colspan="2"> 3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <table style="width: 100%; font-size: small;"> <tr> <td>☐ Individual/sole proprietor</td> <td>☒ C corporation</td> <td>☐ S corporation</td> <td>☐ Partnership</td> <td>☐ Trust/estate</td> </tr> <tr> <td colspan="5"> ☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. </td> </tr> <tr> <td colspan="5"> ☐ Other (see instructions) </td> </tr> </table> </td> </tr> <tr> <td colspan="2"> 4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any): _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any): _____ (Applies to accounts maintained outside the United States.) </td> </tr> <tr> <td colspan="2"> 3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. ☐ </td> </tr> <tr> <td colspan="2"> 5 Address (number, street, and apt. or suite no.). See instructions. 10014 Chapel Hill Rd </td> </tr> <tr> <td colspan="2"> 6 City, state, and ZIP code. Morrisville NC 27560 </td> </tr> <tr> <td colspan="2"> 7 List account number(s) here (optional) </td> </tr> <tr> <td colspan="2"> Requester's name and address (optional) </td> </tr> </table>	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Yard-Nique, Inc.		2 Business name/disregarded entity name, if different from above. YN OPERATING COMPANY		3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <table style="width: 100%; font-size: small;"> <tr> <td>☐ Individual/sole proprietor</td> <td>☒ C corporation</td> <td>☐ S corporation</td> <td>☐ Partnership</td> <td>☐ Trust/estate</td> </tr> <tr> <td colspan="5"> ☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. </td> </tr> <tr> <td colspan="5"> ☐ Other (see instructions) </td> </tr> </table>		☐ Individual/sole proprietor	☒ C corporation	☐ S corporation	☐ Partnership	☐ Trust/estate	☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.					☐ Other (see instructions)					4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any): _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any): _____ (Applies to accounts maintained outside the United States.)		3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. ☐		5 Address (number, street, and apt. or suite no.). See instructions. 10014 Chapel Hill Rd		6 City, state, and ZIP code. Morrisville NC 27560		7 List account number(s) here (optional)		Requester's name and address (optional)	
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Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
[]	[]	[]	[]	[]	[]				
or									
Employer identification number									
8	6	[]	3	4	1	2	4	7	6

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person 	Date 1/24/2025
------------------	------------------------------	-------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Col. No. 10231X Form W-9 (Rev. 3-2024)



Juniper

DESIGN | BUILD | MAINTAIN

Landscape Maintenance Proposal:

Meadow Pointe II

August 19, 2026



August 19, 2026

Dear Lee Graffius and Board of Supervisors:

Thank you for the opportunity to be a part of your landscape maintenance contract bidding process for **MEADOW POINTE II**. At Juniper, we understand that each project is unique because no two clients are the same. We bring a straightforward, focused analysis to each property's individual needs. Our commitment to quality, dependability, and industry best practices drives us forward. This commitment empowers us to meet our clients' requirements and to serve their expanding needs as our relationship continues to grow.

Juniper has been servicing communities throughout Florida for 25 years and our skilled teams are dedicated to your landscape initiatives.

We would like to offer you Juniper Mapping at no charge. We will fly the property before we begin maintaining it and again each spring and fall on an annual basis for as long as we maintain the property. These flights can be overlaid to show the condition of the landscape with a bird's eye view. Please see additional details as well as a QR code to a You Tube demo video.

We look forward to having the opportunity to work with you and to discuss the enclosed information. If you have any questions, please contact me at 813-784-7990
Thank you,

Scott Carlson
VP of Client Relations

813-794-7990

Scott.Carlson@JuniperLandscaping.com

Junipercares.com

OUR SERVICES

Full Service Landscape Company



Design

- Land Planning
- Plan Generation
- Visualization



Build

- Landscape
- Irrigation
- Lighting
- All sod varieties
- Nursery & Tree Farm



Maintain

- Landscape
- Irrigation
- Pest Control
- Fertilization



Technology

- Juniper Sync
- Juniper Mapping
- GoCanvas



Storm Response

- 3,200+ team members statewide
- 26 locations throughout Florida
- 20,000 gallons of onsite fuel
- Extensive supply of heavy equipment

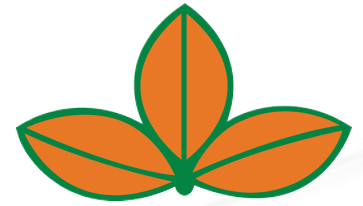


Aquatics

- Weed Maintenance
- Excavation & Brush Clearing
- Fountains, Aeration, Docks, & Seawalls

ABOUT US

Rooted in Florida



From the very beginning, we started with the commitment to deliver the best value and on-time projects. This commitment has helped Juniper grow from a small custom landscape operation with just a few employees to multiple locations throughout Florida. Over the last 25 years, a lot has changed, and we take pride in the technology, service, and quality we continue to provide.

Where we started ▼



Juniper was established in 2001 on a small farmhouse in Fort Myers, Florida. This location now serves as our corporate headquarters, although we have expanded by constructing additional buildings throughout the state of Florida.



3,200+

HORTICULTURALLY
TRAINED EMPLOYEES



750+

IN OUR VEHICLE FLEET



26

OPERATING LOCATIONS
THROUGHOUT FLORIDA

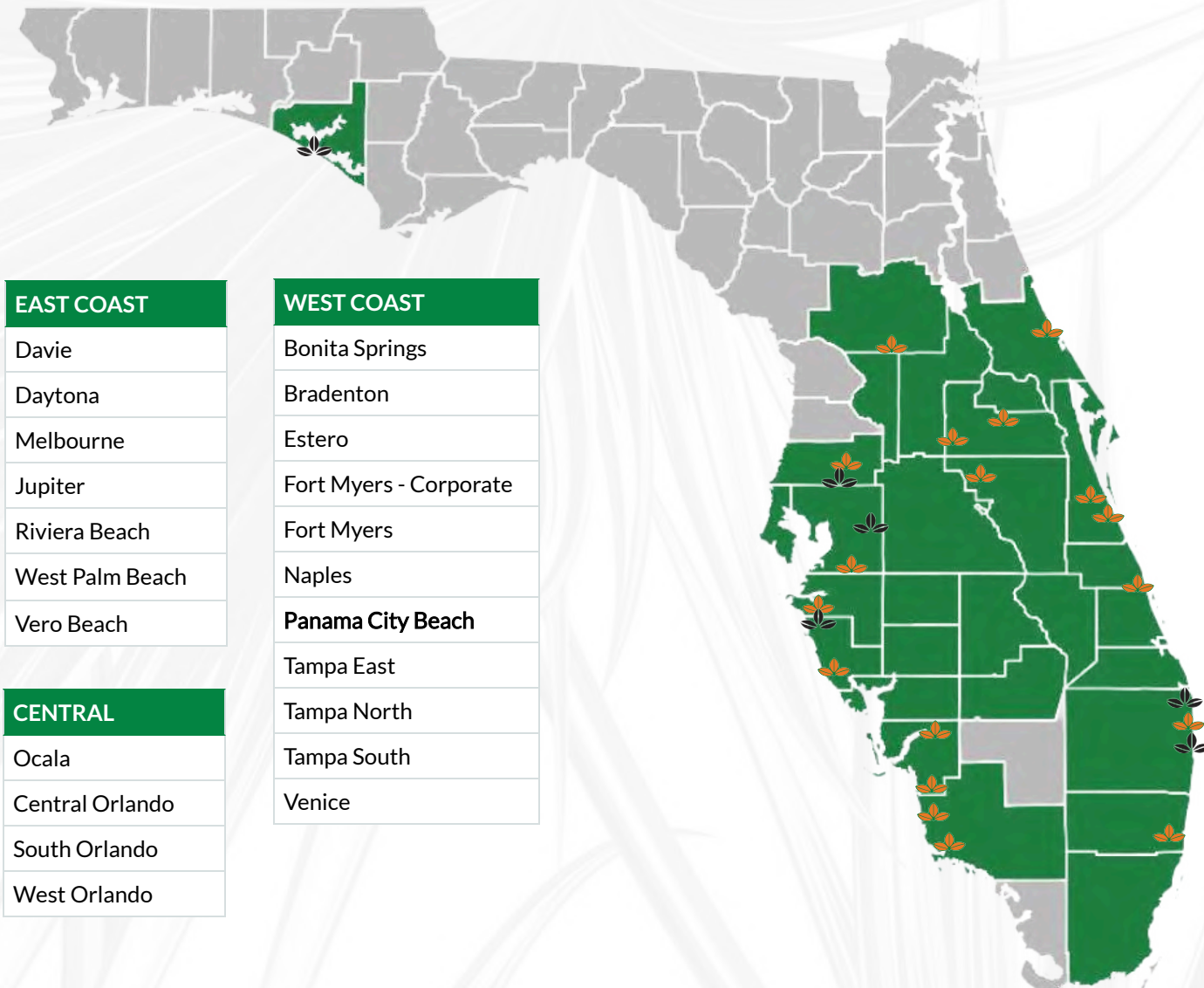


▲ Where we are today

ABOUT US

Your Local Landscape Experts

Juniper is founded in Florida and our entire leadership team lives in-state. Our Juniper team members are experienced professionals familiar with the local landscape palette.



EAST COAST

Davie
Daytona
Melbourne
Jupiter
Riviera Beach
West Palm Beach
Vero Beach

CENTRAL

Ocala
Central Orlando
South Orlando
West Orlando

WEST COAST

Bonita Springs
Bradenton
Estero
Fort Myers - Corporate
Fort Myers
Naples
Panama City Beach
Tampa East
Tampa North
Tampa South
Venice

Local Branches

TAMPA EAST

13050 US Hwy 92
Dover, Florida 33576

TAMPA NORTH

11939 Emmaus Cemetery Road
San Antonio, Florida 33576

TAMPA SOUTH

5574 FL-674
Wimauma, Florida 33598

START UP

Communication

At Juniper, we understand that a well-planned communication strategy is essential for a successful start-up and to delivering superior customer service.

Juniper schedules and hosts recurring 30-minute Virtual Meetings (prior to startup and ongoing).

Purpose

The intent of the Virtual Meeting is to create and maintain a convenient way for Juniper to provide quick updates, get quality feedback, identify issues, generate ideas, create strong communication and set us all up for success.

These meetings are in addition to any regularly scheduled walk-thrus or onsite meetings between Manager/BOD and Juniper.

Attendees

Who is typically included in these meetings?

- Juniper
- Account Manager
- Branch Manager
- Other Juniper staff depending on current issues
- Your Association (You Choose)
- Property Management
- Interested Key Landscape Committee Members
- Interested Board Members

Agenda

- Juniper Account Manager & Branch Manager: Operations Update
- Manager/BOD: Feedback, requests, suggestions, immediate issues/concerns
- Identify clear next steps

Schedule



30-60-90 DAY

Start Up Plan

This list will give you an overall guide to the initial services Juniper will undertake as we start work with GMS. We'll provide status updates throughout the first 30, 60, and 90 days of service during our Communication Plan meetings.

DAY ZERO

- Service Request Meeting
- Juniper Advance Property Mapping
- Detailed property report
- Schedule of services map
- Property mowing techniques
- Proper pruning techniques
- Weed control
- Irrigation

DAY 30

- Fertilization & Pest Control
- Address any immediate issues
- L&O Evaluation Report
- Soil Testing
- Corrective Plan
- Annual Flower Display
- Initial Irrigation Inspection
- Field inspections
- Programming & optimization

DAY 60

- Complete any unfinished irrigation reporting and input
- Address any issues from client meetings
- Discuss and plan for enhancement projects
- Continue team meetings with client to ensure customer satisfaction
- Schedule Juniper Sync training if needed

DAY 90

- Schedule 2nd drone mapping flight
- Continue to report any issues or adjustments to schedule, etc.
- Continue team meetings

SERVICE REPORTS & MAPS

SAMPLES

Fertilization & Pest Reports

Regular service schedule maps are created for each community.

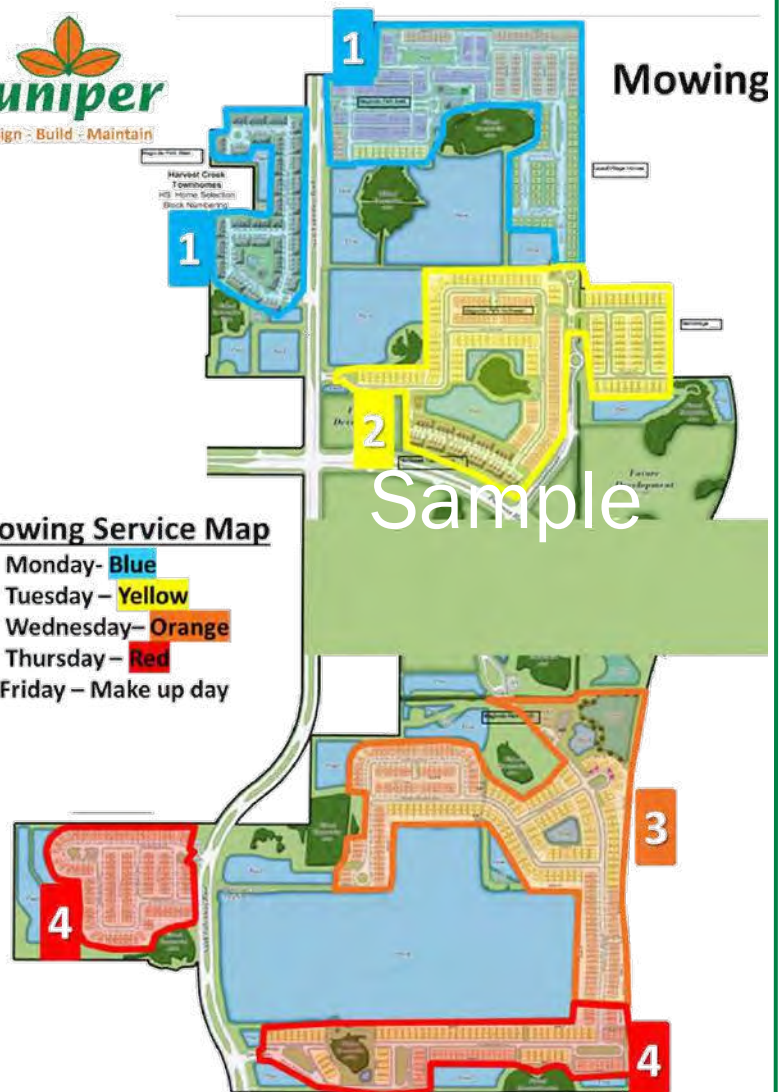
Service Rotation Map

Irrigation Reports



Mowing Service Map

1. Monday - **Blue**
 2. Tuesday - **Yellow**
 3. Wednesday - **Orange**
 4. Thursday - **Red**
- ☐ Friday - Make up day



CUSTOMER CARE

ON-SITE MANAGEMENT

People make the difference. We understand that for many residents, speaking in person with a manager is preferable. For this reason, a manager always accompanies Juniper crews & is available on-site for communication & problem-solving.

24/7 EMERGENCY SERVICES

When the unforeseen happens, we will be there when you need us. Call our dedicated number for 24/7 support.

IN-HOUSE CUSTOMER CARE TEAM

We believe that providing great customer service is key providing the best in landscape services. To that end we create department dedicated to supporting residents, account managers & field teams.

To assist owners with maintenance and irrigation concerns, Juniper offers homeowners multiple options:

Option 1:

Visit www.junipercares.com and click on "Community Service Request." Create a ticket by following the simple prompts.

Option 2:

Email customerservice@juniperlandscaping.com, noting the concern.

Option 3:

Call Customer Service at (239) 561-5980 to speak with a representative.



JUNIPER SYNC WORK ORDER SYSTEM

Utilize our online work order system to create & track work orders for your property. Managers & residents can easily create an account to use immediately.

Highlights

- Live Dashboard/ Ticket Summary
- Ticket Aging
- Custom Filters
- Detailed Reporting
- Community Maps
- Knowledge Base
- Give a Gold Star



JUNIPER MAPPING

TECHNOLOGY THAT MAKES A DIFFERENCE!

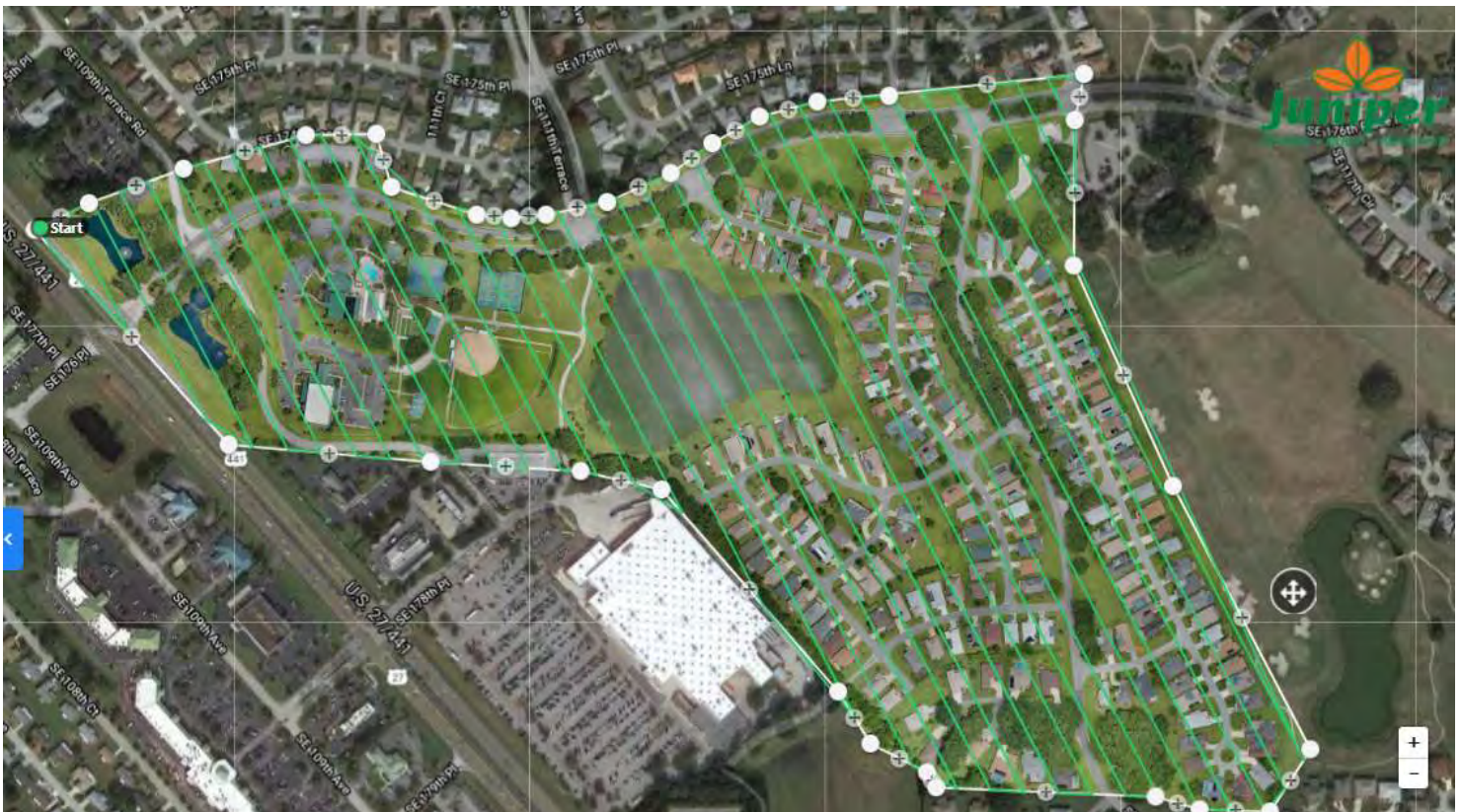
Juniper Mapping uses drone imaging software to create an Orthomosaic image from hundreds and sometimes thousands of high-resolution images. This gives us the ability to evaluate the property at a deeper level, which allows us to provide our clients the following:

- Proactively identify potential issues
- Property specific reporting
 - Plant Health
 - Elevation
 - Annotation
 - Issues
- Documentation of improvement

Full Video
Walkthrough



Scan the QR code with your cellphone for full walkthrough



JUNIPER MAPPING

Technology That Makes a Difference



Juniper Mapping utilizes drone imaging software to create an Orthomosaic image from hundreds and sometimes thousands of high-resolution images. This process allows us to proactively identify potential issues, document improvements, and provide property specific reporting including; plant health, elevation, annotation and any issues.

