



Westchester Special Dependent District

June 1, 2026

Final Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 216 044 731 380 329 PASSCODE: 8b56Bi3Y

<https://teams.microsoft.com/join/216044731380329?p=QFiFsQRDCs598uFwYr>

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Westchester Special Dependent District

Governing Body Members

Cyndi Moses, President
Tim Schultz, Vice President
Alain de Delva, Trustee
Jay Juarbe, Trustee
Emily Brushwood, Trustees
Judy Beall, Trustee
Shelley Wimbs, Trustee

District Staff

Alize Aninipot, District Manager
Andy Cohen, District Counsel
Tyson Waag, District Engineer
Sergio Inguanzo, District Accountant
Melinda Gallo, District Admin

Regular Meeting Agenda

Monday, June 1, 2026, at 6:00 p.m.

The Regular Meeting of the **Westchester Special Dependent District** will be held on Monday, June 1, 2026, at 6:00 p.m. at Maureen B. Gauzza Regional Library, 11211 Countryway Boulevard, Tampa, Florida 33626. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join:

<https://teams.microsoft.com/meet/216044731380329?p=QFIFsQRDCs598uFwYr>

Meeting ID: 216 044 731 380 329 **Passcode:** 8b56Bi3Y

Dial-in by Phone: +16468381601 **Pin:** 399285650

THE REGULAR MEETING OF THE BOARD OF TRUSTEES

- 1. CALL TO ORDER/ROLL CALL
- 2. APPROVAL OF AGENDA
- 3. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. STAFF REPORTS

A. District Accountant

- i. Review of April 2026 Financials Page 3

B. Landscape

- i. Consideration of Revised FLA Landscape Maintenance Agreement Page 16
- ii. Consideration of FLA Surcharge Letter Page 27
- iii. Consideration of Davey Landscape Maintenance Agreement Page 28
- iv. Consideration of Davey Property Enhancement Proposal Page 33
- v. Discussion of Irrigation Leak

C. Aquatics Report

D. District Engineer

- i. Review of Ownership Maps..... Page 35

E. District Manager

i. District Manager Report..... Page 37

**ii. Consideration of Resolution 2026-06, Approving the Fiscal Year 2027
Proposed Budget and Setting a Public Hearing..... Page 38**

5. BUSINESS ITEMS

A. Acceptance of Seat 2 Resignation..... Page 46

6. BUSINESS ADMINISTRATION

A. Consideration of Minutes from the Meeting held May 4, 2026..... Page 47

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

Westchester Special Dependent District

Financial Report

June 1, 2026

CLEAR PARTNERSHIPS



Table of Contents

FINANCIAL STATEMENTS

Balance Sheet - All Funds	Page 1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	Pages 2 - 3

SUPPORTING SCHEDULES

Special Assessments - Collection Schedule(s)	Page 4
Cash and Investment Report	Page 5
Bank Reconciliation	Page 6
Payment Register by Fund	Page 7 - 8

**Westchester
Special Dependent District**

Financial Statements

(Unaudited)

April 30, 2026

Balance Sheet
April 30, 2026

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash - Checking Account	\$ 79,334
Accounts Receivable	50
Deposits	1,700
TOTAL ASSETS	\$ 81,084
<u>LIABILITIES</u>	
Accounts Payable	\$ -
Accrued Expenses	168
TOTAL LIABILITIES	168
<u>FUND BALANCES</u>	
Nonspendable:	
Deposits	1,700
Unassigned:	
	79,216
TOTAL FUND BALANCES	\$ 80,916
TOTAL LIABILITIES & FUND BALANCES	\$ 81,084

WESTCHESTER SDD**General Fund**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-26 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 200	\$ 194	97.00%	\$ 29
Interest - Tax Collector	-	65	0.00%	-
Special Assmnts- Tax Collector	78,028	74,466	95.43%	4,627
Special Assmnts- Discounts	(3,901)	(2,780)	71.26%	-
TOTAL REVENUES	74,327	71,945	96.80%	4,656
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Legal Services	2,600	1,673	64.35%	-
ProfServ-Mgmt Consulting	12,000	7,000	58.33%	1,000
Auditing Services	2,400	2,500	104.17%	-
Contract-Website Hosting	670	503	75.07%	168
Postage and Freight	100	1	1.00%	1
Insurance - General Liability	6,440	5,830	90.53%	-
Printing and Binding	50	-	0.00%	-
Legal Advertising	1,500	1,279	85.27%	448
Misc-Assessment Collection Cost	1,561	1,434	91.86%	93
Misc-Contingency	100	105	105.00%	15
Office Supplies	50	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	27,646	20,500	74.15%	1,725
<u>Field</u>				
Contracts-Lake and Wetland	3,483	2,084	59.83%	299
Contracts-Landscape	22,278	12,996	58.34%	1,857
Contracts-Irrigation	660	385	58.33%	55
Utility - Water	16,000	614	3.84%	19
R&M-General	52,457	3,000	5.72%	1,800
R&M-Fertilizer	240	140	58.33%	20
R&M-Irrigation	-	127	0.00%	53
Misc-Contingency	100	119	119.00%	17
Total Field	95,218	19,465	20.44%	4,120
TOTAL EXPENDITURES	122,864	39,965	32.53%	5,845

WESTCHESTER SDD**General Fund**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>APR-26 ACTUAL</u>
Excess (deficiency) of revenues				
Over (under) expenditures	(48,537)	31,980	-65.89%	(1,189)
Net change in fund balance	\$ (48,537)	\$ 31,980	-65.89%	\$ (1,189)
FUND BALANCE, BEGINNING (OCT 1, 2025)	48,936	48,936		
FUND BALANCE, ENDING	\$ 399	\$ 80,916		

**Westchester
Special Dependent District**

Supporting Schedules

April 30, 2026

WESTCHESTER

Special Dependent District

Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026

					ALLOCATION BY FUND
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund
Assessments Levied				\$ 74,939	\$ 74,939
Allocation %				100.00%	100.00%
Real Estate Current/Installment					
11/06/25	\$ 385	\$ 21	\$ 8	\$ 414	\$ 414
12/18/25	7,786	326	159	8,271	8,271
01/05/26	281	9	6	295	295
03/04/26	236	1	5	242	242
04/06/26	4,534	-	93	4,627	4,627
Real Estate Current					
11/13/25	1,663	71	34	1,768	1,768
11/20/25	8,918	379	182	9,479	9,479
12/03/25	21,892	931	447	23,270	23,270
12/05/25	24,492	1,041	500	26,033	26,033
02/03/26	65	1	1	68	68
TOTAL	\$ 70,252	\$ 2,780	\$ 1,434	\$ 74,466	\$ 74,466
% COLLECTED				99.37%	99.37%
TOTAL OUTSTANDING				\$ 473	\$ 473

Cash & Investment Report
April 30, 2026

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
OPERATING FUND			
Municipal Interest Checking	TD Bank	0.43%	\$ 79,334
		Total	\$ <u>79,334</u>

Bank Account Statement

Westchester SDD

Bank Account No. 4104
Statement No. 04-26

Statement Date 04/30/2026

G/L Account No. 101002 Balance	79,334.09	Statement Balance	81,521.83
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	79,334.09	Subtotal	81,521.83
Negative Adjustments	0.00	Outstanding Checks	-2,187.74
Ending G/L Balance	79,334.09	Ending Balance	79,334.09

