

**WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT
AGENDA PACKAGE
JANUARY 8, 2024**



210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

Waterchase Community Development District

Board of Supervisors

- ☐ Ian Watson, Chairperson
- ☐ Salvatore Mancini, Vice Chairperson
- ☐ Michael Acheson, Assistant Secretary
- ☐ G. Arnie Daniels, Assistant Secretary
- ☐ Christopher Rizzo, Assistant Secretary

David Wenck, District Manager
Vivek Babbar, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Monday, January 8, 2024 – 6:00 p.m.

1. **Roll Call**
2. **Audience Comments**
3. **Consent Agenda**
 - A. Approval of the Minutes of the December 12, 2023 Meeting
 - B. Acceptance of November 2023 Financial Report
4. **Pond Report**
5. **Field Inspection Report (To Be Sent Under Separate Cover)**
 - A. Consideration of RFPs for Maintenance of Race Track Road Median
 - B. Consideration of Steadfast Environmental, LLC Proposal #1034
 - C. Consideration of Steadfast Environmental, LLC Proposal #1043
 - D. Light Pole Damage
6. **Manager's Report**
7. **Attorney's Report**
8. **Engineer's Report**
 - A. Discussion of Wetland Encroachment
9. **Supervisors' Requests**
10. **Adjournment**

The next meeting is Monday, February 12, 2024 @ 6:00 p.m.

The next CDD Workshop is scheduled for Monday, February 26, 2024 @ 8:00 p.m.

District Office:

210 N University Drive, Suite 702
Coral Springs, Florida 33071
954-603-0033

Meeting Location:

Waterchase Clubhouse
14401 Waterchase Boulevard
Tampa, Florida 33626

Third Order of Business

3A.

**MINUTES OF MEETING
WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterchase Community Development District was held Monday, December 11, 2023 at 6:00 p.m. at the Waterchase Clubhouse, 14401 Waterchase Boulevard, Tampa, Florida.

Present and constituting a quorum were:

Ian Watson	Chairperson
Sal Mancini	Vice Chairperson (via telephone)
Michael Acheson	Assistant Secretary
G. Arnie Daniels	Assistant Secretary
Christopher Rizzo	Assistant Secretary

Also present were:

David Wenck	District Manager
Tonja Stewart	District Engineer
Member of the Public	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

- Mr. Wenck called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Audience Comments

- Ms. Dolores Savino expressed concern with a non-functional streetlight on Meridian Point Drive.

FIFTH ORDER OF BUSINESS

Field Inspection Report

A. Fuller Electrical Contractors, Inc. Proposal #84585 – Directional Boring Streetlight Pole #189

- The Board discussed the proposal.

<p>On MOTION by Mr. Acheson seconded by Mr. Daniels, Fuller Electrical Contractors, Inc. Proposal #84585 to perform directional boring and rewire streetlight pole #189 in an amount not to exceed \$5,800, subject to legal protection.</p>
--

- Further discussion ensued and the Board concurred that the District's attorney prepare an agreement to incorporate language listing the contractor as responsible for damages to CDD or residents' properties.

On VOICE vote, with all in favor, the prior motion was approved.
5-0

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the November 13, 2023 Meeting**
- B. Acceptance of October 2023 Financial Report**

On MOTION by Mr. Daniels seconded by Mr. Acheson with all in favor, the consent agenda was approved as presented. 5-0

FOURTH ORDER OF BUSINESS

Pond Report

- Mr. Watson commented on non-functional aerators on Ponds #13 and #14. The Board requested Mr. Crawford follow up with Mr. Hamilton to ascertain whether the breakers were tripped or if they were blown circuits.
- The Board discussed securing the aerator electrical boxes and requested Mr. Crawford check whether they are locked. Locks should be installed if none are in place.

EIGHTH ORDER OF BUSINESS

Engineer's Report

A. Discussion of Wetland Encroachment

- EPC created a maintenance plan, and the property owner is working on obtaining the Cypress trees. To date, he has been unsuccessful in sourcing the trees and has placed the trees on order. EPC's deadline for completion is January 5, 2024.
- Ms. Stewart will follow up and will provide additional updates for Monday's workshop.
- Mr. Watson inquired whether Ms. Stewart was successful in locating the high water mark on the back canal. Ms. Stewart stated they do not have seasonal high water established for the design of the canal.
- The Board discussed the current state of invasive vegetation in the community and creating a plan to manage the invasive species. The Board expressed major concerns with the vines. Ms. Stewart will contact Mr. Hamilton and coordinate with her staff to assess the situation and examine the access points.