Plant Health Assessment

Healthy vegetation reflects more of certain types of light than unhealthy vegetation. Juniper Mapping creates a map that highlights differences within your area of interest. This tool allows us to quickly identify areas of concern at start-up to begin treatments and track progress.



OUR SERVICES

LANDSCAPE MAINTENANCE

Juniper has been exceeding industry standards in the area of quality and dependability in Florida since 2001.

Our landscape maintenance teams work closely with the irrigation and horticultural teams. This combined with regular inspections from our dedicated account managers, helps ensure the quality of work our clients expect.

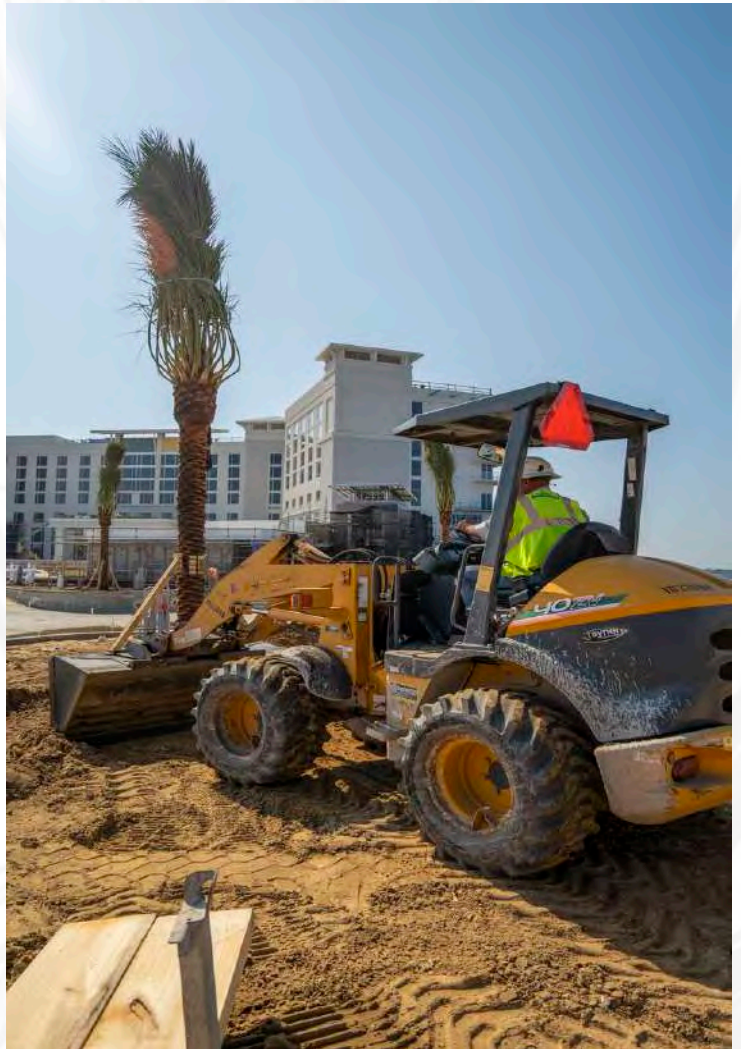


OUR SERVICES

LANDSCAPE INSTALLATION

Our design and installation teams make an award-winning combination.

Juniper's landscape installation services are built on quality craftsmanship, attention to detail, and a deep understanding of how outdoor environments thrive. From thoughtful design execution to precise installation, we ensure every element enhances both beauty and functionality. Our teams work hard to deliver a quality project on time and on budget, creating durable, long-lasting landscapes that reflect Juniper's standard of excellence.



OUR SERVICES

LANDSCAPE IRRIGATION

State Licensed Irrigation Contractor

What is a certified irrigation specialty contractor's license?

An irrigation specialty contractor's license is a certified (state-wide) specialty license developed by the Construction Industry Licensing Board to permit contractors to install, maintain, repair, alter, extend, manage, monitor, audit, or, if not prohibited by law, design irrigation systems.

Water Management

-  Central control management
-  Converting beds to drip irrigation
-  E/T weather-based controllers
-  Soil moisture sensors
-  Pressure regulated components
-  High efficiency sprinklers

Maintenance

-  Water Management
-  Repairs
-  Water Monitoring
-  Reporting
-  Wet Checks

Installation

-  Infrastructure
-  Pump Stations
-  Central Control
-  Residential
-  Wet Checks
-  Commercial



OUR SERVICES

AQUATICS

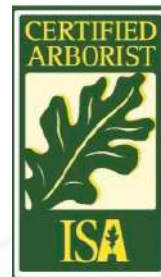
For All You Waterfront Needs!

Aquatic Weeds restores Florida lakes, ponds, and waterways with fast, chemical-free vegetation removal using specialized equipment. We also offer routine maintenance, EPA-approved herbicide treatments, and install fountain and aeration systems to keep your water clear, healthy, and PH balanced year-round.

Aquatic Weeds Services Include:

-  Aquatic Weed Removal - Chemical Free
-  Algae & Aquatic Weed Maintenance Program
-  Erosion Control & Prevention - Docks, Seawall and Bank Stabilization
-  Excavation, Dredging and Brush Clearing
-  Fountains and Aeration
-  Disaster Cleanup and Restoration
-  Docks and Boat Ramps
-  Land Clearing
-  Mulching





OUR SERVICES

ARBORICULTURE

Certified Arborists

Juniper has multiple ISA certified Arborists that are available for everything you may need for your tree health care. Preventive maintenance helps keep trees in good health while reducing any insect, disease, or site problems.

Why hire an Arborist?

Arborists specialize in the care of individual trees. They are knowledgeable about the needs of trees and are trained and equipped to provide proper care. Hiring an arborist is a decision that should not be taken lightly. Proper tree care is an investment that can lead to substantial returns. Well cared-for trees are attractive and can add considerable value to your property.



OUR SERVICES

TURF MANAGEMENT

Our turf management services are designed to keep your lawns healthy, resilient, and consistently attractive throughout the growing season. We provide a proactive program that can include mowing, edging, trimming, seasonal fertilization, soil health and pH management, weed control, integrated pest and disease monitoring, and irrigation checks to support strong root growth. Each site is evaluated and serviced based on turf type, sun/shade conditions, traffic patterns, and seasonal needs helping improve color and density while reducing weeds, bare spots, and preventable stress.



OUR SERVICES

STORM RESPONSE

In preparation for and after a storm, Juniper has additional team members who are critical resources during storm events. They provide not only added manpower but also bring with them the trucks and heavy equipment needed to handle storm cleanup.



COMPANY RESOURCES

- 🌿 3,200+ team members statewide
- 🌿 35 locations throughout Florida
- 🌿 25,000 gallons of onsite fuel
- 🌿 1,300 trucks in our fleet
- 🌿 Landscape Designers & Architects
- 🌿 Teams throughout Florida
- 🌿 Extensive supply of heavy equipment



Dear Property Owners & Representatives,

At Juniper, we take pride in our ability to respond swiftly and effectively to storms. We understand the complexities that arise after such events, which is why we have developed a comprehensive Storm Readiness Plan to help you prepare as well.

Our plan is a pre-executed agreement that commits both personnel and equipment, allowing us to dispatch resources quickly before and after the storm. Below, you will find a list of our updated rates for the year, along with a summary of the scope of work.

We recommend setting an adequate "not-to-exceed" budget based on historical data to ensure that work can proceed smoothly without delays. After the storm, our team will assist in adjusting the budget after a post-storm damage assessment and will provide weekly expense tracking in collaboration with your authorized representative.

We are committed to ensuring seamless and efficient storm recovery for your property.

Storm Response Rates:

- **\$85.00/hour (All non-arborist functions)**
- **\$375.00/truck for debris hauling***
- **\$118.00/hour for all Juniper owned equipment**Includes operator.**
- **\$68.00/tree staking kit (Standard)**
- **\$98.00/tree staking kit (Large)*****
- **\$6,500.00/day for arbor crew (5-person crew w/ all necessary arbor equipment)**

Debris hauling based on a Juniper service truck. With larger cleanup efforts we can deploy larger debris hauling trucks to reduce expenses. **If larger equipment is needed, such as a heavy loader or crane, it will be quoted at damage assessment. *In unique circumstances, additional staking may be required due to grade, tree species or size. This will be itemized and billed accordingly. Palms, in most circumstances, can be staked with the standard kit.*

Pre-Storm Procedures:

1. Stage equipment on site (if applicable)
2. Appoint Juniper first responders

Post-Storm Procedures:

1. Clearing roadways, exits and any obstructions preventing residents from leaving
2. Clearing debris off homes or property
3. Saving, re-standing and staking downed trees starting with the highest value specimens
4. Clearing debris off common spaces
5. Loss assessment, restoration planning and budgeting

[illegible]

SAFETY & TRAINING

We prioritize the safety of our clients and our team members in the highest regard. We have implemented a company-wide safety program that is administered through our safety coordinator and local branch managers.

Initial Hire Program

-  Safety rules
-  New hire safety orientation
-  Required and use of PPE
-  Equipment certifications
-  Weekly safety meetings
-  Daily job site reviews
-  Traffic control systems
-  Best practices training
-  Safety rewards/swag based on safety performance
-  Online training tools



CERTIFICATIONS & LICENSES



The International Society of Arboriculture

Honors Announces That

Wesley L. Mako

Has Earned the Credential

ISA Certified Arborist®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Carla Belcher
Executive Director
ISA Executive Director

4 April 2017 20 June 2021 H64526A
Issue Date Expiration Date Certificate Number



The Florida Nursery, Growers & Landscape Association
Confers on

Nicholas Salerno H69 09432

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 6/30/2019
Certified Since: 6/20/2013

Robert Sullivan
Robert Sullivan, FNGLA President

Mary Hall
Mary Hall, FNGLA Certification Director



State of Florida
Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
CERTIFIED PEST CONTROL OPERATOR

Number: H6314974

CHRISTOPHER CARL BOHANNON

This is to certify that the individual named above is a Certified Pest Control Operator and is properly qualified to perform the duties of a Certified Pest Control Operator.

License is valid for one year.

In conformity with the rules and regulations of the State of Florida regarding the practice of Pest Control and Licensing practices for operators.

In Testimony Whereof, Witness our hands and the Seal of the Bureau of Licensing and Enforcement, this 12th day of June, 2017.

Michelle Fried
Michelle Fried, Director
Bureau of Licensing and Enforcement

FLS 2017-001

North Carolina State University Agricultural Institute

On the recommendation of the Faculty and by virtue of the authority vested in them, the Trustees of the University have conferred upon

Kyle James Leverette

the degree of

**Associate of Applied Science
in Turfgrass Management**

In testimony whereof, the seal of the University and the signatures of its officers are hereunto affixed this the fifteenth day of May, two thousand four.

Mary Anne Foy
Mary Anne Foy, President

Kenneth L. Caldwell
Kenneth L. Caldwell, Vice President

Johnny P. Ayers
Johnny P. Ayers, Secretary

David Caldwell
David Caldwell, Treasurer



The Florida Nursery, Growers & Landscape Association
Confers on

Kyle Leverette H62 12112

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 6/30/2022
Certified Since: 5/24/2019

Ed Brown
Ed Brown, FNGLA President

Mary Hall
Mary Hall, FNGLA Certification Director



Ron DeSantis, Governor

Halsey Bechman, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE IRRIGATION SPECIALTY CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

STANLEY, DARRELL EUGENE

JUNIPER LANDSCAPING OF FLORIDA, LLC
5880 STALEY RD
FORT MYERS FL 33905

LICENSE NUMBER: SCC131152351

EXPIRATION DATE: AUGUST 31, 2022

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

LEADERSHIP TEAM



Brandon Duke
Chief Executive Officer

Brandon Duke is Juniper's Chief Executive Officer and has been in the landscape industry for almost 15 years. He purchased the company from his father in 2016 after working with the family business since 2008. Under his leadership, Juniper has become the 17th largest landscaping company in the nation.

Brandon has since worked tirelessly to make Juniper not only have an impressive reputation for quality of work, but also for a positive culture. Since Brandon became CEO, Juniper has grown from one location with 20 employees to 19 locations with nearly 2,000 employees, all of which he oversees.

Brandon has been recognized as one of Lawn and Landscape's Top 100 Landscapers consecutively for the past 7 years. Most recently, he was named 2022 Entrepreneur of the Year by Business Observer after growing company revenue by an impressive 38.6% during the COVID-19 pandemic.



Dan DeMont
Chief Revenue Officer

Dan DeMont joined the Juniper team in 2011 at a time when Juniper was just one branch. As the company's first business developer, he focused on diversification in three categories. First, service offering. Second, client base. Third, footprint.

Dan and Brandon were the architects of Juniper's Design, Build and Maintain strategy. This caught like wildfire by 2012 as clients saw overwhelming value in having a sole source provider with full accountability. This value fueled rapid expansion of market share with existing clients and set Juniper up for an influx of new clients.

Under Dan's leadership and in significant organic fashion, Juniper expanded into new geographic markets. Juniper's footprint covers the entire southern half of Florida and services their clients from 9 branches and counting. Juniper is solicited to new markets for the largest and highest profile jobs in the state.



Scott Carlson
VP of Client Relations

Scott A. Carlson serves as Vice President of Client Relations at Juniper Landscaping, where he focuses on strengthening client partnerships, driving operational excellence, and developing high-performing teams.

Scott brings over 30 years of experience in the green industry, beginning his career in 1996 after pursuing professional golf until injuries ended his pursuit of playing on the PGA Tour. He transitioned into the landscaping industry starting in golf course business development, later moving into landscape sales, operations leadership, Vice President of Operations, and Chief Operating Officer before stepping into his current role with Juniper.

His areas of expertise include business development, operational excellence, relationship building, and developing employees to reach their full potential.

Scott holds Business Management and Pre-Law/Criminal Justice degrees from Old Dominion University in Norfolk, Virginia. He is also BMP Certified and a Water Star Compliance Inspector.

Outside of work, Scott enjoys fishing, golfing, traveling, attending concerts, and spending time with his wife, Laura, and their son, Christian.

QUALIFICATIONS



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/02/2026

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 MARSH USA LLC. 1050 CONNECTICUT AVENUE, SUITE 700 WASHINGTON, DC 20036-5386 CN138350647--7.1-26-27	CONTACT NAME:		
	PHONE (A/C, No, Ext):	FAX (A/C, No):	
INSURED Juniper Landscaping of Florida, LLC 4415 Metro Pkwy Ste 300 Fort Myers, FL 33916-9425	E-MAIL ADDRESS:		
	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Ascot Specialty Insurance Company		45055
	INSURER B: Safety National Casualty Corporation		15105
	INSURER C: Great American Insurance Co.		16691
	INSURER D: American Guarantee & Liability Insurance Co.		26247
	INSURER E: Mercer Insurance Company		14478
INSURER F: Endurance American Specialty Insurance Company		41718	

COVERAGES

CERTIFICATE NUMBER:

CLE-007372771-06

REVISION NUMBER: 0

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			ESGL2610006581-01	07/01/2026	07/01/2027	EACH OCCURRENCE	\$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$ 2,000,000
	☒ POLICY ☒ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	\$ 2,000,000
	OTHER:						Fire Damage	\$ 100,000
B	AUTOMOBILE LIABILITY			CA6676920 (\$2,000,000)	07/01/2026	07/01/2027	COMBINED SINGLE LIMIT (Ea accident)	\$ 5,000,000
E	☒ ANY AUTO			22200099901 (\$2M xs Primary \$2M)	07/01/2026	07/01/2027	BODILY INJURY (Per person)	\$
F	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS			EXT30091805101 (\$1M xs \$4M)	07/01/2026	07/01/2027	BODILY INJURY (Per accident)	\$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$
								\$
C	☒ UMBRELLA LIAB			TUE 3161764 07 (\$5,000,000)	07/01/2026	07/01/2027	EACH OCCURRENCE	\$ 10,000,000
D	☐ EXCESS LIAB			AEC 6661232-03 (\$5M xs Primary \$5M)	07/01/2026	07/01/2027	AGGREGATE	\$ 10,000,000
	DED ☐ RETENTION \$							\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			LDS4069460 (FL,NC,PA,SC,TX)	07/01/2026	07/01/2027	☒ PER STATUTE ☐ OTH-ER	
B	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y / N	N / A	PS4069459 (WI)	07/01/2026	07/01/2027	E.L. EACH ACCIDENT	\$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below			Deductible: \$500,000			E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
G	Professional Liability			VGPL002867	07/01/2026	07/01/2027	Ded: \$5,000 Limit:	2,000,000
H	Pollution Liability			CPPL D0003239 00	07/01/2026	07/01/2027	Ded:\$25,000 Limit:	3,000,000

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

CERTIFICATE HOLDER

CANCELLATION

Juniper Landscaping of Florida, LLC 4415 Metro Parkway Suite#300 Fort Myers, FL 33912	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 <i>Marsh USA LLC</i>

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ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

AGENCY MARSH USA LLC.		NAMED INSURED Juniper Landscaping of Florida, LLC 4415 Metro Pkwy Ste 300 Fort Myers, FL 33916-9425
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

INSURERS AFFORDING COVERAGE/NAIC #

INSURER G: Gemini Insurance Company (10833)

INSURER H: SiriusPoint Specialty Insurance Corporation ()

Leased & Rented Equipment

Carrier: Munich Re Syndicate 457 at Lloyd's of London

Policy: 01MRCM0001043-01

Effective: 07/01/2026

Expiration: 07/01/2027

Limit: \$500,000

Deductible: \$2,500

Installation Floater

Carrier: Munich Re Syndicate 457 at Lloyd's of London

Policy: 01MRCM0001043-01

Effective: 07/01/2026

Expiration: 07/01/2027

Limit: \$250,000

Deductible: \$1,000

The captioned policies include coverage for the following entities

Juniper Landscaping of Florida, LLC

Coast to Coast Landscaping, LLC

Davis Landscape LTD

Elegant Landscape and Design Inc.

Juniper Landscape Services, LLC

Juniper Landscaping Shared Services, LLC

Juniper of Bradenton, LLC

Juniper Landscaping Holdings LLC

Landscape Maintenance Professionals, LLC

Landscape Logistics LLC

Prestige Property Maintenance, Inc.

Rips Professional Lawncare, LLC

Shooter & Lindsey, LLC

Aquatic Weeds dba Juniper Landscaping of Florida LLC

West Orlando Aquatics

Juniper Landscape Shared Services

Compass/Central Florida Lake Management

Yohe's

CLIENT REFERENCES

The Starkey Ranch Community Development District

Management | Wrathall, Hunt & Associates

Telephone (813) 399-0865

Contract Start Date | January 1, 2023

Contact | Barry Mazzoni

Email | mazzonib@whhassociates.com

Contract Value | \$1,850,000.00

Triple Creek Community Development District

V.P. Management | Rizzetta & Company, Inc

Telephone (813) 671-5900

Contract Start Date | December 1, 2020

Contact | Marc Carlton

Email | boardmember1@triplecreek.com

Contract Value | \$836,750.00

Estancia at Wiregrass Community Development District

V.P. Management | GMS

Telephone | (813) 344-3844

Contract Start Date | July 1, 2021

Contact | Pete Williams

Email | pete@pwillassoc.com

Contract Value | \$422,800.00

Cory Lakes Community Development District

KAI Management

Telephone | (813) 986-1031

Contract Start Date | December 1, 2010

Contact | Dale Ergle

Email | CLlbeachclub@corylakescdd.net

Contract Value | \$356,200.00

Harrison Ranch Community Development District

Management | Rizzetta & Company, Inc.

Contact | Matt O’Nolan

Contract Start Date | November 18, 2019

Telephone | (813) 533-2950

Email | monolan@rizzetta.com

Contract Value | \$356,622.00

Venetian Community Development District

Management | Rizzetta & Company, Inc.