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
04/30/2026	Payment	100098	TIMES PUBLISHING	Inv: 87086-042626			-387.00
04/30/2026	Payment	100099	INFRAMARK LLC	Inv: 177197, Inv: 1166451			-1,800.74
Total Outstanding Checks							-2,187.74

WESTCHESTER SDD**Payment Register by Fund**

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 100091								
001	04/08/26	INFRAMARK LLC	175408	APR 2026 MGMT SVCS	ProfServ-Mgmt Consulting	531027-51201	\$1,000.00	
001	04/08/26	INFRAMARK LLC	175408	APR 2026 MGMT SVCS	Misc-Contingency	549900-51301	\$15.00	
							Check Total	<u>\$1,015.00</u>
CHECK # 100092								
001	04/08/26	INNERSYNC	INV-SN-894	WEBSITE MAINT 10/1/24 9/30/25	Contract-Website Hosting	534384-51301	\$167.50	
							Check Total	<u>\$167.50</u>
CHECK # 100093								
001	04/08/26	FLA LANDSCAPES AND LAWNS	58417	MAR 2026 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$775.00	
001	04/08/26	FLA LANDSCAPES AND LAWNS	58417	MAR 2026 LANDSCAPE MAINT	Contracts-Irrigation	534073-53901	\$55.00	
001	04/08/26	FLA LANDSCAPES AND LAWNS	58417	MAR 2026 LANDSCAPE MAINT	R&M-Fertilizer	546026-53901	\$20.00	
001	04/08/26	FLA LANDSCAPES AND LAWNS	58417	MAR 2026 LANDSCAPE MAINT	Misc-Contingency	549900-53901	\$17.00	
							Check Total	<u>\$867.00</u>
CHECK # 100094								
001	04/22/26	DAVEY TREE EXPERT COMPANY	920395449	APR 2026 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$1,081.50	
							Check Total	<u>\$1,081.50</u>
CHECK # 100095								
001	04/22/26	BUSINESS OBSERVER, INC.	26-01227H	NOTICE OF WORKSHOP	Legal Advertising	548002-51301	\$61.25	
							Check Total	<u>\$61.25</u>
CHECK # 100096								
001	04/22/26	FLA LANDSCAPES AND LAWNS	58693	APR 2026 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$775.00	
001	04/22/26	FLA LANDSCAPES AND LAWNS	58693	APR 2026 LANDSCAPE MAINT	Contracts-Irrigation	534073-53901	\$55.00	
001	04/22/26	FLA LANDSCAPES AND LAWNS	58693	APR 2026 LANDSCAPE MAINT	R&M-Fertilizer	546026-53901	\$20.00	
001	04/22/26	FLA LANDSCAPES AND LAWNS	58693	APR 2026 LANDSCAPE MAINT	Misc-Contingency	549900-53901	\$17.00	
001	04/22/26	FLA LANDSCAPES AND LAWNS	58530	IRRIG REPAIRS	R&M-Irrigation	546041-53901	\$52.75	
							Check Total	<u>\$919.75</u>
CHECK # 100097								
001	04/22/26	SOLITUDE LAKE MANAGEMENT LLC	PSI258894	APR 2026 LAKE MAINT	Contracts-Lake and Wetland	534021-53901	\$298.97	
							Check Total	<u>\$298.97</u>
CHECK # 100098								
001	04/30/26	TIMES PUBLISHING	87086-042626	REVISED MEETING SCHEDULE	Legal Advertising	548002-51301	\$387.00	
							Check Total	<u>\$387.00</u>

WESTCHESTER SDD

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

CHECK # 100099

001	04/30/26	INFRAMARK LLC	177197	MAR 2026 POSTAGE	Postage and Freight	541006-51301	\$0.74
001	04/30/26	INFRAMARK LLC	1166451	PRESSURE WASHING CENTER ISLAND MEDIANS	R&M-General	546001-53901	\$1,800.00

Check Total \$1,800.74

Fund Total \$6,598.71

Total Checks Paid \$6,598.71



May 26, 2026

Westchester Tax District
Countryway Blvd
Tampa FLA 33626
Attn: Alize Aninipot
Property Manager

Dear Miss Aninipot,

We appreciate the opportunity to present an annual program of landscape maintenance for **Westchester Tax District**.

We have evaluated and measured your property to prepare the enclosed proposal. The services recommended in this proposal will provide your property with the quality care it needs and allow you to select additional services to further enhance your property's curb appeal and protect your landscape investment.

FLA Landscapes and Lawns is a professional service. We strive to give quality care to our clients by providing:

- * **THOROUGH** and **METICULOUS** property maintenance
- * A **TRAINED AND UNIFORMED** service staff
- * **FULL INSURANCE** coverage on our employees while on your property
- * **REGULAR SITE INSPECTIONS** with property representatives
- * **PROMPT RESPONSE** to your needs and concerns
- * An agreement **TAILORED** to your specifications, outlining our service and pricing
- * Compliance with all **STATE AND FEDERAL** laws
- * Compliance with all **OSHA** standards

We feel confident that, given the opportunity, we will meet your expectations. If you have any questions regarding the following proposal please do not hesitate to call.

Sincerely,

Dave Doreo
Managing Partner
Enclosures



"Your Lawn Team"

May 26, 2026

PROPOSAL / AGREEMENT

for

LANDSCAPE MAINTENANCE

at

Westchester Tax District

prepared by

**Dave Doreo
Managing Partner
706.832.2970
Dave@yourlawnteam.com**

Proposal / Agreement for Landscape Maintenance at Westchester Tax District

We appreciate the opportunity to present an annual program of landscape maintenance for **Westchester Tax District** that includes recommendations from FLA Landscapes and Lawns designed to protect your landscape investment and enhance your property's curb appeal.

The Core Services section of our proposal includes the services as described below.

1. The mowing of all accessible turf areas from May 1st to Sept 30th weekly, then from Oct 1st to April 30th every other week. During extended rainy or dry periods mowing will take place as conditions dictate. Grass areas inaccessible to our mowing machinery will be trimmed as needed to a height consistent with the mowed turf. All walks and paved areas littered in the maintenance progress will be air blown to maintain a neat appearance.
2. Litter removal in the turf and bed areas shall be performed during each maintenance visit. Excess litter or debris will be brought to the attention of the property manager and may result in an additional charge for removal.
3. The edging of all walk and curb areas shall be performed in concurrence with every mowing visit or as inspection requires. The edging of all plant beds shall be performed in concurrence with every other mowing visit or as inspection requires.
4. The weeding of all plant beds as often as plant health and the highest level of order requires using chemical or mechanical means.
5. The shearing of qualifying shrubs and hedges to maintain desired shape and appearance.
6. The application of pre-emergent herbicides for weed control purposes in the bed areas.
7. Spring clean-up will be performed at the beginning of the growing season to ensure the property is in a neat and clean condition.
8. **Major** Leaf removal will be performed to maintain a neat appearance on the property two (2) times per year at no charge. This is a major clearing of fallen leaves using our **Leaf Vac System**. Fallen leaves will be removed from both turf and paved areas using all means possible including blowing, raking, vacuuming, and mowing or mulching. Weather conditions may shorten or lengthen the process.

This major clearing of fallen leaves will be done at management's request. _____ (Initial)

9. **Quarterly Reports:** Quarterly landscape reports will be provided January, April, July and October. These to include general landscape condition, recommendations for upgrades/replacement, irrigation issues and fertilization application dates.