- Mr. Daniels commented on a pine tree on Tudor Chase Drive. The Board requested Ms. Stewart conduct a review and forward the information to Mr. Crawford to include in the next Field Inspection report.

FIFTH ORDER OF BUSINESS**Field Inspection Report (Continued)**

- Mr. Wenck reported the Race Track Road Median RFP was sent out with a December 27, 2023 due date for proposals. Further discussion ensued and Mr. Wenck suggested continuing the January 8, 2024 meeting to the workshop upon deciding which vendors the Board would like to make presentations.
- Mr. Wenck discussed an email received from Mr. Seth Mendoza, Yellowstone, regarding Race Track Road Median sod and plant material damage by TECO Energy Inc.
- Mr. Wenck stated the non-functional fountain near the clubhouse was repaired for \$105.

SIXTH ORDER OF BUSINESS**Manager's Report****A. Consideration of Pickerel Weed Installation Agreement**

- The Board reviewed the agreement.
- There was Board consensus to accept the agreement with the stipulation that the attorney modify to reflect a one-year warranty on the plantings.

SEVENTH ORDER OF BUSINESS**Attorney's Report**

- None.

NINTH ORDER OF BUSINESS**Supervisors' Requests**

- None.

TENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. Mancini seconded by Mr. Acheson with all in favor,
the meeting was adjourned. 5-0

Ian Watson
Chairperson

3B.

WATERCHASE
Community Development District

Financial Report

November 30, 2023

(unaudited)

Prepared by



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WATERCHASE
Community Development District

Financial Statements

(Unaudited)

November 30, 2023

Balance Sheet
November 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 355,946	\$ -	\$ 355,946
Accounts Receivable	191	-	191
Due From Other Funds	-	152,369	152,369
Investments:			
Money Market Account	704,037	-	704,037
Reserve Fund	-	67,816	67,816
Revenue Fund	-	211,927	211,927
Utility Deposits - TECO	503	-	503
TOTAL ASSETS	\$ 1,060,677	\$ 432,112	\$ 1,492,789
<u>LIABILITIES</u>			
Accounts Payable	\$ 12,779	\$ -	\$ 12,779
Accrued Expenses	16,961	-	16,961
Due To Other Funds	152,369	-	152,369
TOTAL LIABILITIES	182,109	-	182,109
<u>FUND BALANCES</u>			
Nonspendable:			
Deposits	503	-	503
Restricted for:			
Debt Service	-	432,112	432,112
Assigned to:			
Operating Reserves	93,598	-	93,598
Reserves-Aeration & Fountains	75,000	-	75,000
Reserves- Lake Embank/Drainage	497,582	-	497,582
Reserves - Tree Removal & Replacement	55,000	-	55,000
Reserves - Streetlights	75,000	-	75,000
Unassigned:	81,885	-	81,885
TOTAL FUND BALANCES	\$ 878,568	\$ 432,112	\$ 1,310,680
TOTAL LIABILITIES & FUND BALANCES	\$ 1,060,677	\$ 432,112	\$ 1,492,789