Telephone | (941) 485-8500

Contract Start Date | September 26, 2019

Contact | Keith Livermore, District Field Manager

Email | fieldmanager@vcdd.org

Contract Value | \$356,200.00

CLIENT REFERENCES

Heritage Isles Golf &Country Club Community Development District

Management | Inframark

Telephone | (813) 907-7388

Contract Start Date | October 1, 2009

Contact | Rich Unger, Director of CDD Operations

Email | HlManager@hicdd.org

Contract Value | \$166,600.00

Panther Trace 1 Community Development District

Management | DPFG

Telephone | (813) 671-8023

Contract Start Date | November 1, 2015

Contact | Monica Vitale, Facilities

Director Email |

ptrecentermanager@verizon.com

Contract Value | \$259,974.00

Watergrass | Community Development District

Management | Inframark

Telephone | (813)-295-5455

Contract Start Date September 1, 2017

Contact | Mark Vega

Email | mark.vega@inframark.com

Contract Value | \$162,650.00

Heritage Isle CDD

Management | Rizzetta

Brian Mendes, District Manager-Rizzetta

bmendes@rizzetta.com | (407) 472-2471

6800 Legacy Blvd. Viera, Florida 32940

Value | \$350,000+ (2 years of service)

Full maintenance service of over 1289 homes and CDD common areas

Beaumont CDD

Management | Real Management

Tammy Collins, Property Manager-Real Management

Tammy.Collins@evergreen-lm.com

(860) 997-9030

7802 Penrose Place Wildwood, Florida 34785

Value | \$500,000+ (3 years of service)

Full service maintenance of all CDD common areas, homes and townhomes.

JUNIPER CARES



At Juniper, we believe our people are our greatest strength. Juniper Cares was created to support employees when life brings unexpected challenges—because no one should have to face hardship alone.

What Is Juniper Cares?

Juniper Cares is an employee assistance fund supported by the generosity of our team and company. The program raises and distributes funds to help qualified employees and Business Partner Associates who are experiencing financial hardship due to circumstances beyond their control.

The Juniper Cares fund is designed to provide temporary assistance during difficult times, including but not limited to:

-  Serious medical situations or unexpected medical expenses
-  Financial hardship caused by illness or injury
-  Natural disasters such as floods, fires, or severe storms
-  The unexpected death of an immediate family member
-  Other unforeseen emergencies that create significant financial strain



PORTFOLIO

CORY LAKES ISLES



Tampa, FL



PORTFOLIO

ESTANCIA AT WIREGRASS



Wesley Chapel, FL



AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Lee

Before me, the undersigned authority, appeared the affiant, M. Brandon Duke, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of CEO for Juniper Landscaping of Florida, LLC ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to Meadow Pointe II Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s: _____.

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after issuance of the Project Manual (i.e., by no later than Wednesday, July 29, 2026, at 10:00 AM (EDT)), the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this 11 day of August, 2026.

Proposer: Juniper Landscaping of Florida, LLC

Signature: _____

By: M. Brandon Duke

Title: CEO

(Corporate Seal)

STATE OF Florida

COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of August, 2026, by M. Brandon Duke, as CEO for Juniper Landscaping of Florida, LLC, who is ☒ personally known to me or ☐ has provided _____ as identification, and who ☒ did / ☐ did not take an oath.

NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)



Name: Jennifer Barber

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

PROPOSAL FORM

PART I – GENERAL INFORMATION AND EXPERIENCE

1. Proposer: JUNIPER LANDSCAPING /_/_ A Partnership
 [Company Name] /_X_/ A Corporation
 /_/_ A Subsidiary Corporation
2. Parent Company Name:
3. Parent Company Address:

Street Address

P. O. Box (if any)

City State Zip Code

Telephone Fax no.

1st Contact Name Title

2nd Contact Name Title
4. Proposer Company Address (if different):

Street Address 4415 METRO PARKWAY SUITE 300

P. O. Box (if any)

City FT.MYERS State FLORIDA Zip Code 33916

Telephone 239-56 1-5980 Fax no. N/A

1st Contact Name JIM JORDAN Title REGIONAL MANAGER

2nd Contact Name NICK SALERNO Title VP OF OPS
5. List the location of the office from which the Proposer would provide services to the District.

Street Address 11939 EMMAUS CEMETERY ROAD

City SAN ANTONIO State FLORIDA Zip Code 33576

Telephone 239-561-5980 Fax No. N/A

1st Contract Name MATT GERICH Title BRANCH MANAGER

6. Is the Proposer incorporated in the State of Florida? Yes (X) No ()

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes (X) No ()

If no, please explain _____

- Date incorporated 2/6/2009 Charter No. L09000012442

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated. _____

- Is the company in good standing with the State? Yes () No ()

If no, please explain _____

- Date incorporated _____ Charter No. _____

- Is the Proposer's company authorized to do business in the State of Florida?

Yes (X) No ()

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes (X) No () If yes, please provide the following information for each project (attach additional sheets if necessary):

Project Name/Location: THE STARKEY RANCH CDD

Contact: BARRY MAZZONI Contact Phone: 813-399-0865

Project Type/Description: LARGE CDD AREAS THROUGHOUT THE PROPERTY

Dollar Amount of Contract: \$1,850,000.00

Scope of Services for Project: FULL SERVICE LANDSCAPE CONTRACTOR SERVICES INCLUDE

MOWING, TRIMMING, EDGING, IRRIGATION, PEST CONTROL, FERTILIZATION, TREE AND PALM

TRIMMING.

Dates Serviced: 1/2023-PRESENT

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year:

(23) **\$264,100,100** (24) **\$302,600,000** (25) **\$313,709,607**

9. Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The project must include irrigation maintenance as well. Attach additional sheets as necessary.

Project Name/Location: SEVEN OAKS CDD Contact: JOHN Contact Phone: 813-230-7987

Project Type/Description: LARGE CDD AREAS THROUGHOUT PROPERTY

Dollar Amount of Contract: \$1 MILLION

How was the project similar to this project? SAME SCOPE OF WORK

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

FULL SERVICE LANDSCAPE CONTRACTOR SERVICES INCLUDE MOWING, EDGING, TRIMMING,
IRRIGATION, PEST CONTROL, FERTILIZATION, PALM AND TREE TRIMMING.

List of equipment used on site: MULTIPLE TRUCKS AND EQUIPMENT TO MEET REQUIREMENTS OF THE SERVICE.

List of subcontractors used: N/A

Is this a current contract? Yes X No

Duration of contract: 2020-PRESENT

Project Name/Location: TRIPLE CREEK CDD

Contact: MARK CARLTON Contact Phone: 813-671-5900 Project

Type/Description: LARGE CDD AREAS THROUGHOUT PROPERTY

Dollar Amount of Contract: \$836,750.00

How was the project similar to this project? SAME SCOPE OF WORK

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

FULL SERVICE LANDSCAPE CONTRACTOR SERVICES INCLUDE MOWING, EDGING, TRIMMING,

IRRIGATION, PEST CONTROL, FERTILIZATION, PALM AND TREE TRIMMING.

List of equipment used on site: MULTIPLE TRUCKS AND EQUIPMENT TO MEET REQUIREMENTS OF THE

SERVICE.

List of subcontractors used: N/A

Is this a current contract? Yes X No ____

Duration of contract: 2020-PRESENT

Project Name/Location: COUNTRY WALK CDD

Contact: LYNN HAYES Contact Phone: 727-409-5399 Project

Type/Description: LARGE CDD AREAS THROUGHOUT PROPERTY

Dollar Amount of Contract: \$205,000.00

How was the project similar to this project? SAME SCOPE OF WORK

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

FULL SERVICE LANDSCAPE CONTRACTOR SERVICES INCLUDE MOWING, EDGING, TRIMMING,

IRRIGATION, PEST CONTROL, FERTILIZATION, PALM AND TREE TRIMMING.

List of equipment used on site: MULTIPLE TRUCKS AND EQUIPMENT TO MEET REQUIREMENTS OF THE

SERVICE.

List of subcontractors used: N/A

Is this a current contract? Yes X No ____

Duration of contract: 2022-PRESENT

10. What are the Proposer's current insurance limits?

General Liability \$1MIL/\$2MIL
Automobile Liability \$1MIL/\$2MIL
Umbrella Coverage \$10MIL
Workers' Compensation \$1MIL
Expiration Date 7/1/2027

11. Licensure: Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

Please see enclosed in the proposal

12. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes () No (x) If so, state the name(s) of the company (ies):

The state(s) where barred or suspended _____

State the period(s) of debarment or suspension _____

13. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it?
Yes () No (x) If so, where and why?

14. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract?
Yes () No (x) If so, state name of individual, other organization and reason
therefore.

15. List any and all litigation to which the Proposer, any personnel to work at Meadow Pointe II, any officer and/or employee of the Proposer has been a party in the last five (5) years.

N/A

-
-
16. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes () No (x) If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof.
-
-
-

17. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service:
- HERITAGE ISLES -RICH UNGER -813-907-7388-\$166,600 2009-PRESENT
-
- CORY LAKES -DALE ERGLE-813-986-1031-\$356,200 2010-PRESENT
-
- TRIPLE CREEK-MARC CARLTON-813-671-5900 \$836,750 2020-PRESENT
-
- TSR-BARRY MAZZONI-813-399-0865 \$1,850,000 2023-PRESENT/ESTANCIA-PETE WILLIAMS 813-344-3844 \$422,800 2021-PRESENT

18. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:
- MEADOW POINTE IV-RIZZETTA -LORI STANGER-LSTANGER@RIZZETTA.COM-LOW BID
-
- WESBRIDGE CDD-RIZZETTA-DARRYL ADAMS-DARRYL@RIZZETTA.COM-LOW BID
-
- THE CHICKEN GUY-DGWC-SUHAIL RIFAIE-SRIFAIE@OCEAN.COM-JUNIPER RELEASED DUE TO NONPAY
-

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the District or their authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the District should consider the Proposer for proposing on the landscape and irrigation maintenance services request for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

1. List the location of the Proposer's office, which would perform work for the District.

Street Address 11939 EMMAUS CEMETERY ROAD

P. O. Box (if any) _____

City SAN ANTONIO State FLORIDA Zip Code 33576

Telephone _____ Fax no. N/A

1st Contact Name MATT GERICH Title BRANCH MGR

2nd Contact Name JIM JORDAN Title REGIONAL MGR

2. Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:

<u>2</u>	Supervisors, who will be onsite <u>3</u> days per week;
<u>4</u>	Technical personnel, who will be onsite <u>2</u> days per <u>nth</u> ; and
<u>5</u>	Laborers, who will be onsite <u>3</u> days per week.

3. Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.

4. Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes ☒ No ☐ If yes, please provide the following information for each person (attach additional sheets if necessary):

Name: ALEX FIGUEROA

Position / Certifications: AGRONOMY MGR/BMP

Duties / Responsibilities: OVERSEES THE AGRONOMY DEPT

% of Time to Be Dedicated to This Project: 10%

Please describe the person's role in other projects on behalf of the

Proposer: Project Name/Location: THE STARKEY RANCH CDD

Contact: BARRY MAZZONI Contact Phone: 813-399-0865

Project Type/Description: LARGE CDD AREAS THROUGHOUT THE PROPERTY

Duties / Responsibilities: IN CHARGE OF ALL FERT AND PEST

Dollar Amount of Contract: \$1,850,000.00

Proposer's Scope of Services for Project: FULL SERVICE MAINTENANCE CONTRACT

Dates Serviced: 2023-PRESENT

5. Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work?
Yes ☐ No ☒ For each subcontractor, please provide the following information
(attach additional sheets if necessary):

Subcontractor Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Proposed Duties / Responsibilities: _____

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

6. Security Measures: Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:
JUNIPER RUNS BACKGROUND CHECKS AND E-VERIFY ON ALL APPLICANTS

7. Does your company have a policy on drug screening Yes (☒) No (☐) and/or preemployment drug screening Yes (☒) No (☐)? If so, please describe the policy:
We prescreen all CDL drivers

8. Does your company conduct safe-driver training, utilize vehicle tracking or any technologies to monitor vehicle operation? Yes (☒) No (☐). Describe policy on Vehicle Operation:
Yes we use Motive on all of our trucks. Contains 1 inboard/outboard camera and bumper cameras as well.
Motive is monitored daily.

9. Equipment: Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.
10. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.

OFFICERS

PROPOSER: JUNIPER LANDSCAPING

DATE: 8/19/26

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
BRANDON DUKE	CEO/COO	OVERSIGHT/PLANNING	FT. MYERS, FL
DAN deMONT	CRO	BUSINESS DEVELOPMENT	FT. MYERS, FL
STACIE TRACE	CHRO	HUMAN RESOURCES	FT. MYERS, FL
MARCELO GOULART	CFO	FINANCIALS	FT. MYERS, FL

FOR PARENT COMPANY (if applicable)

SUPERVISORY PERSONNEL WHO WILL BE INVOLVED WITH THE WORK

PROPOSER: JUNIPER LANDSCAPING

DATE: 8/19/26

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME DEDICATED TO DISTRICT/ # OF ON-SITE DAYS PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
MATT GERICH	BM	OVERSEE BRANCH	SAN ANTONIO, FL	5%	2 YEARS	45+
ANTHONY VEGA	AM	OVERSEE ACCOUNT	SAN ANTONIO, FL	20%	9 YEARS	13
ALEX FIGUEROA	AGRONOMY MGR	OVERSEE AGRON DEPT.	SAN ANTONIO, FL	10%	5 YEARS	15
FELIX LAPORTE	ARBOR/ENH MGR.	OVERSEE ARBOR/ENH DEPT	SAN ANTONIO, FL	AS NEEDED	10 YEARS	25

COMPANY OWNED MAJOR EQUIPMENT TO BE USED IN CONNECTION WITH THE WORK

PROPOSER: JUNIPER LANDSCAPING

DATE: 8/19/26

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
1	EXMARK 22" DECK	EXCLUSIVE TO MP II	SAN ANTONIO BRANCH
2	EXMARK 52" DECK	EXCLUSIVE TO MP II	SAN ANTONIO BRANCH
2	EXMARK 72" DECK	EXCLUSIVE TO MP II	SAN ANTONIO BRANCH
1	EXMARK 96" DECK	EXCLUSIVE TO MP II	SAN ANTONIO BRANCH
1	BILLY GOAT Z3000 BLOWER	EXCLUSIVE TO MP II	SAN ANTONIO BRANCH
2	LITTLE WONDER BLOWER	EXCLUSIVE TO MP II	SAN ANTONIO BRANCH

YEAR 1

PROPOSAL FORM PART III –PRICING

NOTE: This pricing form is intended to cover pricing for the initial one year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

CATEGORY A LANDSCAPE MAINTENANCE ITEMIZED PROPOSAL FORM

FUNCTION	FREQUENCY (PER YEAR)	PRICE (PER YEAR)
St. Augustine Mow	42	\$21,200
Bahia Mow	32	\$17,200
Lake Shore Mow	32	\$25,000
Edge (Bedlines)	21	\$4,000
Edge (Hardlines)	42	\$25,500
Monofilament Trim	42	\$13,000
Turf Fertilization	6	\$15,000
Turf Weed Control	52	\$2,900
Insect/Disease Control	52	\$1,300
Bed Weed Control	52	\$10,000
Shrub/Groundcover Trim	12	\$10,000
Perennial Maintenance	26	\$500
Shrub and Groundcover Fertilization	2	\$3,000
Natural Area Woodline Maintenance	12	\$5,035
Tree Pruning	12	\$5,000
Palm Pruning	1	\$4,950
Tree Fertilization	2	\$400
Palm Fertilization	2	\$540
Debris Disposal	52	\$7,200
Irrigation Management	52	\$19,500

CATEGORY A. 1ST YEAR LANDSCAPE MAINTENANCE TOTAL \$ 189,225

YEAR 2 AND 3

PROPOSAL FORM PART III –PRICING

NOTE: *This pricing form is intended to cover pricing for the initial one year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one year term, and any annual renewal terms.*

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

CATEGORY A LANDSCAPE MAINTENANCE ITEMIZED PROPOSAL FORM

FUNCTION	FREQUENCY (PER YEAR)	PRICE (PER YEAR)
St. Augustine Mow	42	\$21,836
Bahia Mow	32	\$17,716
Lake Shore Mow	32	\$25,750
Edge (Bedlines)	21	\$4,120
Edge (Hardlines)	42	\$25,500
Monofilament Trim	42	\$13,090
Turf Fertilization	6	\$15,000
Turf Weed Control	52	\$2,957
Insect/Disease Control	52	\$1,300
Bed Weed Control	52	\$10,300
Shrub/Groundcover Trim	12	\$10,000
Perennial Maintenance	26	\$515
Shrub and Groundcover Fertilization	2	\$3,090
Natural Area Woodline Maintenance	12	\$5,035
Tree Pruning	12	\$5,150
Palm Pruning	1	\$5,100
Tree Fertilization	2	\$400
Palm Fertilization	2	\$540
Debris Disposal	52	\$7,416
Irrigation Management	52	\$20,085

CATEGORY A. 2nd and 3rd YEAR LANDSCAPE MAINTENANCE TOTAL \$ 194,900

YEAR 4

PROPOSAL FORM PART III –PRICING

NOTE: This pricing form is intended to cover pricing for the initial one year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

CATEGORY A LANDSCAPE MAINTENANCE ITEMIZED PROPOSAL FORM

FUNCTION	FREQUENCY (PER YEAR)	PRICE (PER YEAR)
St. Augustine Mow	42	\$22,490
Bahia Mow	32	\$18,247
Lake Shore Mow	32	\$26,522
Edge (Bedlines)	21	\$4,243
Edge (Hardlines)	42	\$26,265
Monofilament Trim	42	\$13,483
Turf Fertilization	6	\$15,450
Turf Weed Control	52	\$3,045
Insect/Disease Control	52	\$1,349
Bed Weed Control	52	\$10,609
Shrub/Groundcover Trim	12	\$10,300
Perennial Maintenance	26	\$530
Shrub and Groundcover Fertilization	2	\$3,182
Natural Area Woodline Maintenance	12	\$5,186
Tree Pruning	12	\$5300
Palm Pruning	1	\$5253
Tree Fertilization	2	\$412
Palm Fertilization	2	\$556
Debris Disposal	52	\$7,638
Irrigation Management	52	\$20,687

CATEGORY A. 4th YEAR LANDSCAPE MAINTENANCE TOTAL \$ 200,747

YEAR 5

PROPOSAL FORM

PART III –PRICING

NOTE: This pricing form is intended to cover pricing for the initial one year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

CATEGORY A LANDSCAPE MAINTENANCE ITEMIZED PROPOSAL FORM

FUNCTION	FREQUENCY (PER YEAR)	PRICE (PER YEAR)
St. Augustine Mow	42	\$22,940
Bahia Mow	32	\$18,612
Lake Shore Mow	32	\$27,052
Edge (Bedlines)	21	\$4,430
Edge (Hardlines)	42	\$26,790
Monofilament Trim	42	\$13,752
Turf Fertilization	6	\$15,759
Turf Weed Control	52	\$3,106
Insect/Disease Control	52	\$1,375
Bed Weed Control	52	\$10,821
Shrub/Groundcover Trim	12	\$10,506
Perennial Maintenance	26	\$540
Shrub and Groundcover Fertilization	2	\$3,246
Natural Area Woodline Maintenance	12	\$5,190
Tree Pruning	12	\$5,406
Palm Pruning	1	\$5,358
Tree Fertilization	2	\$420
Palm Fertilization	2	\$567
Debris Disposal	52	\$7,790
Irrigation Management	52	\$21,100

CATEGORY A. 5th YEAR LANDSCAPE MAINTENANCE TOTAL \$ 204,760

CATEGORY B

MULCH ITEMIZED PROPOSAL

MATERIAL & FUNCTION	# OF BALES/CU.YDS.	UNIT PRICE	TOTAL PRICE
Medium Pinebark Mulch	400	\$60.00	\$24,000.00
Trenching		\$2.00	\$800.00

Contractor is responsible for measuring and confirming the quantity of Medium pinebark mulch, with one (1) complete application per year at a depth of ONE AND ONE-HALF (1.5) inches.

ANNUAL MULCH TOTAL \$ 24,800.00

The District reserves the right to subcontract out any and all mulching events.