Additional Core Services may be provided, at the request of the client. FLA Landscapes and Lawns reserves the right to adjust this pricing based on the condition of the property at the time of the request for the Additional Core Services.

General Terms

FLA Landscapes and Lawns shall furnish all supervision, labor, materials and equipment required to maintain the landscape throughout the contract period. Additional services, terms, and conditions may be a part of this agreement if included in exhibits attached hereto, or later agreed to by both parties.

FLA Landscapes and Lawns is not responsible for the condition of the landscape due to drought, freeze, irrigation deficiencies, storm damage, other acts of God, or regulations imposed by governing authorities.

FLA Landscapes and Lawns assumes no liability for damages or consequential damages caused by conditions beyond our control. It is understood and agreed that FLA Landscapes and Lawns is not liable for any damage of that is not caused by the negligence of FLA Landscapes and Lawns, its agents or employees.

Payment Terms

FLA Landscapes and Lawns agrees to perform the Core Services in the manner prescribed, for a total annual amount of **\$10506.00 per year for 1 year payable in 12 monthly installments of \$875.50** due on the fifteenth day of the month (for example if your contact begins August 1 your first payment is due August 15 and each month thereafter). Additional services, including Select Services, will be invoiced upon completion with payment due within thirty (30) days of the date of the invoice. A 3% increase in service contract rate will commence at the beginning of the second year of contract services and every subsequent year thereafter. A service charge of 1.5% per month will be added to all balances not paid within thirty (30) days of the invoice.

This annual agreement shall commence on __ ____ 11/1 _____, 2026 and renew annually on __ ____ 11/1 _____ 2027. The parties agree that either party may terminate this agreement with 90 days written notice to the other party. Upon termination of this contract, all monies for services that have already been rendered shall become immediately due and payable. For the convenience of the Client only, the monthly charge under this Agreement is the sum of the total charge for all work performed under the Agreement divided by the number of calendar months included in the payment period of the Agreement. In the event this Agreement is terminated early by either party, FLA Landscapes and Lawns is entitled to recover their unrecovered costs incurred through the date of the termination. Substantial portions of the work for the year may be performed in the early months of each year of the Agreement including potentially significant mobilization costs in start-up.

Should it become necessary for FLA Landscapes and Lawns to pursue collections of outstanding amounts due, Client agrees to pay attorney fees, court costs, interest, and all expenses incurred in said collection efforts. Client agrees that FLA Landscapes and Lawns may institute any action against Client in any state or federal court of competent jurisdiction in the state where the Contract Duties are to be performed and Client irrevocably submits to the jurisdiction of such courts and waives any objection he may have to either the jurisdiction or venue of such court.

We welcome the opportunity to be of service and thank you for your consideration of our proposal.

Respectfully submitted by:
FLA Landscapes and Lawns

Approved and accepted for:
Westchester Tax District

By: _____

Dave Doreo

Date: _____

Date: _____

Westchester Tax District

30-Day Landscape Maintenance Plan

May 26, 2026

30-DAY GOALS

1. Initiate a program of "detail" weeding of all bed areas.
2. Initiate the establishment of consistent and uniform protective maintenance borders around trees, plants, buildings and other obstacles in the landscaped areas.
3. Conduct a complete inventory of the plant material in order to determine the needs for replacements of severely regressed or missing material and submit cost projections for replacements.
4. Conduct a complete inventory of the irrigation system and submit recommendations and cost projections for corrections and/or improvements if needed.
5. Conduct a complete walk-thru site inspection/review with the designated representative.
6. A complete and comprehensive annual color program will be designed and implemented, considering client's desire, site conditions and seasonal availability. All annuals will be contract grown to assure uniformity and to maximize size and quality, if applicable.

Exhibit to the Proposal / Agreement for Landscape Maintenance

The Select Services section of our proposal includes services that may enhance and protect the value of your landscape. The options chosen by Westchester Tax District that are included in the program are listed below with a brief description and frequency of service.

1. Prune Trees – The selective pruning, one time per contract period, of all woody ornamentals in common areas with trees less than eight feet (8) in height to balance infiltrating light, to remove dead wood harboring insects and disease, to promote maximum health and growth. Trees will be pruned to twelve feet (12ft) above roadways for waste disposal vehicles. Additional fees may be applicable for equipment rental for trees or palms with excessive height.
2. Turf Pre-Emergent – The application of pre-emergent weed control products to the turf areas one time per year.
3. Fertilize Turf – Turf areas will be fertilized with the proper blend of commercial fertilizer **four times** per year. Fungus and grub worms are not included in this service. Treatment will be an additional service.
4. Turf Post-Emergent – The application of post-emergent weed control products to the turf areas one time per year.
5. Turf Insect Control - The application of insect control products to the turf areas as needed. Chinch bugs shall be treated for twice a year, additional applications are billable.
6. Winter Service Visits – Additional service visits can be performed for an additional charge.
7. Irrigation Inspections – Irrigation system will be checked for proper operation monthly. Minor adjustments will be made as necessary. Any other repairs will be made on an agreed upon basis at an additional charge.
8. Leaf Removal- Leaf rakings can be done in lieu of mowing or for an additional charge. Management will alert FLA Landscapes and Lawns when leaf raking is to be done by emailing dave@yourlawnteam.com.

The above specifications, descriptions, and conditions are hereby understood and accepted. Payment will be made in accordance with the payment terms contained in the Proposal / Agreement between the parties.

Respectfully submitted by:
FLA Landscapes and Lawns

Approved and accepted for:
Westchester Tax District

Dave Doreo

By: _____

Date: _____

Date: _____

Contract Irrigation Specifications

If your maintenance agreement includes irrigation maintenance, the following services shall be performed:

1. A complete audit of the irrigation system will be performed to check system efficiency, coverage, operational limitations and/or operational status one time per month.
 - A report, along with a proposal for correction of any deficiencies, will be submitted.
2. During each contract irrigation check, a technician will activate the system and observe for proper coverage and system operation.
 - Any needed adjustments to coverage, corrections for fouled nozzles and any damage caused by FLA Landscapes and Lawns personnel will be performed at that time.
3. If we are called to the property to repair damage caused by FLA Landscapes and Lawns service personnel between inspections, this will be performed at no additional cost to you.
 - All technicians will report to your management representative when available or a report will be sent for each visit.
4. If we are called to your property for inspections or repairs of items not caused by FLA Landscapes and Lawns service personnel (i.e. underground leaks, traffic damage, vandalism, power outages or component or control failures) or, if these items are found during an inspection, property management will be responsible for the cost of materials and labor provided by FLA Landscapes and Lawns for repairs at a billable rate of **\$ 65** per hr.
 - There will be a service charge for service calls when no problem is found to exist.

Please note that most irrigation systems were designed and built to maintain the original landscape. Alterations to landscape frequently require modifications to the irrigation system.

- Property management will be responsible for the cost of materials and labor for such modifications.

Acceptance of Exhibit

Condition of acceptance. The amount of \$_____ has been entered as the said "Dollar Amount" not to be exceeded for monthly repairs without written permission. The above prices, specifications, and conditions are hereby accepted. Payment will be made as outlined above.