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 20,000	\$ 3,333	\$ 3,258	\$ (75)
Special Assmnts- Tax Collector	369,159	73,832	78,153	4,321
Special Assmnts- Discounts	(14,766)	(2,953)	(3,165)	(212)
TOTAL REVENUES	374,393	74,212	78,246	4,034
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	24,000	4,000	4,000	-
FICA Taxes	1,836	306	306	-
ProfServ-Arbitrage Rebate	600	600	-	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	-
ProfServ-Engineering	20,000	3,333	3,200	133
ProfServ-Legal Services	9,000	1,500	1,730	(230)
ProfServ-Mgmt Consulting	65,034	10,839	10,839	-
ProfServ-Special Assessment	9,000	9,000	-	9,000
ProfServ-Trustee Fees	4,337	4,337	361	3,976
ProfServ-Web Site Development	1,000	167	17	150
Auditing Services	5,200	-	-	-
Website Compliance	2,629	2,629	1,732	897
Postage and Freight	350	58	21	37
Insurance - General Liability	7,040	7,040	6,656	384
Printing and Binding	55	55	-	55
Legal Advertising	3,500	583	540	43
Misc-Bank Charges	100	17	-	17
Misc-Assessment Collection Cost	7,383	1,477	1,500	(23)
Misc-Contingency	2,950	492	47	445
Office Supplies	1,000	167	-	167
Annual District Filing Fee	175	175	175	-
Total Administration	166,189	47,775	32,124	15,651

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Field				
Field Services	8,000	1,333	1,333	-
Contracts-Wetland Mitigation	12,000	2,000	3,000	(1,000)
Contracts-Lakes	20,640	3,440	3,120	320
Contracts-Canal Maint/Cleaning	10,000	1,667	1,666	1
Contracts-Aquatic Midge Mgmt	15,000	2,500	3,975	(1,475)
Contracts-RTR Landscaping	7,986	1,331	1,331	-
Electricity - Streetlights	28,000	4,667	4,909	(242)
Electricity - Fountain	2,000	333	338	(5)
R&M-Fountain	5,083	847	-	847
R&M-Irrigation	1,750	292	-	292
R&M-Lake	11,958	1,993	-	1,993
R&M-Streetlights	20,000	3,333	7,721	(4,388)
Invasive Plant Removal	8,000	1,333	-	1,333
Aerators - R&M	5,000	833	2,020	(1,187)
Misc-Interlocal Agreement	6,930	6,930	6,930	-
Misc-Contingency	45,856	7,643	-	7,643
Total Field	208,203	40,475	36,343	4,132
TOTAL EXPENDITURES	374,392	88,250	68,467	19,783
Excess (deficiency) of revenues				
Over (under) expenditures	-	(14,038)	9,779	23,817
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	-	-
TOTAL FINANCING SOURCES (USES)	-	-	-	-
Net change in fund balance	\$ -	\$ (14,038)	\$ 9,779	\$ 23,817
FUND BALANCE, BEGINNING (OCT 1, 2023)	868,789	868,789	868,789	
FUND BALANCE, ENDING	\$ 868,789	\$ 854,751	\$ 878,568	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 200	\$ 33	\$ 3,216	\$ 3,183
Special Assmnts- Tax Collector	737,129	147,426	156,055	8,629
Special Assmnts- Discounts	(29,485)	(5,897)	(6,320)	(423)
TOTAL REVENUES	707,844	141,562	152,951	11,389
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	14,743	2,949	2,995	(46)
Total Administration	14,743	2,949	2,995	(46)
Debt Service				
Principal Debt Retirement	521,000	-	-	-
Interest Expense	164,982	82,491	82,491	-
Total Debt Service	685,982	82,491	82,491	-
TOTAL EXPENDITURES	700,725	85,440	85,486	(46)
Excess (deficiency) of revenues Over (under) expenditures	7,119	56,122	67,465	11,343
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	7,119	-	-	-
TOTAL FINANCING SOURCES (USES)	7,119	-	-	-
Net change in fund balance	\$ 7,119	\$ 56,122	\$ 67,465	\$ 11,343
FUND BALANCE, BEGINNING (OCT 1, 2023)	364,647	364,647	364,647	
FUND BALANCE, ENDING	\$ 371,766	\$ 420,769	\$ 432,112	

WATERCHASE
Community Development District

Supporting Schedules

November 30, 2023

Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2024

					Allocation By Fund	
Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Tax Coll Cost	Gross Amount Received	General Fund	Debt Service Fund
Assmnts Levied				\$1,106,288	\$369,159	\$737,129
Allocation %				100%	33%	67%
11/07/23	\$ 15,274	\$ 771	\$ 312	\$ 16,357	\$ 5,458	\$ 10,899
11/16/23	\$ 134,565	\$ 5,721	\$ 2,746	\$ 143,033	\$ 47,729	\$ 95,304
11/21/23	\$ 70,389	\$ 2,993	\$ 1,437	\$ 74,818	\$ 24,966	\$ 49,852
TOTAL	\$ 220,228	\$ 9,485	\$ 4,494	\$ 234,208	\$ 78,153	\$ 156,055
% COLLECTED				21%	21%	21%
TOTAL				872,080	291,006	581,074