*** Owner may purchase materials tax exempt; however proposal amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Proposal Price.**

SUPPLEMENTAL PRICING FORM

1. Mini pinebark nuggets - (cost/yard, spread on site)	\$ 65.00
2. Grade A pinestraw (cost/bale, spread on site)	\$ 8.50
3. Additional Labor with truck and hand tools (cost/man hour)	\$ 45.00
4. Additional labor with truck and small power equipment (e.g., edger, blower, etc.) (cost/man hour)	\$ 45.00
5. Additional labor with truck and light power equipment (e.g., 36" and 52" walk mower) (cost/man hour)	\$ 50.00
6. Additional labor with truck and heavy power equipment a. 72" bush hog with operator (cost/man hour) b. 600 gallon minimum watering truck with operator (cost/man hour)	a. \$ 100.00 b. \$ 125.00
7. St. Augustine sod laid, non-site ready (cost/square foot)	\$ 1.90
8. Cost per hour a. General Laborer b. Supervisor and truck c. Irrigation Technician with one laborer & truck d. General repair and maintenance person that shall be required to perform these and other general maintenance task, e.g., replacement of light bulbs, pressure washing, general painting of signs and hardware. Price should include individual having transportation and supplying all tools and equipment needed to perform these tasks.	a. \$ 45.00 b. \$ 55.00 c. \$ 120.00 d. \$ 50.00
9. One inch (1") Irrigation Solenoid Valve,Toro P220S or better, installed with water-proof wiring.	\$ 390.00
10. Two inch (2") Irrigation Solenoid Valve,Toro P220S or better, installed with water-proof wiring.	\$550.00
11. Three inch (3") Irrigation Solenoid Valve, Toro P220S or better, installed with water proof wiring.	\$ 825.00
12. Hunter Pro-HC 24 zone Controller, installed and programmed.	\$ 975.00
13. Hunter Node 4 zone Battery Operator Controller, installed and programmed	\$ 375.00
14. Zurn Model 48 Four (4") Gate Valve with fittings installed	\$ 2,600.00
15. Irrigation Inspection and Management under 2" included per Sect. X	\$ 19,500.00
16. Street tree prune per tree per 100 trees per P.O. per Sect.III Tree Maint.	\$ 30.00

The prices above shall be commensurate with the contract term.

SEASONAL COLOR INSTALLATION ITEMIZED PROPOSAL FORM

QUANTITY	PLANT MATERIAL	SIZE	UNIT PRICE	TOTAL PRICE
0	Spring	4"	N/A	0
0	Summer	4"	N/A	0
0	Winter	4"	N/A	0

1ST YEAR SEASONAL PLANT INSTALLATION TOTAL	\$	<u>N/A</u>
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NOTE 1: Contractor shall be responsible for pricing installation of three (3) annual rotations.

NOTE 2: All annuals shall be 4" container-grown Grade "A" plants with multiple blooms at the time of installation.

NOTE 3: All prices should include soil amendments, mulch, labor, taxes, etc. associated with installation. All plants should be in bloom at time of planting.

NOTE 4: Specific colors and varieties shall be mutually approved by the District prior to installation.

NOTE 5: Contractor is responsible for the spacing of seasonal plants as shown below:

- a. Distance away from curbs, turfines, etc.
Annuals 10"
- b. On Center (o.c.) Spacings
Annuals 10"

The District reserves the right to subcontract out any and all annual planting events.

*** Owner may purchase materials tax exempt; however proposal amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Proposal Price.**

SUMMARY PROPOSAL FORM

Exterior Landscape Maintenance
MEADOW POINTE II CDD
Wesley Chapel, FL

CATEGORY A. Landscape Maintenance Total	\$189,225.00
CATEGORY B. Mulching Total	\$24,800.00
1ST YEAR TOTAL PROPOSAL PRICE	\$214,025.00
2ND YEAR TOTAL PROPOSAL PRICE	\$219,700.00
3RD YEAR TOTAL PROPOSAL PRICE	\$219,700.00
4th YEAR TOTAL PROPOSAL PRICE	\$225,547.00
5th YEAR TOTAL PROPOSAL PRICE	\$229,560.00

*Unless prices are to remain the same throughout the initial contract term and each of the five possible annual renewal periods, the Proposer must supply a complete pricing form (of Category A, Category B, Supplemental Pricing, and Seasonal Color Installation) for each of the five possible annual renewal periods.

IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.

AFFIDAVIT REGARDING PROPOSAL FORM

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through III) on behalf of Juniper Landscaping of Florida, LLC

("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through III) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 11 day of August, 2026.



Proposer: Juniper Landscaping of Florida, LLC

Signature: _____

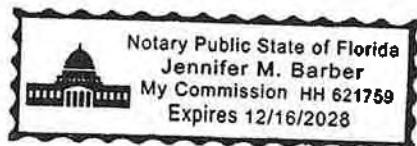
By: M. Brandon Duke

Title: CEO

STATE OF Florida

COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of August, 2026, by M. Brandon Duke, as CEO of Juniper Landscaping of Florida, LLC, who appeared before me this day in person, and who is either ☒ personally known to me, or ☐ produced _____ as identification.



(NOTARY SEAL)

NOTARY PUBLIC, STATE OF Florida

Name: Jennifer Barber

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

**SWORN STATEMENT UNDER SECTION 287.133(3)(a), FLORIDA STATUTES,
REGARDING PUBLIC ENTITY CRIMES**

**THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER
OFFICIAL AUTHORIZED TO ADMINISTER OATHS.**

1. This sworn statement is submitted to Meadow Pointe II Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of CEO for Juniper Landscaping of Florida, LLC ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer's business address is 4415 Metro Parkway, STE 300, Fort Myers, FL 33916

-
4. Proposer's Federal Employer Identification Number (FEIN) is 26-4242641

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement:)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), *Florida Statutes*, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), *Florida Statutes*, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an "affiliate" as defined in Section 287.133(1)(a), *Florida Statutes*, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or,
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), *Florida Statutes*, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

 X Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

 The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

 There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

 The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

 The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), *Florida Statutes*, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this 11 day of August, 2026.

Proposer: Juniper Landscaping of Florida, LLC

Signature: _____

By: M. Brandon Duke

Title: CEO

STATE OF Florida

COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of August, 2026, by M. Brandon Duke, as CEO of Juniper Landscaping of Florida, LLC, who appeared before me this day in person, and who is either ☒ personally known to me, or ☐ produced _____ as identification.



(NOTARY SEAL)

NOTARY PUBLIC, STATE OF Florida

Name: Jennifer Barber

(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

**SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES, REGARDING
SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR SCRUTINIZED COMPANIES WITH
ACTIVITIES IN THE IRAN TERRORISM SECTORS LIST**

**THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER
OFFICIAL AUTHORIZED TO ADMINISTER OATHS.**

1. This sworn statement is submitted to Meadow Pointe II Community Development District ("District").
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of CEO for Juniper Landscaping of Florida, LLC ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer's business address is 4415 Metro Parkway, STE 300, Fort Myers, FL 33916

-
4. Proposer's Federal Employer Identification Number (FEIN) is 26-4242641

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement :)

5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more.
6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List.
7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 11 day of August, 2026.

Proposer: Juniper Landscaping of Florida, LLC

Signature: _____

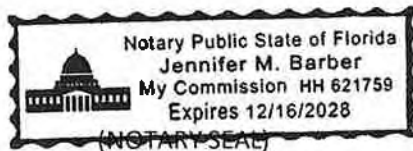
By: M. Brandon Duke

Title: CEO

STATE OF Florida

COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of August, 2026, by M. Brandon Duke, as CEO of Juniper Landscaping of Florida, LLC, who appeared before me this day in person, and who is either ☒ personally known to me, or ☐ produced _____ as identification.



Jennifer Barber
NOTARY PUBLIC, STATE OF Florida

Name: Jennifer Barber

(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, M. Brandon Duke as CEO on behalf of Juniper Landscaping of Florida, LLC, a Florida limited liability company (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Dated: Aug 11, 2026

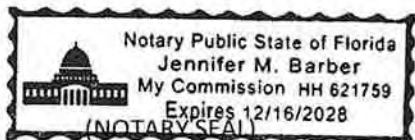
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FURTHER AFFIANT SAYETH NAUGHT.

Proposer: Juniper Landscaping of Florida, LLC
Signature: _____
By: M. Brandon Duke
Title: CEO

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 11 day of August, 2026, by
M. Brandon Duke, as CEO of
Juniper Landscaping of Florida, LLC, who appeared before me this day in person, and who is
either ☒ personally known to me, or ☐ produced _____ as
identification.



NOTARY PUBLIC, STATE OF Florida

Name: Jennifer Barber
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



**We look forward to
working with you!**

Scott Carlson
VP of Client Relations

813-794-7990
scott.carlson@juniperlandscaping.com
4415 Metro Parkway, Suite 300
Ft. Myers, FL
33916

JUNIPERCARES.COM

RESOLUTION 2026-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AMENITIES RULES AND POLICIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Meadow Pointe II Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended (the “Act”), and being situated in Pasco County, Florida; and

WHEREAS, the Act authorizes the District to adopt rules and policies to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Amended and Restated Amenity Policies, Procedures, and Rates attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and rule adoption.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The attached Amended and Restated Amenity Policies, Procedures, and Rates set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amended and Restated Amenity Policies, Procedures, and Rates shall remain in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with the Act.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 2nd day of September 2026.

ATTEST:

**MEADOW POINTE II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended and Restated Amenity Policies, Procedures and Rates

EXHIBIT A

Amended and Restated Amenity Policies and Procedures

[begins on following page]

MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT



AMENITY POLICIES, PROCEDURES, AND RATES **Adopted September 2, 2026¹**

¹ LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2025); In accordance with Chapter 190 of the Florida Statutes, and on April 15, 2026, and July 1, 2026, and September 2, 2026, at duly noticed public meetings and after duly noticed public hearings, the Board of Supervisors of the Meadow Pointe II Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services.

DEFINITIONS

“Amenities” or “Amenity Facilities”– means the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to the clubhouse, swimming pool, pool deck, playground, dog park, and lakes together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” and “Amenity Rates” – means these Amenity Policies, Procedures, and Rates of the Meadow Pointe II Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Manager” – means the Operations Manager or that person so designated by the District’s Board of Supervisors, including their employees.

“Amenity Rates” – means those rates and fees established by the District Board of Supervisors as provided in **Exhibit A** attached hereto.

“Access Card” – means an electronic Access Card issued by the District Manager or Amenity Manager to each Patron (as defined herein) to access the Amenity Facilities.

“Board of Supervisors” or “Board” – means the Board of Supervisors of the District.

“District” – means the Meadow Pointe II Community Development District.

“District Manager” – means that person or professional management company so designated by the District’s Board of Supervisors, including their employees.

“District Staff” – means the professional management company with which the District has contracted to provide management services to the District, including but not limited to: an Amenity Manager, Field Manager, Pool Attendants, Security Guards, District Manager, and District Counsel.

“Guest” – means any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities or invited for a specific time period and purpose by a Patron to use the Amenities.

“Homeowners Association” or “HOA” or “POA” – means an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – means a residential unit or a group of individuals residing within a Patron’s home. This does not include visiting friends, guests, relatives or extended family not permanently residing in the home. Upon the District’s request, proof of residency may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Lakes” or “Ponds” – shall mean those water management and control facilities within the District, including but not limited to stormwater management facilities, lakes, and ponds.

“Non-Resident” – means any person who does not own property within the District.

“Non-Resident Patron” – means any person or Household not owning property in the District who paid the Annual User Fee to the District for use of all Amenity Facilities (excluding the Fitness Center).

“Non-Resident User Fee” or “Annual User Fee” – means the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action. Payment of the Annual User Fee entitles the person and their Household full access to the Amenity Facilities, excluding the Fitness Center.

“Patron” – means Owners, Residents, Non-Resident Patrons, Limited Patrons, and Renters who have been assigned Resident’s Rights and Privileges through execution of the “Assignment of Amenity Rights and Privileges” form.

“Renter” – means a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement with a minimum length of thirty (30) days. Proof of valid rental or lease agreement shall be required. Renters shall have Patron rights only upon execution of the “Assignment of Amenity Rights and Privileges” form.

“Resident” – means any person or Household owning property within the District.

The words “hereof,” “herein,” “hereto,” “hereby,” “hereinafter” and “hereunder” and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, as may be applicable.
- (2) **Use at your Own Risk.** ALL PERSONS USING THE AMENITIES DO SO AT THEIR OWN RISK AND AGREE TO ABIDE BY THE AMENITY POLICIES WHICH MAY BE AMENDED FROM TIME TO TIME IN THE DISTRICT’S SOLE DISCRETION. ALL PERSONS USING THE AMENITIES ARE DEEMED TO HAVE READ AND OBTAINED A COPY, IF DESIRED, OF THE MOST RECENT POLICIES. THE DISTRICT SHALL ASSUME NO RESPONSIBILITY AND SHALL NOT BE LIABLE FOR ANY INCIDENTS, ACCIDENTS, PERSONAL INJURY, DEATH, DAMAGE TO OR LOSS OF PROPERTY ARISING FROM THE USE OF THE AMENITIES OR FROM THE ACTS, OMISSIONS OR NEGLIGENCE OF OTHER PERSONS USING THE AMENITIES. THE DISTRICT DOES NOT PROVIDE SECURITY SERVICES OR SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., USE MAY RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PATRONS ARE RESPONSIBLE FOR THEIR ACTIONS AND ACTIONS OF THEIR GUESTS. PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES AND PATRONS WILL BE HELD ACCOUNTABLE FOR THEIR ACTIONS. VIOLATION OF ONE OR MORE OF THE POLICIES STATED HEREIN MAY RESULT IN WARNINGS, SUSPENSION OR TERMINATION OF AMENITY PRIVILEGES. THE DISTRICT WILL PROSECUTE ILLEGAL ACTIVITY TO THE FULL FORCE OF THE LAW.
- (3) **Resident Access and Usage.** Residents are permitted to access and use the Amenities in accordance with the Policies set forth herein and are not responsible for paying the Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies operation and maintenance special assessments (“O&M Assessments”) payable

by property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Residents shall not be entitled to a refund of any O&M Assessments or debt service special assessments due to closure of the Amenities or suspension of that Resident's privileges to use the Amenities. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and each Household shall receive one (1) Access Card for each Resident aged fourteen (14) years and older upon completion of the required forms.

- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Annual Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment to the District. This Non-Resident User Fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual Non-Resident User Fee shall be paid in full on the anniversary date of application. Annual Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual Non-Resident User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Household is entitled to bring five (5) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron must always accompany its Guests during its Guests' use of the Amenities and in every event is responsible for all actions, omissions and negligence of such Guests, including Guests' adherence or failure to adhere, to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's Amenity privileges. *Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Household's access and usage privileges.*
- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager and Amenity Manager on the "Assignment of Amenity Rights and Privileges" form attached hereto as **Exhibit C**, designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renters and Residents cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Cards.** One complimentary Access Card will be issued to each Resident aged fourteen (14) years and older in each Household upon completion of the required registration form after closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card issued to their Household for entrance to the Amenities.

Each Resident of each Household will be authorized one (1) initial Access Card free of charge.

Replacement Access Cards may be purchased in accordance with the Rates then in effect.

Patrons must scan their Access Cards in the card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards. Patrons are responsible for notifying the District immediately if an Access Card is lost or stolen. The lost or stolen Access Card will be immediately deactivated. Patrons are also responsible for notifying the District when they sell their home. Each Patron shall be responsible for the actions of those individuals using the Patron's Access Card unless said Access Card is reported as being lost or stolen.

GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website and/or posted at the applicable facility. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website or at the applicable facility, all outdoor Amenities are open only from dawn until dusk (unless herein otherwise noted). The specific, current hours of operation for several of the Facilities, which may be amended from time to time and which may be subject to closure for holidays and other special circumstances, are as published on the District's website and/or as posted at the applicable facility. No Patron is allowed in the service areas of the Amenities.
- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
 - (a) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued. In the case of Guests, Guests should be accompanied by a Patron possessing a valid Access Card at all times or such Guest will be subject to revocation of right to access the Amenities by District Staff.
 - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities for its intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
 - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
 - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Off-road bikes/vehicles (including ATVs), golf carts and other electric vehicles are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.

- (e) **Fireworks / Flames.** Fireworks or open flames of any kind are not permitted anywhere on District owned property or adjacent areas.
- (f) **Skateboards, Etc.** Bicycles, scooters, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, playground, and sidewalks surrounding these areas.
- (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District owned property.
- (h) **Firearms.** The possession and use of firearms shall be in strict accordance with Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
- (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons and Guests are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
- (j) **Littering.** Patrons and Guests are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
- (k) **Bounce Houses and Other Structures.** The installation and use of bounce houses and similar apparatus is prohibited on District property. No exceptions will be made.
- (l) **Excessive Noise.** Excessive noise that will disturb other Patrons and Guests is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned into the Amenity Manager for storage in the lost and found, if one is available. Items will be stored in the lost and found for two (2) weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities.
- (o) **Compliance with Laws and District Rules and Policies.** All Patrons and Guests shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District Policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same. Failure to abide by any of the foregoing may be a basis for suspension or termination of the Patron's privileges to use or access the Facilities.
- (p) **Courtesy.** Patrons and Guests shall treat all District Staff and their designees, other Patrons and Guests with courtesy and respect. Disrespectful or abusive treatment of District Staff or District contractors may result in suspension or termination of Facility access and usage privileges. If District Staff requests that a Patron or Guest leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity privileges.
- (q) **Profanity / Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited.
- (r) **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.
- (s) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.

- (t) **Outside Vendors / Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities. The District may, in its sole discretion, authorize exceptions to these Facility Policies as needed to facilitate District services performed or provided by District vendors.
- (u) **Organized Activities.** Any organized activities taking place at the Amenity Center must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, etc.

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in Florida law, including the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property absent express permission by the District subject to the provisions herein. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges, and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

SWIMMING POOL POLICIES

- (1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool. Swimming is prohibited from 30 minutes before dusk until 30 minutes after dawn pursuant to the Florida Department of Health.
- (2) **Swim at Your Own Risk.** Lifeguards are not on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Non-swimming children should have adult supervision with them and within arm's reach at all times. Persons unable to swim safely and/or without assistance must be accompanied by a capable adult at all times in and around the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device **MUST** be supervised by an adult who is in the water and within arm's length of the child. Even proficient swimmers could find themselves at risk, the District recommends Patrons and Guests not swim alone.
- (4) **Aquatic Toys and Recreational Equipment.** Water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys are permitted at the discretion of District Staff.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge, or who are experiencing diarrhea may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times.
- (7) **Conduct.** No cursing, offensive language or gestures, threatening language or behavior, or lewd behavior is allowed.
- (8) **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, walking in pool gutters, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (9) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (10) **Music / Audio.** Radios and other audio devices are prohibited; other than when used with headphones.
- (11) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning. This policy shall be enforced in staffed and unmonitored and unstaffed Amenities.
- (12) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them except temporarily to allow the Patron using them to enter the pool or use the restroom facilities.
- (13) **Entrances.** Pool entrances must be kept clear at all times.
- (14) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (15) **Pets.** Pets, with the exception of service animals, as defined above, are not permitted on the pool deck area inside the pool gates at any time.
- (16) **Swim Diapers.** Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.

- (17) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.
- (18) **Pool Closure.** In addition to local municipal, county and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool will be closed for the following reasons:
 - (a) During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
 - (b) For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
 - (c) Operational and mechanical treatments or difficulties affecting pool water quality.
 - (d) For a reasonable period following any mishap that resulted in contamination of pool water.
 - (e) Any other reason deemed to be in the best interests of the District as determined by District Staff.
- (19) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (20) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect at all times.
- (21) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of Guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District in writing.

PLAYGROUND POLICIES

- (1) **Use at Own Risk.** Patrons may use the playgrounds at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all playground hours are from dawn to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years or older is required for children twelve (12) years of age or under. Children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.
- (4) **Shoes.** Proper footwear is required and no loose clothing, especially with strings, should be worn.
- (5) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- (6) **Food & Drink.** No food, drinks or gum are permitted on the playground, other than such water in non-breakable containers as may be necessary for reasonable hydration. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the playground.
- (7) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the playground or parks.

PARK POLICIES

- (1) **Use at Own Risk.** Patrons may use the parks at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all park hours are from dawn to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years or older is required for children twelve (12) years of age or under. Children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.
- (4) **Shoes.** Proper footwear is required and no loose clothing, especially with strings, should be worn.
- (5) **Food & Drink.** Food and drinks are permitted at the parks. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the parks.
- (6) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the parks.

MULTI-PURPOSE FIELD POLICIES

- (1) **Use at Own Risk.** Patrons may use the multi-purpose field at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all multi-purpose field hours are from dawn to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years or older is required for children fifteen (15) years of age or under. Children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.
- (4) **Shoes.** Proper footwear is required and no loose clothing, especially with strings, should be worn.
- (5) **Food & Drink.** Food and drinks are permitted at the picnic tables located on or near the multi-purpose field. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the multi-purpose field.
- (6) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the multi-purpose field.