Respectfully submitted by:
FLA Landscapes and Lawns

Approved and accepted for:
Westchester Tax District

Dave Doreo

By: _____

Date: _____

Date: _____

Exhibit To the Proposal / Agreement for Landscape Maintenance

Exhibit To the Proposal / Agreement for Landscape Maintenance, 2021: FLA Landscapes and Lawns dba FLA Landscapes and Lawns, hereafter known as "FLA Landscapes and Lawns",

And

_____ (Client Name), hereafter known as "Client Name", located at:

_____ (Client Address)

_____ (Client City, State Postal Code)

Additional Terms and Conditions

General Terms

FLA Landscapes and Lawns shall perform in accordance with the written terms and specifications contained or referred to in the Landscape Maintenance Proposal / Agreement, Exhibits, or other written documents or drawings attached to the Agreement. FLA Landscapes and Lawns reserves the right to renegotiate the contract when the price or scope of work is affected by changes to any local, state, or federal law, regulation, or ordinance that goes into effect after the Agreement is signed.

Pest Control / Fertilization

If included in the scope of the Proposal / Agreement FLA Landscapes and Lawns shall be responsible for selecting control materials from a list of products approved for specific use by the U.S.A Environmental Protection Agency, or other agencies with regulatory responsibility over the specific use, and affirmed for that use by the appropriate State Government. As for any uncontrollable pest, where no effective product has been discovered and approved for the specific plant and site use, or where approval has been cancelled by regulatory authorities, FLA Landscapes and Lawns shall not be accountable for the control or repair of any damage associated with the uncontrollable pest. Furthermore, where new pest problems develop that are not controllable by the reasonable legal use of available approved pest control materials, FLA Landscapes and Lawns will not be responsible for control or repair of damage caused by such uncontrollable pests.

Irrigation

Sufficient water must be available on a timely basis to prevent drought damage to turf grass, shrubs, trees, and flowers. Deficiencies arising from any of the following conditions are grounds to terminate the expressed or implied warranty on plants:

- Water bans issued by governing bodies
- Failure of irrigation systems beyond FLA Landscapes and Lawns' control
- Failure of Client to maintain irrigation system in effective working condition
- Refusal to irrigate for needs of plants
- Power failures beyond FLA Landscapes and Lawns control
- Unavailability of sufficient and suitable water for irrigation of any reason

Sufficient water must be available at the time of treatment for insect and diseases, as well at the time of fertilizer and control applications, to comply with the instructions for use of the products. In the event sufficient water is not available FLA Landscapes and Lawns cannot guarantee the effectiveness of such treatments.

Bio-Hazards / Hazardous Materials

Unless specifically included in the scope of work FLA Landscapes and Lawns shall not be responsible for policing, picking up, removing or disposing of certain materials that may be bio-hazards or considered hazardous materials on the Client's property. This includes, but is not limited to, items such as hypodermic needles, items containing bodily fluids, clothing or materials used in the process of cleaning up bodily fluids, or items that may be considered hazardous.

License and Permits

FLA Landscapes and Lawns will comply with all license and permit requirements of the City, State, and Federal Governments, as well as all other requirements of law.

Taxes

FLA Landscapes and Lawns agrees to pay taxes applicable to its work under this contract, including sales tax on material supplied where applicable.

Insurance

FLA Landscapes and Lawns agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law.

Liability

It is understood and agreed that FLA Landscapes and Lawns is not liable for any damage of any kind whatsoever that is not caused by the negligence of FLA Landscapes and Lawns, its agents or employees.

Subcontractors

FLA Landscapes and Lawns reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

Access to Jobsite

Client shall furnish access to all parts of jobsite where FLA Landscapes and Lawns is to perform work as required by this Agreement or other functions related thereto, during normal business hours and other reasonable periods of time, and in the case of after hours emergencies.

Notice of Defect

Client shall give FLA Landscapes and Lawns at least thirty (30) business days written notice to correct any problem or defect discovered in the performance of the work required under this Agreement. FLA Landscapes and Lawns shall not accept any deduction or offset unless such written notice is given and FLA Landscapes and Lawns agrees to the offset.

Assignment

The Client and FLA Landscapes and Lawns respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this agreement. FLA

Landscapes and Lawns can assign or transfer any interest in this Agreement without written consent of the other party.

Holidays: FLA Landscapes and Lawns is closed for business the weeks of Thanksgiving and Christmas. Skeleton crew is available should emergency arise. Billable rates may apply.

Termination

This Agreement may be terminated by either party, with or without cause, with ninety (90) days written notice to the other party.

This Agreement may be terminated by FLA Landscapes and Lawns for non-payment by the Client, upon ten (10) business days written notice as stated above. Client shall be entitled to cure any deficiencies of payment within ten (10) business days of being notified of deficiencies. If the Client makes payment in full within ten (10) business days of receipt of the written notice the grounds for termination shall be deemed cured.

Disputes

This Agreement shall be governed by and construed in accordance with the laws of the state where the Contract Duties are to be performed. In the event of any action for breach of or to enforce or declare rights under any provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and costs, to be paid by the losing party.

Prior to the institution of any litigation or arbitration and as a condition precedent thereto, the parties pledge to participate in good faith voluntary and non-binding alternative dispute resolution procedures.

I have read, understand, and agree to the foregoing Agreement and hereby accept it on behalf of the Client.

FLA Landscapes and Lawns

Client Name

3223 County Line Road East
Address

Address

Lutz, FL 33559
City / State / Zip

City / State / Zip:

By: _____
Signature

By: _____
Signature

Dave Doreo

Name

Title

Title

Date

Date

Client Information Form

1. Certificate of Insurance:

A. Certificate holder name and mailing address and contact info (phone and email)

Phone:	Email

2. Primary Contact: If different than above

Name		
Company		
Address		
phone		Email

3. Property location (include name of property):

4. Onsite Contact Person: if different than above

Name
Phone
Email

5. Any Special Insurance Requirements? If yes, provide copy of requirements or sample certificate.



June 1, 2024

Dear Valued Customer,

At FLA Landscapes and Lawns we would like to thank you for your continued loyalty and business. We are consistently working hard to minimize our costs and pass those savings on to you while providing the highest quality of service in order to give your property a better value.

Keeping the impact of the rising cost of fuel has been an example of our efforts. Even though we have incurred increased costs from our vendors and suppliers, as well as directly at the pump, we have diligently sought to find creative ways to which allow us not to have to pass on these increased costs to you, our valued customer. We purchased onsite fuel tanks and subsequently placed 2 employees with the task of filling up all our equipment and vehicles with fuel three times per week. Although there is no actual savings realized in the cost per gallon with having onsite fueling, we were able to successfully reduce the labor costs associated with having multiple 3 to 6 person crews using gas stations to fill the equipment and vehicles. We are able to increase our companies absorbable base cost for the price of fuel to \$3.50 per gallon. Based on prudent research we are happy to say that as a company our absorbable base cost is much higher than that of others in our industry.

As I am sure that you are aware, fuel prices have spiraled upward over the past several months, and presently are consistently higher than they have ever been in our history. We have again acted in good faith in our attempt to resist seeking relief, but this burden has grown unsustainable. We had hoped that this would be a short term inconvenience, but it looks as if it will last longer than expected. Due to the critical nature of the current situation, and the reality that fuel is used in literally every aspect of our company, we can no longer continue to absorb these increased costs.

We do not view a fuel surcharge as a means of making additional profit. This fuel surcharge actually only a covers a portion of recovery needed for the higher costs we are incurring. Starting April 1, 2022 we enacted the following:

1. A 2% monthly charge on the monthly contract amount, i.e. if your contract is \$2,000 per month you would see a line item for \$40 fuel surcharge for months with an average fuel cost in excess of \$ 3.50 per gallon to \$ 4.25 per gallon.
2. If gas costs rise above \$4.25/gallon the fuel surcharge will increase .5% per .25 cent a gallon. See outlined breakdown:
 - \$4.25 - 2.5%
 - \$4.50 - 3.0%
 - \$4.75 - 3.5%
 - \$5.00 – 4.0% and so forth
3. When fuel falls below \$3.50 a gallon we will eliminate the fuel surcharge.

We appreciate your support and understanding in this matter. Please contact us if you have any questions. Our direct office number is (813)909-1861.

Sincerely,

James Sciandra
President

DAVEY

Proven Solutions for a Growing World



PROPOSAL TO:

Inframark
2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

SERVICE ADDRESS:

Countryway Blvd
Odessa, FL 33626



Maintenance Services

DETAILED

Davey Commercial Landscape Services is a landscape management firm providing a complete range of grounds related services to the real estate development industry and to homeowner associations. This service is accomplished by coordinating the efforts of skilled professionals. The key to the success of our firm has been to have this compliment of professionals complete all contracted services on a scheduled basis. By consolidating the total landscape management responsibilities and acquiring the services of a professional firm such as Davey, a property manager can eliminate the finger pointing that can occur when a number of firms are involved with various landscape operations.

Through the employment of quality-minded professionals we are certain Davey can continually EARN your business. We will deliver a well maintained landscape using the following Scope of Work as a guideline.

A. IRRIGATION MAINTENANCE

1. Check clock(s) and valves during each visit to insure proper operation. Adjust and clean sprinkler heads as needed, perform minor repairs.
2. Monitor all landscape areas each visit to ensure adequate water is being provided by system.
3. Any repairs except for damage done by Davey will be billed Time and Material at the rate of \$85.00 per hour plus materials. Only upon approval will these items be repaired and will the Owner be billed extra for these repairs. Existing system must be brought to operable condition prior to normal maintenance commencement.
4. Community will receive a monthly irrigation report in writing for all zones.

B. MECHANICAL LAWN MAINTENANCE

1. **TURF EDGING AND TRIMMING.** All road edges, sidewalks and plant beds shall be edged with a mechanical edger in conjunction with each mowing. All obstacles including utility poles, signs, transformers etc.

will be trimmed as needed in conjunction with each mowing.

2. **MOWING.** All areas improved with St. Augustine and Bahia turf shall be mowed to a height of 3" - 4" on a weekly basis the months of May thru September, bi-weekly the months of October thru April for a total of (38) mowing visits annually.





C. SHRUB BED AND TREE MAINTENANCE

- 1. Prune all shrub material as needed to keep a neat and even appearance throughout the course of the year.

D. TRASH & DETAIL

- 1. Collect trash and debris during each day crew is on site.
- 2. Monitor the entire site for any landscape irregularities and recommend action to correct.

E. TREE – SHRUB NUTRITION & PEST CONTROL

- 1. Fertilize all plants using a fertilizer with a balanced (N-P-K) ratio plus trace elements and iron during April and October.
- 2. Fertilize all palms (excluding Cabbage palms) with a special palm fertilizer containing Mg, Mn, and Fe during March and October.
- 3. Apply plant insect and disease control as needed.

F. ANNUAL FLOWER INSTALLATION

Not included in contract. Proposal can be submitted upon request.

G. MULCHING

Not included in contract. Proposal can be submitted upon request.





J. REMEDIAL LANDSCAPE WORK ORDERS

Upon request, Davey would be pleased to offer quotations on any project not included in this scope that may be included in the following list of services rendered:

- Landscape design and installation
- Drainage system design and installation
- Grading
- Sodding, plugging and seeding
- Tree trimming and removal
- Bush Hog mowing
- Tree injection and surgery
- Borer control on trees
- Horticultural consulting
- Aquatic weed and algae control
- Mulching
- Annual flower planting

Price Total (A-J):\$ _____

**** Fuel surcharge, in the amount of 1.9% of the invoice, will be added until further notice.**

PRICING AND PAYMENT TERMS

Total Program Cost: \$ 12,978.00

Billing Options:

A. Monthly Billing: Total Program Cost can be invoiced in equal monthly installments over 12 months from **June 1, 2026 to May 31, 2027**

B. Cost per month: \$ 1,081.50

Yes, please bill me monthly

or:

B. I prefer to be invoiced as services are performed:

Weekly or **Monthly**

Contract Extension Options:

By checking the box(es) below, you are acknowledging that you would like to extend the terms of this contract through the following calendar years.

1-year extension

Contract Total \$

2-year extension



AUTHORIZATION

We, the undersigned client, have read and agree to the above grounds management proposal and accept its terms. Davey is authorized to proceed pursuant to this contract.

Accepted by:

Company Name Here

Authorized Signature Date

Printed Name Title

Proposed by:

The Davey Tree Expert Company

Authorized Signature Date

Prices quoted are guaranteed if the contract is signed within 60 days of issue.

SERVICE TERMS

Davey Commercial Landscape Services, a division of The Davey Tree Expert Company (“Davey”), proposes to furnish all necessary labor, materials, equipment and supervision to perform grounds management services at the above noted service address (the “Site”). Our scope of work will be based on the client-approved services under the terms of this Grounds Management Contract (the “Contract”).

Uniformed, professionally trained, and properly supervised personnel shall perform all work. Landscape debris generated from Davey’s work will be removed from the site at the end of each working day.

Davey will maintain in effect throughout the term of this Contract the necessary insurance and worker’s compensation coverage required by law. Certificates of Insurance and references will gladly be provided upon request.

Additional services not included in the original contract must be approved in writing by an authorized representative before Davey can proceed. Program costs do not include applicable sales tax. If the client chooses to cancel or delay normal weekly services, additional costs may be incurred due to additional time required to perform these delayed tasks.

On the contract anniversary date this contract automatically renews from year to year with an increase of 3% or CPI whichever is greater unless cancelled by either party with 30 days written notice received prior to the anniversary date. Upon cancellation, payment is due within 10 days for all services performed and unpaid. If billing option “A- monthly level billing” is chosen, the billed amount is not indicative of actual services performed. Accounts which are 30 days past due will accrue interest at a rate of one and one-half percent (1.5%) per month. Accounts with outstanding balances over 60 days may have services suspended until the account becomes current.

PEP Reference

Number: 31402
 Proposed Date: 5/21/2026

Enhancement: Clean out
 Job Type: Other
 Job Site: Westchester Tax District
 Customer: Westchester Tax District
 Contact: Alize Email: na
 Proposed By: April Pursley Email: na

Supporting Photos and Drawings

Photo / Drawing 1 and notes



Option 3 - Vision for medians 2-4. Will leave palms in place. Inner median with Pink Muhly Grass, Outer ring of Coontie Palms and Sunshine Mimosa ground cover. All Florida Native, drought tolerant plants.