BASKETBALL COURTS POLICIES

- (1) **Use at Own Risk.** Patrons may use the basketball courts at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all basketball courts hours are from dawn to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years or older is required for children fourteen (14) years of age or under. Children must always remain within the line of sight of the supervising adult.
- (4) **Attire and Shoes.** Appropriate clothing and proper footwear must be worn at all times.
- (5) **Food & Drink.** No food, drinks or gum are permitted on the basketball courts, other than such water in non-breakable containers as may be necessary for reasonable hydration. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the basketball courts.
- (6) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the parks.

- (7) **No Reservations.** The basketball courts may not be reserved and are available on a first come first serve basis unless otherwise programmed by the District. It is recommended that persons desiring to use the basketball courts check with the District Staff to verify availability in case they are reserved for programs or closed for maintenance.

TENNIS AND PICKLEBALL COURTS POLICIES

- (1) **Use at Own Risk.** Patrons may use the tennis and pickleball courts at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all tennis and pickleball courts hours are from dawn to dusk.
- (3) **Usage of Courts.**
- (a) Courts 1a and 1b and the multi-purpose area are designated for pickleball only.
 - (b) Courts 2 and 3 are designated for tennis only.
- (4) **Supervision of Children.** Supervision by an adult eighteen (18) years or older is required for children fourteen (14) years of age or under. Children must always remain within the line of sight of the supervising adult.
- (5) **Attire and Shoes.** Appropriate clothing and proper footwear must be worn at all times.
- (6) **Etiquette.** Proper court etiquette should be observed at all times.
- (7) **Food & Drink.** No food, drinks or gum are permitted on the tennis and pickleball courts, other than such water in non-breakable containers as may be necessary for reasonable hydration.
- (8) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the tennis and pickleball courts.
- (9) **Littering.** Patrons, Members, and Guests are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
- (10) **Pets.** Pets, with the exception of service animals, are not permitted on the tennis and pickleball courts at any time.
- (11) **Reservations.** The tennis and pickleball courts must be reserved for us.
- (a) Reservations can be made through the Pickle Planner app, which can be downloaded or found on the District website <https://www.meadowpointe2cdd.org/>
 - (b) All reservations are subject to approval by the Operations Manager or his/her designee.
 - (c) If a user does not arrive within fifteen (15) minutes of their reserved start time, the reservation will be forfeited.
- (12) **Violations.** If a user does not appear for their reserved time, the following violations, as defined in the Disciplinary Rule, may occur:
- (a) First no-show: First Violation
 - (b) Third no-show: Second Violation
 - (c) Sixth no-show: Third Violation
 - (d) Ninth no-show: Fourth Violation

FITNESS CENTER POLICIES

- (1) **Use at Own Risk.** Owners, Residents, and Renters may use the fitness center at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** As posted.
- (3) **Eligible Users.** Only Owners, Residents, and Renters are permitted to use the fitness center. No Guests or Non-Resident Patrons are permitted in the fitness center at any time. Prior to use of the fitness center, Patrons must fill out a waiver, attached hereto as **Exhibit E**, and pay the non-refundable fee as listed in the Fee Schedule.
- (4) **Supervision of Children.** No one under fifteen (15) years of age is allowed in the fitness center at any time. Patrons aged fifteen (15) to seventeen (17) years of age must be supervised by an adult Patron eighteen (18) years of age or older. The Adult Patron must have the minor Patrons in their line of sight at all times.
- (5) **General Policies:**
 - (a) Everyone is responsible for wiping down fitness equipment after use.
 - (b) Hand chalk is not permitted.
 - (c) Personal audio devices (e.g. radios, CD players, MP3 players, Bluetooth speakers, etc.) are not permitted unless they are personal units equipped and used with ear or headphones.
 - (d) Weights and other fitness equipment may not be removed from the fitness center.
 - (e) Weights and other moveable fitness equipment (e.g. benches, medicine balls, etc.) must be returned to their proper location after use.
 - (f) Free weights are not to be dropped and must be placed only on the floor or on equipment made specifically for storage of the weights.
 - (g) When other Patrons are waiting, the use of cardiovascular equipment should be limited to thirty (30) minutes and breaks should be taken between multiple sets on weight equipment.
 - (h) Any fitness program operated, established, and run by District Staff may have priority over other users of the fitness center.
- (6) **Attire and Shoes.** Appropriate clothing and proper footwear, which encloses the entire foot, must be worn at all times. Appropriate clothing includes t-shirts, tank tops, athletic shorts (no jeans), and/or sweat suits (no swimsuits).
- (7) **Food & Drink.** No food or gum are permitted in the fitness center. Water is permitted in non-breakable containers with a screw top or sealed lid.
- (8) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed in the fitness center.
- (9) **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
- (10) **Pets.** Pets, with the exception of service animals, are not permitted in the fitness center at any time.
- (11) **Personal Trainers.** Personal trainers are not permitted in the fitness center, unless it is for their own personal use as a Patron.

FACILITY RENTAL POLICIES

Adult Patrons may reserve for rental certain portions of the Amenity Facilities for private events. Designated areas are available for rental during regular hours of operation and reservations may not be made more than six (6) months before the event. Persons interested in doing so should contact the Operations Manager regarding the anticipated date and time of the event to determine availability. Please note that all the facilities may be unavailable for private events on holidays.

- (1) **Patrons Only.** Unless otherwise directed by the District, only Patrons may reserve the portions of the Amenities for parties and events.
 - (2) **Available Rentals.** Only Clubhouse Room 1, Clubhouse Room 2, and BBQ grill are available for rental.
 - (3) **Reservations.** Rental reservations require an application form to be filled out in person with District Staff. They may not be made more than four (4) months prior to the event. Patrons interested in rental of the Amenities must contact District Staff in order to determine availability of the Amenities for any particular reservation. All of the District policies remain in force during parties and events. Patrons renting the Amenities available for rental are responsible for ensuring that all Guests and attendees adhere to the District's policies.
 - (4) **Application and Agreement.** Patrons must submit a completed Rental Application, a copy of which is attached hereto as **Exhibit F**, to the Operations Manager no later than seven (7) days prior to the requested event indicating the date of the event, the hours when the event will be held, a description of the event, the number of attendees that will be attending, and whether food will be served. The Operations Manager will review Rental Applications on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District and all documentation required therein must be received by the Amenity Manager no less than five (5) days prior to the date of event. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.
 - (a) **BBQ Grill.** The BBQ Grill may be rented out for non-exclusive use for a four (4) hour time period. Applications for rental of the BBQ Grill must be made at least two (2) days before the date requested.
 - (5) **Payment and Registration.** At the time the reservation is made, two checks or money orders (no cash), one for the deposit and one for the rental fee, if applicable, both made out to "Meadow Pointe II Community Development District" must be delivered to the Operations Manager, along with completed paperwork and insurances, if necessary.
 - (6) **Rates and Deposits.** The rental rates and deposits for use of the Amenities are as set forth in the District's Fee Schedule. To receive the full refund of the deposit within thirty (30) days after the event, the renter must:
 - (a) Remove all garbage, place in dumpster and replace garbage liners;
 - (b) Take down all decorations or event displays; and
 - (c) Otherwise clean the rented Amenities and restore them to their pre-rented condition, and to the satisfaction of the District.
- The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental.
- (7) **Duration of Event.** Unless otherwise authorized by the District, each rental shall be for a minimum of two (2) hours but no more than four (4) hours. If the event lasts longer than four (4) hours, the deposit is forfeited. The rental time period is inclusive of set-up, take down, and clean-up time.

- (8) **Available Hours.** The Amenities available for rental may be rented for parties and events during normal operating hours. Additionally, the clubhouse may be rented after normal operating hours and until midnight. All parties and events, including clean-up, at the clubhouse must conclude by midnight.
- (9) **Capacity.** The clubhouse capacity limit (50 total persons, including employees) shall not be exceeded at any time for a party or event.
- (10) **Noise.** The volume of live or recorded music must not violate applicable Pasco County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.
- (11) **Insurance.** Additional liability insurance coverage will be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District and its supervisors, staff, and consultants/contractors are to be named on these policies as an additional insured party.
- (12) **Cancellation.** If the individual renting one or more of the Amenities wishes to cancel a reservation, the cancellation must be communicated to the Amenity Manager in writing no later than forty-eight (48) hours prior to the scheduled event to receive 100% of the rental fee and deposit. If the event is cancelled less than forty-eight (48) hours prior to the event, 100% of the security deposit and 0% of the rental fee will be returned.

LAKES AND PONDS POLICIES

Lakes and ponds ("Lakes") within the District primarily function as retention ponds to facilitate the District's system for treatment of stormwater runoff and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure continued operations of the Lakes while allowing limited recreational use.

- (1) **Users.** Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulations of any governmental entity relating to the District Lakes.
- (2) **Swimming.** Wading and swimming in District Lakes are prohibited.
- (3) **Boating.** Boating (motorized and non-motorized), paddleboarding, and other recreational water activities are prohibited in District Lakes.
- (4) **Fishing.** Fishing is only authorized at the District Lake located on the east side of Mansfield Blvd., across from Anand Vihar. Fishing is prohibited in all other District Lakes.
 - (a) Patrons, fifteen (15) years of age and older, are permitted to fish in the designated Lake. Patrons aged fifteen (15) to seventeen (17) years of age must be supervised by a patron who is eighteen (18) years of age or older.
 - (b) Patrons are responsible to obtain any permits or licenses required under Florida law to legally fish
 - (c) Spear fishing or the use of spear guns, bows and arrows, and firearms are not permitted. Cast netting is also prohibited.
 - (d) Removal of hooks and lures from fish shall be performed in a manner that gives the fish the best chance of survival.
 - (e) The use of traps is prohibited.
 - (f) In the event where wildlife other than a fish is caught by hook or lure, the line(s) should be cut at a safe distance to avoid possible bodily injury or harm.

- (g) Fish may not be moved from one Lake to another. Patrons are not permitted to introduce fish or wildlife into any Lake.
 - (h) All trash and debris must be disposed of in the appropriate receptacle.
 - (i) Patron owners who own property on or adjacent to a Lake are permitted to use their own property and the adjacent easement areas to the Lake edge for fishing purposes. Owners are not allowed to use the easement area that falls outside these parameters.
- (5) **Parking.** Parking along the county or District right-of-way or on any grassed area near the Lakes is prohibited.
- (6) **Pets.** Pets are not allowed in District Lakes.
- (7) **Vegetation.** Owners of property abutting the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner's property that detract from the overall beauty and safety of the property. Further, all Owners shall not make improvements on private property that negatively affect the Lakes, including causing erosion or impairments to the Lakes as a stormwater system.
- (8) **Structures.** No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities unless properly permitted and approved by the District and other applicable governmental agencies.
- (9) **Pipes.** No pipes, pumps or other devices used for irrigation, or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (10) **Littering.** No foreign materials may be disposed of in the District Lakes, including, but not limited to tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (11) **Easements.** Easements through resident backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (12) **Wildlife.** Beware of wildlife, water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may not be fed. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission ("FWC"). Anyone concerned about an alligator is encouraged to call FWC's toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).
- (13) **Hazards.** Any hazardous conditions concerning the District Lakes must immediately be reported to the Operations Manager and the proper authorities.

NATURAL BUFFER/CONSERVATION AREAS POLICIES

The following policy statement is intended to be consistent with the policies of other governments including Pasco County and Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

- (1) **Natural Areas.** Certain natural areas are not intended to be maintained, and maintenance activities may be restricted by applicable permits and regulations. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to trees, are left to fulfill their role in nature's process.
- (2) **Unauthorized Clearing.** Should a property owner remove, cut back or damage District property in natural areas, except as specifically authorized by this policy, they will be subject to reimbursement to the District for all costs associated with restoring the area in accordance with District, Pasco County, Southwest Florida Water Management District (SWFWMD) and any other state regulatory agency standards and regulations.
- (3) **Threatening Trees.** Trees within or immediately adjacent to natural areas that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed as follows:
 - (a) The owner of the abutting property must initially contact the District. The District will send a representative to confirm that the tree in question is located on District property. Once confirmed, the District will send an arborist to determine whether the tree poses a hazard. If so, and at its discretion, the District will remedy the situation by removing the tree or a portion thereof.
 - (b) If it is determined that the tree does not pose a hazard, the property owner may elect to cut or remove the tree at their own expense. Such abutting property owner must secure permission from the District and shall then be responsible for any needed permitting or review by Pasco County and SWFWMD. The goal of permitted trimming and/or removal, where warranted, is to minimize disturbance to these areas.
- (4) **Fallen Trees.** If a tree does fall onto another's property, that property owner may cut back or limb the tree as necessary to their property line. The rest of the tree is to be left as is.
- (5) **Encroaching Vegetation.** Property owners may trim back any vegetation that encroaches over their property line, but only up to their property line.
- (6) **Property Owner Encroachments.** No one can encroach into the natural areas or other District property for any reason, from maintenance to placement of personal property of any kind. Should a property owner encroach onto District property, they will be asked to remove any items they have placed on the property and may be subject to further legal action.
- (7) **No Trespassing.** There is no trespassing allowed in any designated wetland conservation and/or mitigation areas located on District property. Trespassers will be reported to the local authorities.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron, Guest or other person and any of his or her Guests or invitees and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any

corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys' fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, mediation, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorneys' fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, mediation, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any grossly negligent act by the Indemnitees.

For purposes of this section, the term "Activities" means the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District, including any use of District property or the Amenities whatsoever.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limited waiver of liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these Policies shall not affect the validity or enforceability of the remaining provisions, or any part of the Policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time provided that the Suspension and Termination of Access Rule and all rates, fees and charges will only be permanently changed during a public hearing and consistent with Chapter 120, Florida Statutes. The Amenity Policies may be changed by vote or consensus of the Board at a public meeting but does not require a public hearing. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

Exhibit A:	Amenity Rates
Exhibit B:	Amenity Access Registration Form
Exhibit C:	Assignment of Amenity Rights and Privileges
Exhibit D:	Address/Identification Confidentiality Request From Public Records Disclosure
Exhibit E:	Fitness Center Waiver
Exhibit F:	Rental Application
Exhibit G:	Disciplinary Rule - Suspension and Termination of Privileges

EXHIBIT A
AMENITY RATES

TYPE	RATE
Gym Access (one time)	\$11.00
Replace an ID Card	\$20.00 for lost or stolen cards; Free for replacements after 5 (five) years
Gate Remote	\$30.00
Pedestrian Gate Key	\$5.00
Fitness Center Application	\$10.00
Paint for Mail Box (1 tubs)	\$4.00
Paint for Mail Box (2 tubs)	\$7.00
BBQ Grill Deposit	\$100.00
Meadow Pointe II Resident Room Rental Reservations	Security Deposit - \$100.00
Non-Resident Annual Access and User Fee	The total of the highest annual combined debt service and operations and maintenance assessment levied on a residential property owner within the District plus 10% FY 25/26 rate: \$2,021.14
Meadow Pointe I, III and IV Non- Resident Room Rentals	Rental Fee - \$500.00 Security Deposit - \$100.00
Returned Check/Insufficient Funds Fee	NSF Fee, service charge, and original amount of check, and any associated legal and collection costs
Administrative Reimbursement	Up to \$500.00, and any associated legal and collection costs
Property Damage Reimbursement	Actual cost of cleaning, repairing and/or replacing the property, and any associated legal and collection costs

*Any electronic payments remitted to the District may require payment of additional associated processing fees.

EXHIBIT B
AMENITIES ACCESS REGISTRATION FORM

[begins on following page]

**MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT
AMENITIES ACCESS REGISTRATION FORM**

NAME: _____

ADDRESS: _____

HOME TELEPHONE: _____ CELL PHONE: _____

EMAIL ADDRESS: _____

ADDITIONAL RESIDENT 1: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 2: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 3: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 4: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 5: _____ DOB IF UNDER 18 _____

ACCEPTANCE:

I acknowledge receipt of the Access Card(s) for the above-listed residents and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the Meadow Pointe II Community Development District ("District") for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that I am financially responsible for any damage caused by me, my family members and my guests and the damages resulting from the loss or theft of my or my family members' Access Card(s). It is understood that Access Cards are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations, and any necessary replacement will be at an applicable replacement Access Card fee. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its supervisors, agents, officers, professional staff and employees from any and all liability for any injuries that might occur, whether such occurrence happens wholly or in part by me or my family members' or guests' fault, in conjunction with the use of any of the District's Amenities (as defined in the District's Amenity Policies and Rates), as well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

Signature of Patron (Parent or Legal Guardian if Minor)

Date

AFFIDAVIT OF RESIDENCY: (REQUIRED IF LEGAL FORM OF PROOF OF RESIDENCY NOT PROVIDED)

I hereby state that the address listed above is the bona fide residence for all residents listed in this Amenities Access Registration Form and that such address is located within the Meadow Pointe II Community Development District. I acknowledge that a false statement in this affidavit may subject me to penalties for making a false statement pursuant to Section 837.06, *Florida Statutes*. I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Signature of Patron

State of Florida

County of _____

The foregoing was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 20____,
by _____ who is [] personally known to me or [] produced _____ as identification.

(NOTARY SEAL)

Official Notary Public Signature _____

RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms in the **Amenity Policies** of the Meadow Pointe II Community Development District.

Signature of Patron
(Parent or Legal Guardian if minor)

Date

GUEST POLICY:

Please refer to the **Amenity Policies** for the most current policies regarding Guests.

PLEASE RETURN THIS FORM TO:

Meadow Pointe II Community Development District
c/o Operations Manager
30051 County Line Road
Wesley Chapel, FL 33543
Tel: (813) 991-5016

OFFICE USE ONLY:

Date Received

Date Entered in System

Staff Member Signature

PRIMARY RESIDENT:

Access Card #

ADDITIONAL INFORMATION:

Phase ____ - ____ Phase ____ - ____ Phase ____ - ____

New Construction: ____ Re-Sale: ____ Prior Owner: ____

Rental: ____ Landlord/Owner: ____

Lease Term: ____ Tenant/Renter: ____

EXHIBIT C
ASSIGNMENT OF AMENITY RIGHTS AND PRIVILEGES

MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT ASSIGNMENT OF AMENITY RIGHTS AND PRIVILEGES

Instructions: All capitalized terms are as defined in the District's Amenity Policies. This form must be completed in its entirety and returned to the Operations Manager or District Staff, as applicable, in order for amenity access privileges to be granted to any Renter. The form must be completed and signed by all owners and co-owners of the subject property and witnessed. Signatures of agents or property managers acting on behalf of the owner will not be accepted unless accompanied by a properly executed Power of Attorney document granting specific authority to sign the owners' names for this purpose. Upon acceptance of this properly completed document, any Access Cards previously issued to the Household will be deactivated and listed Renters become eligible to apply for Access Cards for the designated lease period. A fee, as outlined in the District's Fee Schedule, per Access Card issued is payable by cash or check at the time a card is issued.

Agreement made this date _____ between the owners of the property located at:

_____ ("Property")
(Property address)

1. Owners of the Property, by their signatures below, attest the existence of a lawful tenancy with effective dates beginning (date)_____ terminating (date) _____. If length of tenancy is month to month or of an indefinite duration, this Assignment will only be effective for a three (3) month period and after that must be renewed.
2. Owners wish to transfer the rights and privileges to the use and enjoyment of the Amenities within the District to Renters.
3. Upon this transfer, Owners acknowledge their Access Cards will be deactivated as of the date of such transfer.
4. Upon this transfer, Renters acknowledge they must obtain their Access Cards from the District and that Renters have received or have reviewed a copy of the Amenity Policies, dated [DATE] and updated from time to time, to which they agree to follow.
5. Owners acknowledge that nothing in this assignment has any effect on their responsibilities as the owners of the Property to timely pay all Meadow Pointe II Community Development District fees and special assessments.
6. Renters acknowledge at the end of their tenancy their Access Cards will be deactivated as of the date their tenancy ends. In the case of a month to month tenancy or a tenancy of indefinite duration Renters acknowledge that their Access Cards will be deactivated after three (3) months but may be renewed by a further assignment by the Owners.
7. Owners and Residents acknowledge that this document is subject to public review under Chapter 119, Florida's Public Records Laws.