Photo / Drawing 2 and notes

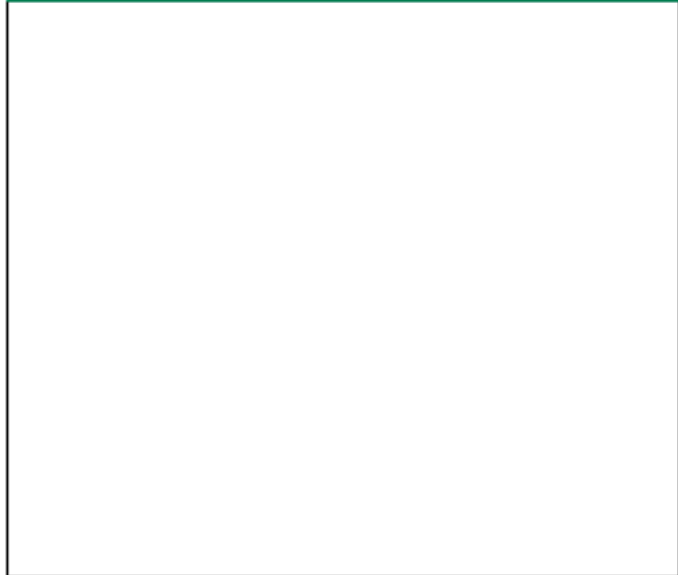


Photo / Drawing 3 and notes



Photo / Drawing 4 and notes





WESTCHESTER SPECIAL DEPENDENT DISTRICT

District Manager Report – JUNE 2026

- 1 more meeting for this FY to approve the FY 2027 Final Budget
- Reminder the Trustees up for election are seat 2 Tim S., seat 5 Judy B, seat 6 Shelley Wimbs and seat 7 Emily B.

CLEAR PARTNERSHIPS



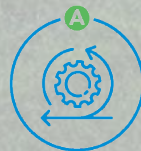
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE WESTCHESTER SPECIAL DEPENDENT DISTRICT APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a Proposed Operating and/or Debt Service Budget (“Proposed Budget”) for Fiscal Year 2027; a copy of which is attached hereto, and

WHEREAS, the Board of Trustees has considered said Proposed Budget and desires to set the required Public Hearing thereon;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE WESTCHESTER SPECIAL DEPENDENT DISTRICT:

1. The Proposed Budget proposed by the Manager for Fiscal Year 2027 is hereby approved as the basis for conducting a Public Hearing to adopt said Proposed Budget.

2. The Hearing will be held the following date, time and location:

Date: Monday, August 3, 2026
Hour: 6:00 p.m.
Location: Maureen B. Gauzza Regional Library
11211 Countryway Boulevard
Tampa, Florida 33626

3. Notice of this Public Hearing shall be published in the manner prescribed by the District’s enabling Ordinance, procedures of Hillsborough County and as otherwise required by Florida Law.

4. In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post this Proposed Budget on the District’s website at least two days before the Public Hearing date, as set forth in Section 2.

Adopted this 1st day of June, 2026.

President

Secretary



Westchester
Special Dependent District

FISCAL YEAR 2027
PROPOSED BUDGET

June 1, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT



Westchester
Special Dependent District

Operating Budget
FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 001

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	April-	PROJECTED		BUDGET
	FY 2026	3/31/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$200.00	\$163.00	\$165.70	\$328.70	64%	\$150.00
Interest - Tax Collector	\$0.00	\$65.00	\$0.00	\$65.00	0%	\$0.00
Special Assmnts- Tax Collector	\$78,028.00	\$69,839.00	\$8,189.00	\$78,028.00	0%	\$78,028.00
Special Assmnts- Discounts	-\$3,901.00	-\$2,780.00	\$0.00	-\$2,780.00	-29%	-\$3,901.40
Special Assmt- Direct Bill	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL REVENUES	\$74,327.00	\$67,287.00	\$8,354.70	\$75,641.70	2%	\$74,276.60
OTHER FUNDING SOURCES						
Use of Fund Balance (Carry-over Balance)	\$48,537.00	\$0.00	\$0.00	\$0.00	-100%	\$68,033.80
TOTAL OTHER FUNDING SOURCES						
TOTAL REVENUE AND OTHER FUNDING	\$122,864.00	\$67,287.00	\$8,354.70	\$75,641.70		\$142,310.40
EXPENDITURES						
<i>Administrative</i>						
ProfServ-Legal Services	\$2,600.00	\$1,673.00	\$927.00	\$2,600.00	0%	\$2,600.00
ProfServ-Mgmt Consulting	\$12,000.00	\$6,000.00	\$6,000.00	\$12,000.00	0%	\$12,360.00
Auditing Services	\$2,400.00	\$2,500.00	\$0.00	\$2,500.00	4%	\$2,500.00
Contract-Website Hosting	\$670.00	\$335.00	\$335.00	\$670.00	0%	\$670.00
Postage and Freight	\$100.00	\$0.00	\$100.00	\$100.00	0%	\$100.00
Insurance - General Liability	\$6,440.00	\$5,830.00	\$0.00	\$5,830.00	-9%	\$6,063.20
Printing and Binding	\$50.00	\$0.00	\$50.00	\$50.00	0%	\$50.00
Legal Advertising	\$1,500.00	\$831.00	\$669.00	\$1,500.00	0%	\$1,500.00
Misc-Assessment Collection Cost	\$1,561.00	\$1,341.00	\$220.00	\$1,561.00	0%	\$1,560.56
Misc-Contingency	\$100.00	\$90.00	\$10.00	\$100.00	0%	\$100.00
Office Supplies	\$50.00	\$0.00	\$50.00	\$50.00	0%	\$0.00
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
Reserves	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total Administrative	\$27,646.00	\$18,775.00	\$8,361.00	\$27,136.00	-2%	\$27,678.76
<i>Field</i>						
Contracts-Lake and Wetland	\$3,483.00	\$1,785.00	\$1,793.82	\$3,578.82	3%	\$3,587.64
Contracts-Landscape	\$22,278.00	\$11,139.00	\$11,139.00	\$22,278.00	0%	\$22,278.00
Contracts-Irrigation	\$660.00	\$330.00	\$330.00	\$660.00	0%	\$660.00
Utility - Water	\$16,000.00	\$595.00	\$604.86	\$1,199.86	-93%	\$16,000.00
R&M-General	\$52,457.00	\$1,200.00	\$1,219.89	\$2,419.89	-95%	\$71,566.00
R&M-Fertilizer	\$240.00	\$120.00	\$120.00	\$240.00	0%	\$240.00
Misc-Contingency	\$100.00	\$102.00	\$0.00	\$102.00	2%	\$100.00
R&M Irrigation	\$0.00	\$74.00	\$75.23	\$149.23	0%	\$200.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total Field	\$95,218.00	\$15,345.00	\$15,282.80	\$30,627.80	-68%	\$114,631.64
TOTAL EXPENDITURES	\$122,864.00	\$34,120.00	\$23,643.80	\$57,763.80	-53%	\$142,310.40
Revenues minus Expenditures	\$0.00	\$33,167.00	-\$15,289.10	\$17,877.90	0%	\$0.00
Net change in fund balance	-\$48,537.00	\$33,167.00	-\$15,289.10	\$17,877.90	-137%	-\$68,033.80
FUND BALANCE, BEGINNING	\$48,537.00	\$48,537.00	\$0.00	\$48,537.00	0%	\$66,414.90
FUND BALANCE, ENDING	\$0.00	\$81,704.00	-\$15,289.10	\$66,414.90	0%	-\$1,618.90

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on the monthly average collected balance for their operating account.

Special Assessments - Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditure during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

ProfServ-Legal Services

The District's Attorney, Persson and Cohen provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

ProfServ-Mgmt Consulting

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Contracts-Website Hosting

CDD website services (hosting, support, and training) and CDD ongoing PDF accessibility services to comply with new State Statutes.

Postage and Freight

This item refers to the cost of materials and services to produce agendas and conduct day-to-day business of the District.

Insurance - General Liability

The District has a General Liability & Public Officials liability insurance policy with Preferred Governmental Insurance Trust. PGIT specializes in providing insurance coverage to governmental agencies.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Budget Narrative
 Fiscal Year 2027

Administrative (continue)

Misc-Assessment Collection Cost

The District reimburses the Hillsborough County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Misc-Contingency

This represents any additional expenditure that may not have been provided for in the budget.

Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity.

Field

Contracts-Lake and Wetland

The District has a contract to maintain the lakes for the District.

Contracts-Landscape

The District has a contract to maintain the landscape for the District.

Contracts-Irrigation

The District has a contract to maintain the irrigation for the District.

Utility - Water

The District has monthly water expenses with B.O.C.C.

R&M-General

This is to cover non-contractual expenses of the District.

R&M-Fertilizer

This fertilizer service for the District.

R&M-Irrigation

Greenscape Landscape Maintenance, Inc. will provide irrigation services.

Misc-Contingency

This represents any additional expenditure that may not have been provided for in the budget.



Westchester

Special Dependent District

Supporting Budget Schedule

FY 2027



WESTCHESTER
Special Dependent District

**Comparison of Assessments Rates
Fiscal Year 2027 vs. Fiscal Year 2026**

Category	Product	General Fund 001			# of
		FY 2027	FY 2026	% Chg	Units/FF
1	Single Family	\$67.77	\$67.77	0%	368
2	Non-Single Family parcels with frontage on Countryway Blvd. within the boundaries of Westchester	\$14.00	\$14.00	0%	3738
3	Owned by HOAs, POAs, and Exempt Entities	\$0.00	\$0.00	n/a	0
4	Non-Single Family Parcels Embedded within Other Non-Single Family Parcels	\$67.77	\$67.77	0%	11
					4,117

Gallo, Melinda

From: Tim Schultz <tmstz12@gmail.com>
Sent: Wednesday, May 27, 2026 7:43 AM
To: Alize Aninipot
Subject: Westchester SDD

This Message Is From an External Sender
This message came from outside your organization. Please use caution when clicking links.

Good morning Alize,

Please accept this email as my formal resignation from the Westchester SDD board.

Thank you,

Tim Schultz

**MINUTES OF WORKSHOP MEETING
WESTCHESTER SPECIAL DEPENDENT DISTRICT**

The regular meeting of the Governing Board of Trustees of the Westchester Special Dependent District was held on Monday, May 4, 2026, and called the meeting to order at 6:02 p.m. at the Maureen B. Gauzza Regional Library, located at 11211 Countryway Boulevard, Tampa, Florida 33626.

Present and constituting a quorum were:

Cyndi Moses	President
Shelley Wimbs	Trustee
Jay Juarbe	Trustee
Judy Beall	Trustee
Emily Brushwood	Trustee

Also present, either in person or via communication media technology, were:

Alize Aninipot	District Manager Inframark
Mike Eunson	Solitude Lake Management
April Pursley	Davey Landscaping
Tyson Waag	District Engineer, Stantec Engineering
Tom Mootz	United Land Services
Cecil Gester	United Land Services
Jeff Hewett	Sprinkler Solutions
Dave Dorio	Florida Landscapes

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

FIRST ORDER OF BUSINESS

Roll Call

Roll was called establishing a quorum and the meeting was called to order at 6:02 p.m.

SECOND ORDER OF BUSINESS

Approval of the agenda

On MOTION by Ms. Beall, seconded by Ms. Brushwood, with all in favor, the agenda was approved. (5-0).

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

There being no audience present, the Board moved to the next order of business.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Accountant

1. Acceptance of the February 2026 Check Register and Financials

Westchester SDD
May 4, 2026 Meeting

45 On MOTION by Ms. Moses, seconded by Ms. Beall, with all in favor, the February 2026 Check
46 Register and Financials were accepted. (5-0)

47
48
49 **2. Acceptance of the March 2026 Check Register and Financials**

50
51 On MOTION by Ms. Beall, seconded by Ms. Wimbs, with all in favor, the March 2026 Check
52 Register and Financials were accepted. (5-0)

53
54 **3. Discussion of Fiscal Year 2027 Proposed Budget**

55 The Board discussed the proposed Fiscal Year 2027 budget. Discussion ensued regarding the
56 proposed budget amount, projected costs, and potential funding considerations related to irrigation
57 system repairs and additional leak detection efforts. District staff advised that the budget was
58 currently being kept flat and that carry forward funds would be utilized to address the known
59 \$16,000 irrigation leak repair.

60 The Board further discussed the potential need for a referendum to increase assessments should
61 additional costs arise from future leak repairs or ownership responsibilities identified through the
62 system audit. District Counsel recommended that staff be authorized to proceed with the
63 referendum process, if necessary, due to applicable County deadlines and the length of the process.
64 Staff noted that estimated costs and ownership determinations for any additional leaks would be
65 needed as soon as possible to determine whether a referendum would be required.

66
67 On MOTION by Ms. Moses, seconded by Ms. Beall, with all in favor, staff was authorized to
68 proceed with the referendum process related to the FY 2027 Budget, if deemed necessary. (5-
69 0)

70
71 **B. Landscape Report**

72 **1. Discussion of Irrigation Leak**

73 Mr. Hewett presented the findings related to the irrigation leak investigation. Representatives
74 from United Land Services also presented their findings regarding the irrigation system leak and
75 related conditions within the community.

76 Mr. Waag provided recommendations regarding potential repair options. Board Members
77 discussed the findings and the need for additional information before determining the full scope of
78 repairs.

79 **2. Consideration of Sprinkler Solution Irrigation Leak Repair Proposal**

Westchester SDD
May 4, 2026 Meeting

80 The Board considered the Sprinkler Solution irrigation leak repair proposal identified as
81 Proposal No. 408516 in the amount of \$15,871.05.

82 **3. Consideration of United Landscape Services Irrigation Leak Repair Proposal**
83

84 On MOTION by Ms. Wimbs, seconded by Ms. Beall, with all in favor, the United Land Services
85 Irrigation Leak Repair Proposal No. 229055, in the amount of \$16,708.20, was approved. (5-0)

86
87 **4. Consideration of United Land Services System Audit Proposal**
88

89 On MOTION by Ms. Moses, seconded by Ms. Brushwood, with all in favor, the United Land
90 Services System Audit Proposal No. 229196, in the amount of \$2,851.95, was approved. (5-0)

91
92 **5. Consideration of Davey Storm Contract Agreement**

93 The Board considered the Davey Storm Contract Agreement. Discussion ensued regarding the
94 agreement provisions and the benefits associated with storm response services. It was noted that
95 the agreement would allow the District to receive first priority service in the event of a tropical
96 storm or hurricane event.