ALL OWNERS MUST SIGN BELOW

Owner Signature (required)	Witness Signature (required)
Owner Printed Name (required)	Witness Printed Name (required)

(Additional Owners continue on separate page)

EXHIBIT D

ADDRESS/IDENTIFICATION CONFIDENTIALITY REQUEST FROM PUBLIC RECORDS DISCLOSURE

Florida law allows certain persons to request that a governmental entity not publicly disclose his/her specific identifying information and/or address in any of the entity's governmental records. If eligible under Florida law, submit this completed form to District. Note that this form is not intended to be an exhaustive list of exemptions, and other exemptions may apply. It is your responsibility to ensure that you are eligible under Florida law for the exemption claimed, and the District reserves the right to pursue any available legal remedies in the event that no exemption exists and the District is harmed as a result.

I hereby request the exemption (check applicable exemption category) for the person named below:

- | | |
|--|---|
| <ul style="list-style-type: none">☐ Code Enforcement Officer*☐ Dept. of Children and Family Services personnel with investigative duties involving abuse, neglect, exploitation, fraud, theft, or other criminal activities.*☐ Dept. of Health personnel whose duties are to support the investigation of child abuse or neglect.*☐ Dept. of Revenue personnel or local government personnel with duties relating to revenue collection and enforcement or child support enforcement.*☐ Dept. of Business and Professional Regulation investigator or inspector (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public.")*☐ Firefighter certified in compliance with s. 633.408, F.S.☐ Guardian ad litem (By signature below, it is certified that the person made "reasonable efforts to protect such information from being accessible through other means available to the public.")*☐ Human resource, labor relations, or employee relations director, assistant director, manager or assistant manager of any local government agency or water management district whose duties include hiring and firing employees, labor contract negotiation, administration, or other personnel-related duties.*☐ Judge or justice of the Florida Supreme Court, district court of appeal, circuit court and county court.*☐ Judicial or quasi-judicial officer (general and special magistrate, judge of compensation claims, administrative law judge of the Division of Administrative Hearings, and child support enforcement hearing officer) (By signature below, it is certified that the person made "reasonable | <p>efforts to protect such information from being accessible through other means available to the public.").</p> <ul style="list-style-type: none">☐ Juvenile probation officer or supervisor, detention superintendent, assistant detention superintendent, juvenile detention officer I or II, juvenile detention officer supervisor, juvenile residential officer or supervisors I or II, juvenile counselor or supervisor, human services counselor administrators, senior human services counselor administrators, rehabilitation therapist, and social services counselor of the Dept. of Juvenile Justice.*☐ Law enforcement personnel including correctional officers and correctional probation officers.*☐ Prosecutor (includes state attorney, assistant state attorney, statewide prosecutor, assistant statewide prosecutor). *☐ Public defenders and criminal conflict and civil regional counsel (includes assistant public defenders, assistant criminal conflict and assistant civil regional counsel).*☐ U.S. attorney or assistant attorney, U.S. appellate judge, U.S. district court judge and U.S. magistrate (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public.")*.☐ Victim of sexual battery, aggravated child abuse, aggravated stalking, harassment, aggravated battery or domestic violence. (Attach official verification that crime occurred.). This is only a 5-year exemption. **☐ County Tax Collector (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public.").☐ Other (list applicable statute): |
|--|---|
-

Printed Name:

Residence Address (City, State, Zip):

Prior/Current Position (for purpose of claiming exemption):

Years Held: _____

Description of Position:

Signature: _____ Date: _____

If request is submitted instead by the person's employing agency, complete the following:

Agency: _____ Name/Title: _____

*To request an exemption for your spouse or child's identifying information and address, please submit a separate sheet with the name, date of birth, and relationship. *Available to both current and former employees. **Florida law does not make this exemption applicable to the spouse or child of a donor or victim.*

EXHIBIT E
MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT FITNESS CENTER WAIVER

In consideration of being permitted to use the Meadow Pointe II CDD Fitness Center, I, _____, on behalf of myself, my personal representatives, my minor children and my heirs, hereby release the Meadow Pointe II Community Development District ("District"), and its present, former, and future supervisors, staff, officers, employees, representatives, agents, and attorneys (together, "Indemnified Parties") from any and all liability, claims, lawsuits, actions, suits, or demands, whether known or unknown, in law or equity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys' fees, expert witness fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, my, and my children's use of the District Fitness Center.

I understand that strength, flexibility and other exercise, including the use of equipment involve the risk of injury. I voluntarily using the equipment with knowledge of the dangers involved. I assume the risk of injury that might happen by using the facilities. I represent to the District that I am physically fit to utilize the equipment in the Fitness Center and that we will not extend beyond our abilities, or if we do so, it will be at our own risk.

I have been informed that I should consult with a physician concerning participation in an exercise program and that we should obtain advice as to how to participate in relationship to our state of physical condition. We either have obtained such advice from a physician or acknowledge that we have decided to participate in exercise programs without obtaining the advice of a physician.

I understand that the District Fitness Center will not be staffed, and that it is my responsibility to become familiar with each piece of equipment and fully understand the proper use of this equipment before operating it.

The District Fitness Center is only available for use by residents of the District as stated in the Amenity Policies. Residents and members will be provided with an access card for entry into the facility. The District Fitness Center will only be available during normal clubhouse operating hours. I certify that I am eighteen (18) years of age or older, or if 15-17, will only enter the fitness center accompanied by a parent or guardian with fitness center access who has also signed a waiver. I acknowledge that no employee or official representative of the District is responsible for supervising me, and/or instructing me on the use of the District Fitness Center and/or equipment.

I understand that this document is intended to be as broad and inclusive as permitted by the laws of the State of Florida. I further understand that nothing in this waiver and release shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes* or other statute or law. I agree that if any portion of this Waiver and Release is deemed invalid, that the remainder will remain in full force and effect.

Failure to comply with this agreement will result in forfeiture of rights to use the District Fitness Center.

I CERTIFY THAT I HAVE READ THIS DOCUMENT, AND I FULLY UNDERSTAND ITS CONTENT AND FURTHER UNDERSTAND THAT BY SIGNING THIS DOCUMENT THAT I AM WAIVING CERTAIN LEGAL RIGHTS AND REMEDIES. I AM AWARE THAT THIS IS A RELEASE OF LIABILITY AND A CONTRACT AND I SIGN IT OF MY OWN FREE WILL. I UNDERSTAND THAT BY SIGNING BELOW, SUCH WAIVER AND RELEASE, INCLUDING ALL OF THE TERMS IN THE PRECEDING PARAGRAPHS, SHALL APPLY EACH AND EVERY TIME I OR MY CHILD UTILIZE THE DISTRICT'S FACILITIES OR LANDS.

[Fitness Center Waiver Signature Page]

Signature
(parent or guardian if participant is under 18)

Mailing Address

Print Name of Signatory

Telephone Number

Participant Name (if different from above)

Date

EXHIBIT F
MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT CLUBHOUSE RENTAL FORM

Renter (Applicant or Group Representative)	
Group / Organization	
Address, City, State, Zip	
Telephone Numbers	
Purpose of Event	
Room(s) Rented (Clubhouse Room 1 or 2 or BBQ Grill)	
Number of Attendees (50 persons maximum)	
Day, Date, and Time (4 hours maximum, including set up, take down, and clean-up)	

Indemnification:

I agree to indemnify, defend and hold harmless the Meadow Pointe II Community Development District (“District”) and any of their affiliates, supervisors, officers, managers, attorneys, engineers, agents, employees, volunteers, organizers, officials or contractors (collectively, the “Indemnitees”) from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments, damage or loss of any kind, whether monetary or otherwise, arising out of, in whole or in part, the use of the Amenities. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the District’s Amenity Policies (the terms of which are incorporated herein by this reference), as currently in effect and as may be amended from time to time. Additionally, I acknowledge that the District is not responsible for supervising the Amenities, and that I am responsible for supervising any minor children and Guests and am further responsible for their acts and omissions. Nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in section 768.28, *Florida Statutes* or other law.

Signature of Applicant

Date

Acknowledgements (please initial by each):

1. ____ The reservation is not confirmed until both the completed Amenity Rental Agreement and the Fee/Deposit (as defined herein) have been received by District Staff and District Staff provides written approval that the reservation is approved.
2. ____ The reservation is limited to the Clubhouse or BBQ Grill for the intended use stated above. The District does not warrant or represent that the Amenities are safe and suitable for the intended use. The Applicant expressly acknowledges for itself and for all persons who will be utilizing the premises and Amenities in connection with the Applicant’s purposes that the District is providing the premises and Amenities on an “as is” basis.

3. ____ The Applicant is fully aware of risks and hazards connected with being on the premises and participating in the rental of the Amenities, and fully aware that there may be risks and hazards unknown to the Applicant connected with being on the premises and participating in the rental of the Amenities, and hereby elects to voluntarily rent the Amenities, to enter upon the above named premises and engage in activities knowing that conditions may be hazardous, or may become hazardous or dangerous to the Applicant and his/her property. The Applicant voluntarily assumes full responsibility for any risks of loss, property damage, or personal injury (including death) which may be sustained by the Applicant, or any loss or damage to property owned by the Applicant, as a result of being a renter of the Amenities, whether caused by contributory negligence of the District or otherwise.
4. ____ The District shall not provide any protection or supervision for the personal safety or security of any Patrons, invitees or Guests (as defined in the District's Amenity Rules) of any District property or Amenities. All Patrons, Guests, and invitees use such District facilities and Amenities at their own risk. All Patrons, Guests, and invitees are hereby notified and understand and agree that from time-to-time wildlife, including but not limited to: alligators, snakes, ants, bees, wasps, and other stinging or insects (collectively "Wildlife") may inhabit or enter the District facilities and Amenities and may pose a threat to persons, pets, and/or property.
5. ____ As a condition of their use of the Amenities, all Patrons, Guests, and invitees are hereby notified, and understand and agree, that the District is under no duty to protect against and do not in any manner warrant or insure against, any death, injury or damage caused any other condition in or upon the District facilities or Amenities. All Patrons, Guests, and invitees entering or using any District facilities and Amenities do so at their own risk.
6. ____ The rental duration includes set-up and post-event clean up and applies to all Guests in attendance. The standard Guest policy outlined in the District's Amenity Rules applies outside the scheduled rental time and to all other District Amenities during the rental time. For the time of the scheduled use (reservation) the renter has the exclusive use of the rented Amenities only.
7. ____ The interior and exterior of the Amenities are under closed circuit television surveillance.
8. ____ Rental Fee: A rental fee and/or deposit, as stated with the District's Fee Schedule, will be charged for rental of the Amenities ("Rental Fee"). A check shall be made out to the "Meadow Pointe II Community Development District" and submitted to District staff at least fourteen (14) days in advance of the reservation date or the date will be released. Cancellations made less than fifteen (15) days prior to the reservation date will forfeit the Fee. Pursuant to the District Amenity Policies, at the time the application is submitted, the District requires a \$100 refundable security deposit ("Security Deposit") be made in addition to the Rental Fee. After the event, upon inspection by the District staff, and the determination that there are no damages and the facility is adequately cleaned, the Security deposit will be refunded.
9. ____ Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by the District in accordance with the District's Policies. Proof of liability insurance acceptable to the District is required.
10. ____ Additional fees may be assessed if the clean-up is incomplete, the event is not limited to the reservation time frame, or if there is damage to the Amenities.
11. ____ The Applicant has reviewed, fully understand, and agree to abide by, the District's Policies.
12. ____ The Applicant understands that at the conclusion of my rental period, he/she is responsible for the following clean-up tasks:
 - a. Remove all garbage, place in dumpster, and replace garbage liners;
 - b. Remove all decorations, event displays, and materials;
 - c. Return all furniture and other items to their original position;
 - d. Wipe off tabletops; and
 - e. Otherwise clean the rented Amenities and restore them to the pre-rented condition, and to the satisfaction of the District Staff.
13. ____ The following items are not permitted within the Amenities:
 - a. Glitter, confetti, or silly string;

- b. Tacks, adhesive putty, scotch tape or any other wall damaging material;
 - c. Lit decorative candles (excluding cake candles).
14. ____ The Applicant agrees to complete any additional documentation required by the District in conjunction with bringing in any outside vendors for the event (e.g. food trucks).
15. ____ The District reserves the right to cancel the rental if it necessary to protect the health, safety, and welfare of Patrons, Guests, and invitees (e.g. severe weather, health pandemics).
16. ____ The Applicant agrees to provide any necessary Certificate of Insurance required by the District from the Applicant or associated outside vendor. The type of insurance and coverage requirements shall be determined by District Staff after reviewing the rental application.

District Use Only:

Fee Amount: \$ _____ Check #: _____ Date: _____
Deposit Amount: \$ _____ Check #: _____ Date: _____
Insurance Certificate Provided: Yes ____ / N/A ____
Additional Completed License Agreement for Outside Vendor: Yes ____ / N/A ____
District Manager Initials: _____

EXHIBIT G
MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT
DISCIPLINARY RULE – SUSPENSION AND TERMINATION OF PRIVILEGES

SUSPENSION AND TERMINATION OF ACCESS RULE
Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2025)
Effective Date: July 1, 2026

In accordance with Chapters 190 and 120 of the Florida Statutes, and on July 1, 2026, at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Meadow Pointe II Community Development District (“District”) adopted the following rules to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

- 1. Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of properties owned and managed by the District (the “Amenities”).
- 2. General Rule.** All persons using the Amenities and entering District properties are responsible for compliance with all policies established for the safe operations of the Amenities (“Policies”) which may be amended from time to time as determined to be in the best interests of the District. Capitalized terms not herein defined shall have the meaning ascribed to them in the District’s adopted Policies.
- 3. Access Card.** Access Cards/Clubhouse Identification Cards (“Access Card”) are the property of the District. The District may request surrender of, or may deactivate, an Access Card for violation of the District’s Policies.
- 4. Suspension and Termination of Rights.** The District, through its Board of Supervisors (“Board”) and District Manager and Operations Manager (or other designee of the District as determined by the Board) shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenities access of any Patron/Member (“Patron”) and members of their household or Guests to use all or a portion of the Amenities for any of the following acts (each, a “Violation”):
 - a. Submitting false information on any application for use of the Amenities, including but not limited to facility rental applications;
 - b. Failing to abide by the terms of rental applications;
 - c. Permitting the unauthorized use of an Access Card or otherwise facilitating or allowing unauthorized use of the Facilities;
 - d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire, as defined in the District's Policies;
 - e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
 - f. Failing to abide by any District rules or policies (e.g., Policies);
 - g. Treating District Staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
 - h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, Amenities or other property located on District property;

- i. Failing to reimburse the District for Amenities or property damaged by such person, or a minor for whom the person has charge, or a Guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests;
- k. Committing or being alleged, in good faith, to have committed a crime on District property that leads the District to reasonably believe the health, safety or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's Guest or a member of their household committing any of the above Violations.

Permanent termination of access to the District's Amenities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenities.

5. Suspension Procedures.

a. Procedures.

- i. **First Violation:** Verbal warning by Amenities staff. The verbal warning shall be recorded by Amenities staff and held on file at the District's clubhouse.
- ii. **Second Violation:** Verbal and written warning by Amenities staff and suspension from the Amenities for up to seven (7) days from the commencement of the suspension. Violations that result in any suspension period shall be recorded by Amenities staff, signed by the individual offender(s), and held on file at the District's clubhouse. If the offender(s) refuses to sign the record, it will not negate the validity of the suspension.
- iii. **Third Violation:** Automatic suspension of all Amenities privileges for up to thirty (30) days from the commencement of the suspension, with the preparation by Amenities staff of a written report to be signed by the individual offender(s), filed at the District's clubhouse, and with notification to the Board. If the offender(s) refuses to sign the report, it will not negate the validity of the suspension.
- iv. **Fourth Violation:** Suspension of all Amenities privileges for up to one (1) calendar year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous Violations will be presented to the Board for recommendation of termination of the offender(s) privileges for up to one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for more or less than one (1) year, depending on the nature of the Violation(s).

- b. Each Violation shall expire one (1) calendar year after such Violation was committed, except in cases of egregious behavior that, in the discretion of the Board, may warrant a longer or even permanent suspension. After the expiration of one (1) year, or longer as provided for herein, the number of Violations on record for such offender(s) shall be reduced by one (1) Violation. For example, if a First Violation is committed on February 1 and a Second Violation is committed on August 1, there will be two Violations on

record until February 1 of the following year, at which time the First Violation will expire, and the Second Violation will thereafter be considered a First Violation until it expires on the following August 1. The provisions of this paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any Violations.

- c. Notwithstanding the foregoing, any time a user of the Amenities is arrested for an act committed, or allegedly committed, while on the premises of the Amenities, or violates these Policies in a manner that, in the discretion of the District Manager or Operation Manager upon consultation with either the Chairperson or Vice Chairperson of the District's Board of Supervisors, justifies suspension beyond the guidelines set forth above, such offender(s) shall have all Amenities privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or Violation and the Board may make a recommendation of suspension or termination of the offender(s) privileges, which suspension or termination may include members of the offender(s) household and may, upon the First Violation, equal to or exceed one (1) year. In situations that pose a long term or continuing threat to the health, safety and welfare of the District and its residents and Patrons, Guests, and users, permanent termination of Amenities privileges may be considered and warranted.

6. Administrative Reimbursement; Property Damage Reimbursement; Automatic Extension of Suspension for Non-Payment.

- a. **Administrative Reimbursement.** The Board may, in its discretion, require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenities access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).
- b. **Property Damage Reimbursement.** If damage to District property or Amenities occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenities access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.
- c. **Automatic Extension of Suspension for Non-Payment.** Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or shall expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or to deactivate, all Access Passes associated with the associated address within the District until such time as the outstanding amounts are paid.

7. Initial Hearing Procedures.

- a. If a person's Amenity Facilities privileges are suspended, as referenced in Section 5, such

person shall be entitled to a hearing at the next regularly scheduled Board meeting that is at least eight (8) calendar days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, during which both District Staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District Staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the person subject to the suspension.

- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
- c. After the presentations by District Staff, witnesses and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
- d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- f. After the conclusion of the hearing, the District Manager, Operations Manager, or his or her designee shall mail a letter to the person suspended identifying the Board's determination at such hearing.
- g. Any suspension or termination of Amenities privileges may be appealed to the Board of Supervisors for reversal or reduction in accordance with the provisions of Section 8 of this Amenities Disciplinary Rule ("Rule").

8. Appeal of Board Suspension. After the hearing held by the Board required by Section 7, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing the notice of the Board's determination as required by Section 7(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it, in its sole

discretion, to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

9. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstances, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted in accordance with Section 7.

10. Authority of Operations Manager. The Operations Manager or their designee has the ability to remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. The Operations Manager or their designee may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's (and his/her Household's) privileges to use any or all of the Amenities for a period not to exceed seven (7) days.

11. Authority of District Manager. The District Manager may at any time restrict, suspend, or terminate for cause or causes, including but not limited to those described above, any person's (and his/her Household's) privileges to use any or all of the District Amenities for any period of time. Any such person shall have the right to appeal the imposition of the restriction, suspension, or termination before the Board of Supervisors as outlined in Section 8 of this Rule.

12. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to suspension or termination is found at the Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Facilities after expiration of a suspension imposed by the District.

13. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Tab 2

MEADOW POINTE II CDD

ENGINEERS REPORT FOR SEPTEMBER 2nd, 2026 BOARD MEETING

Discussion items:

New Building Construction – The project team & Board of Supervisors Workshop is scheduled for 09/26/26, the following is the latest information from the last project team meetings on 08/28/26.

The project team has continued refining the conceptual design in preparation for the September 2nd Board workshop. The latest concept consolidates the community building into a simplified, single-footprint configuration intended to work efficiently with a pre-engineered metal building system while still maintaining an attractive community-facility appearance. The revised floor plan includes two storage areas, dedicated mechanical/electrical space, kitchen access directly into the multipurpose hall, and movable partition walls that would allow the hall to be divided into two separate meeting spaces. The architect is also developing preliminary elevations incorporating approximately three to four feet of masonry at the building base, windows, and an enhanced entrance treatment, with the exterior elements able to be adjusted as the project progresses based on cost.