97
98 On MOTION by Ms. Wimbs, seconded by Ms. Brushwood, with all in favor, the Davey Storm
99 Contract Agreement was approved. (5-0)

100
101 **6. Discussion of Davey Landscaping Contract**

102 The Board discussed the Davey Landscaping Contract, including clarification of the median
103 maintenance scope of work and associated contract exhibits. Discussion also ensued regarding the
104 WetCheck battery-operated controller system and related maintenance responsibilities.
105 The Board discussed entering into a new contract inclusive of Exhibits "A" and "B" and the revised
106 scope of work. The revised contract amount discussed was \$1,081.50.

107
108 On MOTION by Ms. Beall, seconded by Mr. Juarbe, with all in favor, the new Davey
109 Landscaping Contract, inclusive of Exhibits "A" and "B" and the revised scope of work, was
110 approved. (5-0)

111
112 **7. Consideration of Fuel Surcharge – Davey**

113 The Board considered the proposed fuel surcharge adjustment from Davey Landscaping.
114 Discussion ensued regarding the increase in fuel-related operational costs and the impact on the
115 landscaping contract. It was noted that the proposed surcharge reflected an increase to 1.91%.

116

Westchester SDD
May 4, 2026 Meeting

On MOTION by Ms. Beall, seconded by Mr. Juarbe, with all in favor, the new Davey Landscaping Contract, inclusive of Exhibits “A” and “B” and the revised scope of work, was approved. (5-0)

8. Discussion of FLA Landscaping Contract

The Board discussed the FLA Landscaping Contract, including the areas maintained under the contract identified as the “red” and “yellow” areas on the maintenance map. Discussion ensued regarding a proposed 3% increase to the contract amount, which was discussed at approximately \$806.00.

It was noted that a revised contract and updated maintenance map would be provided for Board review. Mr. Dorio advised that a quarterly report for the Board would also be added as part of the contract discussion.

C. Aquatics Report

1. Discussion of Aquatics Contract

The Board discussed the Aquatics Contract and the services currently being provided, including water quality control, trash pickup, and routine inspections conducted throughout the community ponds and aquatic areas.

Discussion ensued regarding pond outflow conditions and whether the structures had previously been inspected. The Board referenced as-built plans and discussed potential ownership and maintenance responsibilities involving the HOA and the South Florida Water Management District.

2. Discussion of Pond Maintenance

The Board discussed the scope of pond maintenance services and requested that quarterly reports be provided for Board review moving forward. Discussion also ensued regarding drainage and water flow concerns throughout the community.

The Board requested any available notes, reports, or documentation from 2021 related to drainage and water flow conditions for further review and historical reference.

On MOTION by Mr. Juarbe, seconded by Ms. Beall, with all in favor, quarterly pond maintenance reports were requested from Solitude Lake Management. (5-0)

D. District Manager

1. Consideration of Engineer Consulting Services Proposal

The Board considered the Engineer Consulting Services Proposal for interim engineering services on an as-needed basis. Discussion ensued regarding the proposed annual budget, included

Westchester SDD
May 4, 2026 Meeting

152 South Florida Water Management District compliance services, and hourly billing structure based
153 on time and labor.

154 It was noted that the proposal contemplated an annual budget of approximately \$3,000, with
155 District Counsel recommending that engineering services not exceed \$35,000 annually without
156 additional Board consideration. The proposal also included an hourly rate of \$198 per hour, with
157 an estimated 15 hours per year.

158
159 On MOTION by Ms. Beall, seconded by Mr. Juarbe, with all in favor, the Engineer Consulting
160 Services Proposal was approved. (5-0)

161
162 **2. Consideration of Community Map Proposal**

163 The Board considered the Community Map Proposal in the amount of \$5,000. Discussion
164 ensued regarding the preparation timeline for the map, with staff noting that approximately one
165 month would be needed for completion and review of the map materials.

166 The Board requested that the map include drainage flow and pond inflow information and further
167 discussed reviewing areas where conditions and water flow patterns may have changed throughout
168 the years.

169
170 On MOTION by Ms. Beall, seconded by Mr. Juarbe, with all in favor, the Community Map
171 Proposal was approved. (5-0)

172
173 **3. Discussion of Raising Assessments**

174 The Board discussed the potential need to raise assessments in connection with the Fiscal Year
175 2027 Budget and anticipated infrastructure and maintenance costs. Discussion ensued regarding
176 the authority for staff to make necessary budget adjustments and proceed with increases, if
177 required, to address District operational needs and ongoing repair efforts.

178
179 On MOTION by Mr. Juarbe, seconded by Ms. Brushwood, with all in favor, District staff was
180 authorized to make necessary budget increases related to the Fiscal Year 2027 Budget, if needed.
181 (5-0)

182
183 **4. Discussion of Inframark Contract Increase**

184 Ms. Aninipot explained to the Board that the original Inframark contract amount was \$11,000
185 and that, in 2020, the Board approved an increase to \$12,000.

186 Ms. Aninipot further advised that, for Fiscal Year 2027, Inframark was requesting a 3%
187 increase to the contract amount, increasing the annual amount from \$12,000 to \$12,360.

Westchester SDD
May 4, 2026 Meeting

188 **5. Discussion of Creating Trustee Liaison Roles**

189 The Board discussed the creation of Trustee liaison roles for various operational areas within
190 the District. Discussion ensued regarding Board Member assignments and responsibilities
191 associated with aquatics, financials, irrigation, and landscaping matters.

192 The Board discussed assigning Ms. Brushwood as the liaison for aquatics matters and
193 assigning Ms. Beall and Mr. Juarbe as liaisons for irrigation and landscaping matters. The Board
194 also discussed the need for vendors to provide schedules for onsite work activities to improve
195 coordination and communication with the Board.

196
197 On MOTION by Mr. Juarbe, seconded by Ms. Moses, with all in favor, Ms. Brushwood was
198 appointed liaison for aquatics matters and Ms. Beall and Mr. Juarbe were appointed liaisons for
199 irrigation and landscaping matters. (5-0)

200
201 **FIFTH ORDER OF BUSINESS Business Administration**

202 **A. Consideration of the Meeting Minutes from February 2, 2026**

203 On MOTION by Mr. Juarbe, seconded by Ms. Beall, with all in favor, the Meeting Minutes
204 from February 2, 2026, were approved. (5-0)

- 205
- 206 **B. Ratification of the Amended Meeting Minutes from August 20, 2025**
- 207 **C. Ratification of the Amended Meeting Minutes from October 29, 2025**
- 208 **D. Ratification of Revised Resolution 2025-02; Setting FY 2025-2026 Meeting Schedule**
- 209 **E. Ratification of Resolution 2026-05; General Elections**
- 210

211 On MOTION by Ms. Moses, seconded by Ms. Beall, with all in favor, the Amended Meeting
212 Minutes from August 20, 2025, Amended Meeting Minutes from October 29, 2025, Revised
213 Resolution 2025-02; Setting FY 2025-2026 Meeting Schedule, and Resolution 2026-05;
214 General Elections were ratified. (5-0)

215
216 **SIXTH ORDER OF BUSINESS Supervisor Requests**

217 There were no supervisor requests at this time.

218 **SEVENTH ORDER OF BUSINESS Adjournment**

219 There being no further business, the meeting was adjourned.

220
221 On MOTION by Mr. Jabari, seconded by Ms. Brushwood, with all in favor, the meeting was
222 adjourned at 8:06 p.m. (5-0)

223
224
225
226 _____
Secretary