The maintenance building remains generally consistent with the previous concept, although the building height is being reduced and one bay is expected to be eliminated as part of the ongoing cost-reduction effort. The design and CMAR teams are preparing a concise presentation for the Board workshop that will include the revised site/building concepts, preliminary elevations, and information regarding construction-market escalation since the project was originally contemplated in 2018. The workshop is intended to provide the Board with the information necessary to evaluate the current concept, understand the project's value and current construction costs, and provide direction to allow the team to proceed into the next phase of design.

Next Steps: Present the revised building concepts and cost/value information to the Board at the September 2 workshop, obtain Board direction on the preferred concept and project scope, and, subject to Board approval, authorize the project team to proceed with continued design development and advancement toward construction.

Lap Pool Construction – The next project team meeting is scheduled for 09/04/26, the following is the latest information from the last project team meeting on 08/21/2026.

The project team continues to advance the conceptual design for the proposed lap pool expansion. Since the previous update, the design team presented the initial concepts and layouts for review, and the project team worked through a number of project-specific design details to further define the scope. Discussions included the proposed pool and support-building locations, restroom fixture placement and layout, pool equipment location, the configuration of the CMU screening wall around the pool equipment area, and selection of preliminary materials and finishes. The team also reviewed how the various site and building components will interact within the available project area to ensure the layout remains functional while maintaining appropriate access, circulation, screening, and separation of uses.

The design team will now incorporate the project team's comments and direction into the next iteration of the conceptual plans and continue coordination between the architectural, civil, structural, mechanical, electrical, plumbing, and pool-design disciplines. As the plans are further developed, the team will continue refining the project scope and material selections and will use the updated conceptual documents to support development of a more detailed project cost estimate and preliminary schedule. The next phase will focus on advancing the preferred concept toward a coordinated design suitable for continued Board review and eventual permitting and construction-document development.

Warning Gate at Wrencrest Drive: The County has completed the Current Planning Review portion of the site plan application and identified 13 review comments that must be addressed before the application can advance. The majority of the comments relate to revisions or clarifications to the site plan drawings, with the remaining administrative items consisting primarily of the required mailed notices and a letter of availability from the electrical utility provider. The District's attorney is coordinating the required public notices and confirming whether an existing utility availability letter can be utilized or whether an updated letter will be required. The County's plan comments have also been reviewed and incorporated into a marked-up plan set, which has been provided to the District's senior design engineer for preparation of the revised drawings. Those plan revisions are currently underway and are expected to be completed shortly.

Dog Park Development: The District has received confirmation from Pasco County Current Planning that the proposed dog park improvements can proceed without requiring an amendment to the existing MPUD. Based on that determination, the project team has now shifted its focus to the Development Review and permitting process for the site. A follow-up request has been submitted to County Development Review staff seeking confirmation of the appropriate application and permitting pathway, including whether another pre-application meeting will be required, what additional

drainage or stormwater information should be provided, and whether inclusion of the proposed parking area would affect the review requirements. The District currently has a conceptual site plan, grading concept, landscape plan, and irrigation plan available to support the County's review. Once direction is received from Development Review, the project team will finalize the required submittal documents and proceed with the applicable permitting process.

Tab 3

MPH DRC Reporting Sheet				MPH CDD Meeting 09.02.2026		
Case#	Village	Street #	Street Name	Violation(s)	DR#	Potential Fines/Day
2026 - 174	Wrencrest	30932	Wooley Ct	#14: The yard needs cut and maintained on a regular basis. #14: The driveway, apron, sidewalks, and tree lawn curb needs edged. The beds against the front and sides of the yard need the weeds treated and the borders edged. #14: The borders in the front/side yard need weeded and the borders trimmed. #14: The palms on the East side of the home by the pool cage need trimmed to a 9-3 position and all dead growth removed. 2nd notice violation occurred within a year from the same violations occurring in 2025.	14	\$50.00
2026 - 175	Wrencrest	1434	Grenville Ct	#10: The trash containers stored on the driveway must be stored out of sight. 2nd 2nd notice violation occurred within a year from the same violations occurring in 2025.	10	\$50.00
2026 - 176	Wrencrest	30922	Burleigh Dr	#10: Material on the side yard needs to be in the garage or out of sight. #14: The pavers on both sides of the driveway need the weeds treated. 17: The vehicle parked on the grass needs to be parked on the driveway or the apron. The grass on the lawn and CDD owned tree lawn has been matted down and damaged. If it does not self-repair after the vehicle is removed, it must be replaced with new sod, not seed. #18: The mailbox needs to be cleaned with a bleach/water solution and the mailbox post replaced with a PVC post. The side of the post has cracks and the support braces are deteriorated and the fasteners rusted.	10,14,17,18	\$200.00

2026 - 177	Wrencrest	1940	Grenville Ct	10: Garbage container needs to be stored in the garage or walled in on the side of the home. (2nd offense in 8 months) #14: The weeds in the front landscape bed need treated, as well as the weeds on the rockbed next to the car.	10,14	\$100.00
2026 - 178	Deer Run	29627	Allegro Dr	#10: The garbage/recycling container on the driveway needs to be stored out of sight, in the garage or walled in on three sides on the side of the home. #14: The front landscape beds, as well as the small bed on the west side of the driveway and around the mailbox post need to have the weeds removed/treated, cleaned out and the borders edged.#18: The mailbox needs cleaned with a bleach/water solution and the deteriorating mailbox post must be replaced with a PVC post. The post and base are cracked and deteriorated and the brace supports are deteriorating as well.	10,14,18	\$150.00
2026 - 179	Wrencrest	1942	Grenville Ct	#10: The garbage/recycling containers stored on the driveway need to be stored either in the garage or walled in on three sides on the side of the home. #14: The landscape beds in the front of the home , as well as next to the entryway and in front of the garage need the weeds removed and the borders edged. #14: The driveway, sidewalks, apron and tree lawn curb need to be edged.	10,14	\$100.00
2026 - 180	Wrencrest	1944	Grenville Ct	#10: The garbage container on the side of the home needs to be stored in the garage or walled in on three sides on the side of the home.	10	\$50.00
2026 - 181	Wrencrest	1946	Grenville Ct	#10: Containers stored on the side of the home need to be stored in the garage or walled in on three sides on the side of the home.	10	\$50.00

2026 - 182	Wrencrest	30941	Burleigh Dr	Resolution 98-181 The CDD Tree lawn has been modified without board consideration and must be returned to its natural state. The pavers that have been installed on the tree lawn need to be removed and the sod that was there replaced.	98-181	\$50.00
2026 - 183	Iverson	30809	Burleigh Dr	#14: The grass is above the 7" max limit and needs cut. #14: The front shrub needs trimmed and manicured on the top and front. The bed needs the weeds treated or removed and the border edged. #14: On the South side of the home there is a dead shrub that needs removed, and the side of the home needs to be trimmed to the base. #14: The driveway, apron, sidewalk and tree lawn need to be edged.	14	\$50.00
2026 - 184	Iverson	30815	St. Vincent Ct	#10: The containers stored on the East side of the home needs to be stored out of sight, either in the garage or walled in on three sides on the side of the home. #14: The rock landscape bed in the front and side of the home needs the weeds treated or removed. A good organic weed killer, Captain Jacks Dead Weed Brew works well. #14: The tree stump in the bed needs to be ground down or removed.	10, 14	\$100.00
2026 - 185	Morningside	29948	Morning mist Dr	#14: The front landscape bed and small bed next to the garage on the south side need the weeds removed and cleaned out. The borders need to be edged and trimmed. #14: The palms need to be trimmed to 9-3 position and all dead growth removed. #14: The dead shrub in the bed on the south side of the home needs to be removed. #14: The sidewalk, driveway, apron, and tree lawn curb needs to be edged.	14	\$50.00

2026 - 186	Morningside	29947	Morning mist Dr	#14: The lawn is above the 7" minimum and must be cut. #14: The front landscape beds need the weeds removed and the border edged/trimmed. #14: The driveway, sidewalk, apron, and the tree lawn curb needs to be edged.	14	\$50.00
2026 - 187	Morningside	29959	Morning mist Dr	#14: The driveway control joints need treated with an organic weed killer, Captain Jack's works well. #14: The small bed around the palm tree in the front yard needs to be weeded and the border edged/trimmed. #14: The front entryway needs to be edged. #14: The palm needs to be trimmed to a 9-3 position and the dead growth removed. #14: The front landscape bed needs to be weeded and the border edged/trimmed, and the shrubs trimmed. #14: The driveway, sidewalk, apron, and tree lawn curb need to be edged.	14	\$50.00
2026 - 188	Morningside	30035	Morning mist Dr	#14: The yard needs mowed, it's at the limit. #14: The driveway, apron, sidewalk and tree lawn curb need edged. #14: The front shrubs need trimmed on top and the bed underneath needs weeded and the border trimmed/edged. #14: The small bed by the entryway needs to be weeded and cleaned out. #14: The small bed on the south corner of the garage needs weeded and cleaned out and the bead shrub removed. #14: Both sides of the home need the base trimmed with a string trimmer. #14: The large palm on the southeast corner of the fence needs to be trimmed and all dead growth removed. #14: The front yard area is approx. 40% bare or weeds and needs to be replaced, it is damaged beyond repair. #15: The easement area behind the fence in the back needs to be cut and maintained as it is the landowners responsibility.	14,15	\$100.00

2026 - 189	Morningside	30051	Morning mist Dr	#14: The front landscape bed needs the weeds removed, cleaned out and the border edged. #14: The bad on the south side by the garage needs the weeds removed, cleaned out and the side of the home trimmed with a string trimmer. #14: The pavers along the driveway need the weeds treated with an organic weed killer like Captain Jacks DeadWeed Brew. #14: The weeds in the small bed around the mailbox post need removed. # 6 & 17: The vehicle parked on the front lawn cannot be parked there, it must be parked on the driveway or apron. The grass on the tree lawn is getting matted from being driven on and will need replaced if it doesn't self repair.		
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Tab 4

Justin Wright
Operations Manager/Maintenance Report
September 02, 2026



- Solitude Pond Maintenance Report/ attached.
- September Newsletter / attached.
- Maintenance staff continue to clean storm drains and ponds throughout the district to keep the community clean.
- Maintenance staff have continued to clean, repair, and repaint the village walls throughout the district.
- Maintenance staff built and installed another sunshade for pickleball court.
- OLM September 2026 Landscape Inspection – LMP passed the inspection with a score of 91.5. The inspection was held on Monday, August 31, 2026.

Board Discussion / Approval

- FHP Report / attached.
- Engineer Report / attached.

Tab 5

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

Customer: MP2

Account Number: _____

Technician: Clayton

Date: 8-6-26 Time: _____

WORK PERFORMED

	METHOD USED: B (Boat) BP (Backpack Sprayer) G (Gator) HC (Hand Cast)															
SITE ID	35	36	106	38	39	37	105	104	40	30	31	114	33	34	32	28
Method Used	G															
Treated Algae																
Treated Cyanobacteria																
Treated Submersed Weeds																
Treated Grasses/Brush	X															
Treated Floating Weeds																
Treated Mosquitoes and/or Midges																
Lake Dye																
Site Inspection																
WETLAND/UPLAND																
Spot Spraying																
Physical weed removal																
CARP PROGRAM																
Carp Observed																
Barriers Inspected																
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):																
Restriction # of days																
Restriction Type																

GENERAL OBSERVATIONS OF THE WATER

WATER CLARITY ☐ All <1', 1', 2', 3', 4', >4'																
WATER FLOW ☐ All N(None) S(Slight) V(Visible)	N															
WATER LEVEL ☐ All H(High) N(Normal) L(Low)	L															

GENERAL FIELD OBSERVATIONS

BENEFICIAL PLANTS			FISH/WILDLIFE		BIRDS	
☐ Arrowhead	☐ Chara	☐ Lily	☐ Bass	☐ Alligator	☐ Anhinga	☐ Gallinules
☐ Bacopa	☐ Cordgrass	☐ Naiad	☐ Bream	☐ Otter	☐ Coots	☐ Herons
☐ Blue Flag Iris	☐ Golden Canna	☐ Pickerelweed	☐ Catfish	☐ Snakes	☐ Cormorant	☐ Ibis
☐ Bulrush	☐ Gulf Spikerush	☐ Soft Rush	☐ Gambusia	☐ Turtles	☐ Egrets	☐ Osprey
☐ Other _____						

CONCERNS FOR FOLLOW-UP

☐ Recurring or excessive algae	Lake # _____	☐ Water Quality Assessment Recommended Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions.
☐ Persistent invasive weeds	Lake # _____	
☐ Fish/wildlife issues	Lake # _____	
☐ Low water clarity	Lake # _____	
☐ Bad Odors	Lake # _____	

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

Customer: MP2

Account Number: _____

Technician: Kenny

Date: 08/06/26 Time: _____

WORK PERFORMED

METHOD USED: B (Boat) BP (Backpack Sprayer) G (Gator) HC (Hand Cast)	
SITE ID	42108 27 29 26 113 25 24 23 22 102 21 20 17 15 14 13 12 11 10 110 9 16 8
Method Used	
Treated Algae	X
Treated Cyanobacteria	X
Treated Submersed Weeds	X
Treated Grasses/Brush	X
Treated Floating Weeds	X
Treated Mosquitoes and/or Midges	
Lake Dye	
Site Inspection	
WETLAND/UPLAND	
Spot Spraying	
Physical weed removal	
CARP PROGRAM	
Carp Observed	
Barriers Inspected	
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):	
Restriction # of days	
Restriction Type	

GENERAL OBSERVATIONS OF THE WATER

WATER CLARITY ☐ All <1", 1", 2", 3", 4", >4"	
WATER FLOW ☐ All N(None) S(Slight) V(Visible)	
WATER LEVEL ☐ All H(High) N(Normal) L(Low)	

GENERAL FIELD OBSERVATIONS

BENEFICIAL PLANTS			FISH/WILDLIFE		BIRDS	
☐ Arrowhead	☐ Chara	☐ Lily	☐ Bass	☐ Alligator	☐ Anhinga	☐ Gallinules
☐ Bacopa	☐ Cordgrass	☐ Naiad	☐ Bream	☐ Otter	☐ Coots	☐ Herons
☐ Blue Flag Iris	☐ Golden Canna	☐ Pickerelweed	☐ Catfish	☐ Snakes	☐ Cormorant	☐ Ibis
☐ Bulrush	☐ Gulf Spikerush	☐ Soft Rush	☐ Gambusia	☐ Turtles	☐ Egrets	☐ Osprey
☐ Other _____						

CONCERNS FOR FOLLOW-UP

☐ Recurring or excessive algae	Lake # _____	☐ Water Quality Assessment Recommended Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions.
☐ Persistent invasive weeds	Lake # _____	
☐ Fish/wildlife issues	Lake # _____	
☐ Low water clarity	Lake # _____	
☐ Bad Odors	Lake # _____	

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

Customer: Meadow pointe 11

Account Number: _____

Technician: Michael Casey

Date: 7-6-26 Time: _____

WORK PERFORMED

METHOD USED: **B** (Boat) **BP** (Backpack Sprayer) **G** (Gator) **HC** (Hand Cast)

SITE ID	41	43	44	55	56	57	58	59	64	65	66	67	68	83	84	85	86	87	88	89	90	91	92
Method Used	G																						
Treated Algae										X	X											X	
Treated Cyanobacteria																							
Treated Submersed Weeds																							
Treated Grasses/Brush	X																						
Treated Floating Weeds																							
Treated Mosquitoes and/or Midges																							
Lake Dye																							
Site Inspection																							
WETLAND/UPLAND																							
Spot Spraying																							
Physical weed removal																							
CARP PROGRAM																							
Carp Observed																							
Barriers Inspected																							
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):																							
Restriction # of days																							
Restriction Type																							

GENERAL OBSERVATIONS OF THE WATER

WATER CLARITY ☐ All <1', 1', 2', 3', 4', >4'																							
WATER FLOW ☐ All N(None) S(Slight) V(Visible)																							
WATER LEVEL ☐ All H(High) N(Normal) L(Low)																							

GENERAL FIELD OBSERVATIONS

BENEFICIAL PLANTS			FISH/WILDLIFE			BIRDS		
☐ Arrowhead	☐ Chara	☐ Lily	☐ Bass	☐ Alligator	☐ Anhinga	☐ Gallinules		
☐ Bacopa	☐ Cordgrass	☐ Naiad	☐ Bream	☐ Otter	☐ Coots	☐ Herons		
☐ Blue Flag Iris	☐ Golden Canna	☐ Pickerelweed	☐ Catfish	☐ Snakes	☐ Cormorant	☐ Ibis		
☐ Bulrush	☐ Gulf Spikerush	☐ Soft Rush	☐ Gambusia	☐ Turtles	☐ Egrets	☐ Osprey		
☐ Other _____								

CONCERNS FOR FOLLOW-UP

☐ Recurring or excessive algae	Lake # _____	☐ Water Quality Assessment Recommended Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions.
☐ Persistent invasive weeds	Lake # _____	
☐ Fish/wildlife issues	Lake # _____	
☐ Low water clarity	Lake # _____	
☐ Bad Odors	Lake # _____	

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

Customer: Meadow Pointe II

Account Number: _____

Technician: Mark W

Date: 8/6/20

Time: _____

WORK PERFORMED

SITE ID	METHOD USED: B (Boat) BP (Backpack Sprayer) G (Gator) HC (Hand Cast)																					
	45	46	47	48	49	50	51	52	53	54	70	71	72	73	74	75	76	77	100	101	115	
Method Used	mule																					
Treated Algae	X					X							X			X				X		
Treated Cyanobacteria																						
Treated Submersed Weeds																						
Treated Grasses/Brush	X																					
Treated Floating Weeds																						
Treated Mosquitoes and/or Midges																						
Lake Dye																						
Site Inspection																						
WETLAND/UPLAND																						
Spot Spraying																						
Physical weed removal																						
CARP PROGRAM																						
Carp Observed																						
Barriers Inspected																						
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):																						
Restriction # of days																						
Restriction Type																						

GENERAL OBSERVATIONS OF THE WATER

WATER CLARITY ☐ All <1", 1", 2", 3", 4", >4"																					
WATER FLOW ☐ All N(None) S(Slight) V(Visible)																					
WATER LEVEL ☐ All H(High) N(Normal) L(Low)																					

GENERAL FIELD OBSERVATIONS

BENEFICIAL PLANTS			FISH/WILDLIFE			BIRDS		
☐ Arrowhead	☐ Chara	☐ Lily	☐ Bass	☐ Alligator	☐ Anhinga	☐ Gallinules		
☐ Bacopa	☐ Cordgrass	☐ Naiad	☐ Bream	☐ Otter	☐ Coots	☐ Herons		
☐ Blue Flag Iris	☐ Golden Canna	☐ Pickerelweed	☐ Catfish	☐ Snakes	☐ Cormorant	☐ Ibis		
☐ Bulrush	☐ Gulf Spikerush	☐ Soft Rush	☐ Gambusia	☐ Turtles	☐ Egrets	☐ Osprey		
☐ Other _____								

CONCERNS FOR FOLLOW-UP

☐ Recurring or excessive algae	Lake # _____	☐ Water Quality Assessment Recommended Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions.
☐ Persistent invasive weeds	Lake # _____	
☐ Fish/wildlife issues	Lake # _____	
☐ Low water clarity	Lake # _____	
☐ Bad Odors	Lake # _____	

Tab 6

Volume 11
Issue 9
September 1, 2026

THE MONTHLY
NEWSLETTER FOR
RESIDENTS OF THE
MPII CDD

MPII NEWS

Meadow Pointe II Clubhouse

30051 County Line Rd
Wesley Chapel, FL
33543
813-991-5016

www.meadowpointe2cdd.org
[Facebook.com/MPIICDD](https://www.facebook.com/MPIICDD)

Operations Manager

Justin Wright
justinwright@mpiicdd.org

Office Hours

Daily 8am—8:45pm

Fitness Center

M-F 7am—8:45pm
S/S 8am—8:45pm

Pool

Daily 9am—30 minutes
before dusk

Playground

Daily 9am—30 minutes
before dusk

Courts

Daily 8am—8:45pm



in this issue

Fall Community Garage Sale P. 2

Deed Restrictions P. 3

Outdoor Decorating P. 6

MPII News Email List P. 6

Upcoming MPII EPC Events P. 7



A never ending source of joy for so many MPII residents is spotting all the amazing wildlife here. With MPII's emphasis on ponds and conservation areas, we get to see a diverse array of creatures, such as this Gopher Tortoise—protected by Florida law. It is illegal to touch or disturb them or their burrows. You can however observe and even photograph them!

MPII CDD Board of Supervisors

John Picarelli
Chairperson
johnpicarelli@mpiicdd.org

Rob Signoretti
Vice Chairperson
robertsignoretti@mpiicdd.org

Jamie Childers
Secretary
jchilders@mpiicdd.org

Chris Kluender
Secretary
chriskluender@mpiicdd.org

Kyle Molder
Secretary
kyle.molder@mpiicdd.org

The CDD Board of Supervisors holds public meetings twice each month. These are held on the 1st and 3rd Wednesdays at 6:30 pm in the Clubhouse.

All MPII residents are welcomed and encouraged to attend. This is your CDD and attending meetings is the best way to stay informed and share your input.

Fall Community Garage Sale

The Meadow Pointe II Fall Community Garage Sale will be here before you know it! MPII will be doing it on Saturday, October 3rd, from 8am – 2pm. As a reminder, this is one of only two opportunities per year for those in the gated villages to have the gates open for a garage sale. Plus, with dozens of sales throughout the community, we generate a lot of traffic through our villages. This sale is a fantastic way to clear some clutter and make a little extra cash while doing it.

Since it's never too early to prepare, here are a few tips you can start working on now to be ready for 10/3:

- Organize and prepare – in the weeks leading up, gather your “inventory” and place it together
- Price as many items as possible – use stickers, tape, tags – something. Pricing helps!
- Haggle! Many garage sale customers haggle. Remember your goal is to purge.
- Involve the kids! – A sale is a great opportunity to get rid of their old stuff

too. Let them have some of the money for their items and put them to work.

- Bundle – Retailers do it, you should too. Put things together and price them as a group. You can always split them up later if necessary.

- Clean a little – No one wants to buy dirty, dusty, old things. Wipe everything down and clean things up a little before they go on display



for sale.

- Have change ready – Small bills and quarters are especially helpful.
- Have a lot out! – If you don't have a lot, partner up with a neighbor or two and display together. Browsers often drive slowly through a village but only stop for “bigger” sales.

Also, Goodwill will have a truck standing by in the Clubhouse parking lot for any unsold items you'd like to donate. The truck will be here at or before 10 am and will stay until full. This is a great opportunity to have fun, clean house, make some donations, and make some cash!

September MPII Trivia

Trivia – With September, football is in full swing – middle school, high school, college, and the NFL. In that spirit, how many NFL teams have 2 or more Super Bowl wins *without* a loss in the Super Bowl?

Answer on page 4.

Deed Restrictions

Deed Restrictions are often a challenging subject. For many residents, a community with deed restrictions is a draw – it's appealing to know that the community has standards and rules. It is reassuring that the community will always look nice, it ensures certain areas and levels of neighborly consideration and usually means property values will do well versus comparable areas without deed restrictions. This refers to all villages without HOAs, residents in HOA villages should refer to their HOA rules.

However, once we live within a community with rules and protocols, we all have to abide by them. And day-to-day life sometimes gets in the way and the next thing you know, you have received... 'a letter'.

The purpose of this article is to highlight some of the common deed restrictions that many residents have issues with more often than others, and to recommend ways residents can avoid getting a letter and having to quickly make corrections to avoid more significant consequences. Because, ideally, the rules and protocols of deed restrictions are things we all adhere to and no residents would ever have to deal with letters, fines, or worse.

Currently the most common issue the Board sees is with residents not properly dealing with their trash and recycling bins. MPII residents that are part of Coastal's pickups have the great luxury of three pickups per

week, Tuesdays and Fridays for trash, and Wednesdays for recycling. But our community would be far less attractive and appealing if trash bins were out at the curb all week long of course. So, deed restrictions are in place to limit how long the bins are out, and where they can and can't be when not out for pickups.

Bins should be put out at the curb the night before a pickup and should be put away the day they are picked up (the earlier the better). Once bins are put away, they should be out of sight from the street and sidewalk. This can be inside a garage, behind the home, or on the side of the home such that they can't be seen. This could mean being behind shrubbery and plants, or a decorative enclosure, privacy screen, or corral. Many options are available from [Amazon](#), [The Home Depot](#), and [Lowe's](#).

While trash bin related issues are the most common issue, another one that crops up often is mailboxes. While most residents maintain their homes perfectly well, it can be easy to overlook cleaning and maintenance of the mailbox. If your mailbox or mailbox post is dirty, clean it off. If you still have one of the older wooden posts and the wood is rotting or it is dirty beyond cleaning, then perhaps it is time to upgrade to the newer PVC posts – which are easier to clean and require far less frequent cleaning to...

Deed Restrictions continues on page 4...

MPII Management
Company

Inframark
Lee Griffius

Lee.Griffius@inframark.com
352-728-2186

CDD fee/Bond
Questions

Inframark Accounting
Department

assessments@inframark.com

The MPII Clubhouse
offers MPII residents
Notary Services at no
cost.

We have a certified
Notary on staff,
please call ahead for
availability.

Deed Restrictions

Continued from page 3

begin with. See the graphic (at right) for vendor info.

Next, all of us from time to time need to pressure wash the outside of our homes, and/or our driveways or walkups. Some residents like to do this themselves, but there are many area companies and handymen that can do this fairly quickly and for a reasonable fee.

If all our residents made a modest effort to ensure these three items were kept up with and kept in compliance, our community would consistently look fantastic, and almost no one would ever have to deal with... 'the letter'.

NEED A NEW MAILBOX?

HERE ARE TWO VENDOR OPTIONS:

Ron Medina - (813) 431-1901

\$150 - Includes mailbox post, numbers and installation

\$30 - Steel mailbox

Dennis Costa - MP1CC@yahoo.com

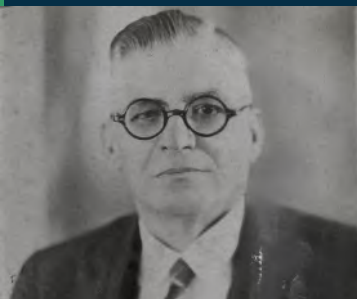
Email for pricing

Please note that these vendors have no affiliation with Meadow Pointe II CDD. Residents may choose any vendor they like so long as the mailbox complies with Meadow Pointe II CDD Guideline.

Trivia Answer (from page 2): 2!

The Baltimore Ravens and OUR Tampa Bay Buccaneers! The Ravens and Bucs are both 2-0 in Super Bowls, with the Ravens winning SB XXXV (2000 season) and XLVII (2012 season), and the Bucs taking XXXVII (2002 season) and LV (2020 season).

September is National Hispanic Heritage Month (9/15—10/15)



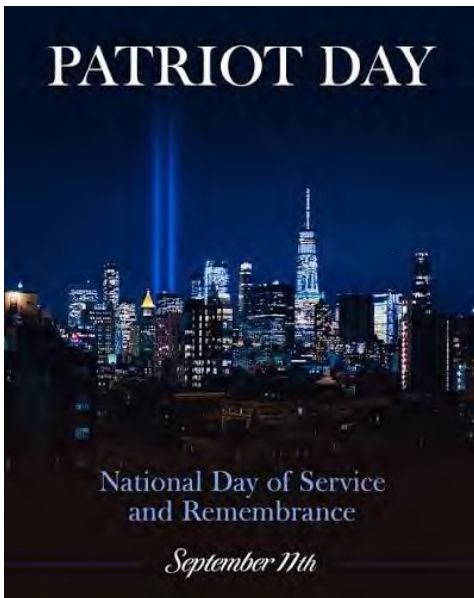
The 31 days from mid-September to mid-October commemorate the histories and contributions of the Hispanic American community, so MP11 is choosing to honor Casimiro Hernandez Sr. Hernandez opened The Columbia in 1905 as a small corner café becoming famous locally for coffee and Cuban sandwiches. Over the years, the Columbia thrived and grew as future generations of the Hernandez (now Hernandez/Gonzmart) family continued to build the business. Today, the *still* family-owned Columbia is Florida's oldest restaurant and the largest Spanish restaurant in the world!

- <https://tampahistorical.org/items/show/89>
- <https://www.columbiarestaurant.com/>

August Holidays



7th – Labor Day. Today is Labor Day, a holiday to celebrate the American worker. It's the unofficial end to summer, but here in the Tampa Bay area we will enjoy summer weather until Thanksgiving. MPII encourages all residents to have a safe and fun Labor Day weekend!



11th – Patriot Day. Today is the 25th anniversary of the September 11th attacks. While it is not a federal holiday (schools and most businesses will be open), flags will be at half-staff. A moment of silence will be observed at 8:46am and the day is designated as a National Day of Service and Remembrance.



12th – 13th – Rosh Hashanah. Sunset of the 11th is the start of Rosh Hashanah, the first of the High Holy Days in the Jewish religion. The holiday lasts until sunset on September 13th. Rosh Hashanah starts the New Year in the Jewish calendar and commemorates the traditional anniversary of the creation of Adam and Eve. Happy Rosh Hashanah!



21st – Yom Kippur. Yom Kippur, or the Day of Atonement, begins at sundown on the 20th and goes through 9/21 at sundown. This is the holiest day of the year in Judaism, where Jews will traditionally fast and pray for most of the 24-hour period seeking atonement and repentance. To all those that celebrate, have a meaningful fast. G'mar Hatima Tova.



22nd – Autumnal Equinox (Mabon). Today is the autumnal equinox (8:04 pm specifically), which marks the day where daylight and darkness are closest to equal (also occurs in March). The equinoxes and solstices have been sources of holidays and significant calendar days for humans dating back thousands of years. Wiccans celebrate Mabon at the Autumnal Equinox. Happy Fall!



25th – 10/2 – Sukkot. At sundown on the 24th Sukkot begins. This Festival of Tabernacles runs until nightfall on 10/2. The weeklong holiday is a celebration of the gathering of the harvest and God's protection of the children of Israel when they left Egypt. To all those that celebrate, have a wonderful holiday. Chag Sameach!



Outdoor Decorating

Just as a reminder to all MPII residents, in 2025 the CDD Board of Supervisors passed Resolution 2025-05 regarding outdoor holiday decorations. This resolution applies to all MPII villages except those with HOAs – those villages should check their HOA rules for outdoor holiday décor.

The resolution makes it policy for all MPII residents (except those with HOAs) to only put outdoor holiday decorations up one month prior to any given holiday. It also states that outdoor décor must be taken down and put away one month after a holiday.

We are reminding everyone about this because so many residents of MPII put forth a lot of effort decorating – especially for Halloween and Christmas – and both holidays are coming up. The purpose of the resolution is not to discourage the outdoor decorations – they are

a wonderful part of living in our community. However, the resolution was created so residents don't have decorations out for inappropriate durations of time.

Most residents love to see the decorating, whether they celebrate the given holiday or not, but most residents don't wish to see the décor up all the time.

As a reminder, due to the amount of time it takes the Clubhouse staff to put up the community entrance decorations for the winter, they do have an exception to begin prior to Thanksgiving, but they won't be lit up until Thanksgiving weekend due to the Resolution and to comply like the individual residents.

The editorial staff of the *MPII News* can't wait to see everyone's holiday decorations as we enter the busy holiday season! Happy decorating!

MPII News Email List

Remember, if you'd like to be emailed the link to this newsletter each month so you don't have to remember to look for it on our [Facebook page](#) or our [website](#) each month, you can email newsletter@mpiicdd.org and opt-in. We will then email you the link each month.

Notably, we continue to have delivery issues with many Gmail addresses. So, if you're a Gmail user that has opted in for email distribution, please ensure that our emails are not

going to your junk or spam filters. It might help if you make the address newsletter@mpiicdd.org a contact in your Gmail account as well.



If neither of these solutions work, you can attempt to contact Gmail or Google to notify them that you are having issues receiving our emails. Or, if it is simpler, we do post

the link monthly on our Facebook page and we post the newsletter in its entirety on the MPII website each month on or near the 1st.

Upcoming MP2 EPC Events

The next MP2 Events Planning Committee (EPC) event is THIS month! On Saturday, September 19th at 8am, the EPC and as many MP2 volunteers as we can gather will be spending the morning participating along with dozens of other groups all over Pasco County in the Keep Pasco Beautiful Day cleanup.



This is an annual event (there are other cleanups as well at other

times of the year), where citizens volunteer to clean up areas throughout Pasco County. Volunteering for the cleanup is easy, supplies are provided, and it's a great way to get some steps in, meet and socialize with like-minded neighbors, all while improving the area we call

home.

It's also a fantastic opportunity for teenagers who need to accrue volunteer hours toward their Florida Bright Futures scholarships. Friends and families can volunteer together as well. If you'd like to commit to volunteering for this great event, please email epc@mpiicdd.org to sign up. You may even score a free tee shirt for participating!

The next event after the Cleanup is going to be the phenomenal annual event: the Halloween Festival! This year's festival will take place on Saturday, October 17th, so mark your calendars. Also, this great event cannot happen without LOTS of help from amazing volunteers. Last year we had many

volunteers on Friday (setting up), Saturday (more set up and during the event – hosting stations and scare actors for the haunted maze!), and Sunday (clean up). We had volunteers from high school age all the way to seniors and we're counting on a small army of volunteers again this year! Use the above EPC email address to sign up to help with this exceptionally fun event.

Later in the year we will also be hosting the annual Breakfast with Santa. That is slated for Saturday, December 5th. Details will be coming out in future issues of *MP2 News*.



MP2 Clubs & Opportunities



TEACH LEAF is enrolling for the 2026-2027 school

year! The Kindergarten Learning Pod will meet on Mondays and Wednesdays and the Emerging Readers

Pod will meet on Tuesdays. This is a great opportunity for the Homeschool families in our community! For more details or to enroll in the Pod, please contact Melissa Goebel at teacher.melissa827@gmail.com.

****If you or your business offer classes, clubs, or activities that are open to all MP2 residents and they take place at our Clubhouse (whether free or fee based), email newsletter@mpiicdd.org to be listed in our newsletter.***



MPII NEWS

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MPII NEWS
Volume 11, Issue 9
September 1, 2026



MPII News Needs Your Photos!

If you have taken a photo within MPII that you think would make a nice cover shot on a future issue, please email it to newsletter@mpicdd.org. Submitting a photo gives us permission to use it in the newsletter. If there are people in the photo, please ensure that we have their permission to publish their photo.

Also, remember that the Clubhouse has an opt-in email list for receiving a link to the newsletter PDF each month! And, effective 6/1/26 this is the MAIN way to receive our community newsletter. To opt-in, just email newsletter@mpicdd.org and tell us what email address or addresses you'd like us to include. As of now, the Clubhouse only uses this list for the newsletter, but we may include other time-sensitive announcements in the future.

Tab 7

YTD FHP Off Duty Activity Report

YTD as of 1/1/26	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
6/29/2026	307	74	0	5	6	159	0
8/27/2026	130	8	2	1	5	65	0

		FHP OFF DUTY ACTIVITY REPORT						
DATE	SHIFT	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING VIOLATIONS
7/1/2026	4pm-8pm	4	0	1	0	0	2 2 reg/tag vio; 1 arrest for warrant - taken to county jail	0
7/7/2026	4am-8am	8	0	0	0	0	3 1 DL; 1 ins; 1 driving w/o headlights	0
7/8/2026	4pm-8pm	10	1	0	0	0	5 1 DL; 2 ins; 2 reg	0
7/14/2026	5am-9am	12	0	0	1	0	7 1 driving w/o headlights; 1 red light vio; 1 window tint; 2 DL vios; 2 ins	0
7/21/2026	4am-8am	8	0	0	0	0	3 2 ins; 1 expired tag	0
7/22/2026	4pm-8pm	9	0	0	0	0	5 1 move over law; 2 ins; 2 tag/reg vio	0
7/28/2026	4am-8am	9	2	0	0	0	7 1 susp DL; 1 ins; 3 tag/reg; 2 DL	0
7/29/2026	1pm-5pm	4	1	1	0	1	2	0
8/4/2026	4am-8am	7	0	0	0	0	2 1 ins; 1 equipment vio	0
8/5/2026	3:30pm-7:30pm	9	0	0	0	0	4 2 ins; 2 window tint	0
8/13/2026	1pm-5pm	5	2	0	0	0	2	0
8/13/2026	4am-8am	9	0	0	0	0	5 4 insurance; 1 driving w/o headlights	0
8/18/2026	4am-8am	10	0	0	0	0	4 2 ins; 1 DL; 1 equipment	0
8/19/2026	4pm-8pm	10	0	0	0	0	6 3 ins; 1 reg; 1 window tint; 1 ped vio	0

8/25/2026	4am-8am	9	0	0	0	1	5 2 ins; 2 expired tag; 1 expired DL	0
8/27/2026	4am-8am	7	2	0	0	0	3 1 ins; 1 reg; 1 driving w/o headlights	0

PCSO EXTRA DUTY MONTHLY ACTIVITY REPORT

DATE	SHIFT	STREET PARKING VIOLATIONS	RADAR RUNNING TIME	OTHER	DEPUTY					
3-Aug	6AM-12PM	7 parking violations 3 traffic stops		Began patrolling the community; did not observe any suspicious incidents. Conducted numerous traffic stops	ROMERO					
5-Aug	6AM-12PM	11 parking warnings		Conducted initial patrol of the neighborhoods. Patrolled several more of the neighborhoods where I did not observe any suspicious persons/activity. Issued numerous parking warnings. Assisted with nearby calls for service	VANCE					
7-Aug	4pm-10pm	2 traffic stops		Conducted various vehicle patrols within the neighborhood and posted at various locations throughout the neighborhood to increase law enforcement presence. Utilized steady red and blue lights to increase law enforcement presence when it came to low light conditions. Conducted patrols and stayed stationary at the clubhouse but did not observe or hear anything suspicious. Walked around clubhouse property, monitored traffic throughout community during which I conducted 2 separate traffic stops.	NGUYEN					
11-Aug	6AM-12PM			Upon arrival made contact with Justin then conducted a full patrol of the surrounding area checking for parking violations. I then positioned my vehicle in a highly visible area to the community and maintained a static position	MASSARO					

13-Aug	6AM-12PM			Between 0600-0730, I conducted security checks around the neighborhood and then at 0730 and 0941 I conducted back to school traffic control at the intersection of Mansfield and Wrencrest. While on patrol made contact with 9 residents with parking violations, gave them warnings. Gave 3 traffic warnings for failure to stop at stop signs	VARGAS CRUZ					
14-Aug	12PM-6PM			Upon arrival patrolled community and remained visible throughout. Remained visible in front of sand pine and John Long during dismissal times. Patrolled Iverson Dr- no suspicious activity; conducted numerous traffic stops	REYES					
15-Aug	4pm-10pm			During shift patrolled MP2 and its subdivisions multiple times. I monitored for traffic and parking violators. Made a traffic stop on an illegal electric motorcycle that was ridden by a juvenile. I made contact with the parents and explained the laws. Near end of shift there was a call regarding a possible suicidal subject at the cvs on Mansfield	CLOVERSETTLE					
17-Aug	6AM-12PM	5 parking warnings 1 traffic warning		Upon arrival began patrolling the community and all the developments within. Drove throughout different parts of the community in an attempt to deter criminal activity. Observed 1 vehicle illegally parked. Also patrolled the community park, did not observe any suspicious incidents. Conducted a traffic stop on the roads, no citations given. Body camera was activated during placements of written warnings on multiple vehicles and during patrolling.	ROMERO					

19-Aug	6AM-12PM	Multiple parking and speed violation citations were issued		During shift completed several vehicle patrols and foot patrols in various neighborhoods. Issued 3 parking citations. During traffic speed enforcement on CLR, conducted multiple traffic stops for speed violations. During peak traffic times for JLMS, monitored traffic and child safety on Mansfield Blvd	PAYTON					
24-Aug	6AM-12PM	Several citations and written warnings		During shift I conducted several foot and vehicle patrols in the various neighborhoods and issued several warnings and citations for parking violations. During speed enforcement on CLR I conducted multiple traffic stops and issued warnings and citations for various infractions	PAYTON					
29-Aug	4pm-10pm	2 citations; 1 verbal warning; 2 written warnings		Majority of the shift was patrolling the neighborhoods are requested. Conducted some radar enforcement at various locations and issued a citation and a verbal warning for someone speeding. I conducted a stop on an e-motorcycle and issued the juvenile a citation since he had not been warned before. Issued a few verbal warnings for people parked in the street and left a written warning for someone parked in the street. There were no major incidents that occurred during this shift	FITTS					