Cash and Investment Report
November 30, 2023

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Acct - Operating	SouthState	Public Funds Checking	n/a	0.00%	\$ 355,946
Money Market Account	BankUnited	Business MMA	n/a	5.45%	\$ 704,037
GF Subtotal					\$ 1,059,983

Debt Service Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2017 Reserve Fund	US Bank	US Bank Open End CP	05/01/32	5.30%	\$ 67,816
Series 2017 Revenue Fund	US Bank	US Bank Open End CP	05/01/32	5.30%	\$ 211,927
DS Subtotal					\$ 279,743
Total					\$ 1,339,726

Waterchase CDD

Bank Reconciliation

Bank Account No. 5719 Southstate Bank GF
Statement No. 11-23
Statement Date 11/30/2023

G/L Balance (LCY)	355,946.04	Statement Balance	359,192.84
G/L Balance	355,946.04	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	359,192.84
Subtotal	355,946.04	Outstanding Checks	3,246.80
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	355,946.04	Ending Balance	355,946.04
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
11/28/2023	Payment	002592	MIKE ACHESON	47.30	0.00	47.30
11/28/2023	Payment	002593	STANTEC CONSULTING SERVICES INC	3,199.50	0.00	3,199.50
Total Outstanding Checks.....				3,246.80		3,246.80

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 11/1/23 to 11/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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SOUTHSTATE BANK GF - (ACCT#XXXXX5719)

CHECK # 002582

11/01/23	Employee	IAN WATSON	PAYROLL	November 01, 2023 Payroll Posting			\$184.70
Check Total							\$184.70

CHECK # 002583

11/01/23	Employee	MICHAEL W. ACHESON	PAYROLL	November 01, 2023 Payroll Posting			\$184.70
Check Total							\$184.70

CHECK # 002584

11/03/23	Vendor	FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY	88533	FY 2023-24 DISTRICT FILING FEE	Annual District Filing Fee	001-554007-51301	\$175.00
Check Total							\$175.00

CHECK # 002585

11/03/23	Vendor	STEADFAST ENVIRONMENTAL	SE-22964	QUARTERLY SUBMERSED AIR DIFFUSER AERATION SYSTEM -	Contracts-Lakes	001-534084-53901	\$800.00
11/03/23	Vendor	STEADFAST ENVIRONMENTAL	SE-22905	AQUATIC MAINT - POND SPRAYING FOR OCT 2023	Contracts-Lakes	001-534084-53901	\$1,720.00
11/03/23	Vendor	STEADFAST ENVIRONMENTAL	SE-22398	AQUATIC MAINT - POND SPRAYING FOR JUNE 2023	Contracts-Lakes	001-534084-53901	\$1,720.00
11/03/23	Vendor	STEADFAST ENVIRONMENTAL	SE-22645	AQUATIC MAINT- POND SPRAYING FOR AUG 2023	Contracts-Lakes	001-534084-53901	\$1,720.00
11/03/23	Vendor	STEADFAST ENVIRONMENTAL	SE-22516	AQUATIC MAINT- POND SPRAYING FOR JULY 2023	Contracts-Lakes	001-534084-53901	\$1,720.00
11/03/23	Vendor	STEADFAST ENVIRONMENTAL	SE-22991	REPLACEMENT OF FALLING COMPRESSOR LOCATED BETWEEN	Aerators-R&M	001-546700-53901	\$1,220.00
Check Total							\$8,900.00

CHECK # 002586

11/16/23	Vendor	COMPLETE IT	11722	CDD/HOA EMAIL ACCT	Website Compliance	001-534397-51301	\$89.70
Check Total							\$89.70

CHECK # 002587

11/16/23	Vendor	INFRAMARK, LLC	101294	AUG 2023 MGMNT SVCS	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,261.67
11/16/23	Vendor	INFRAMARK, LLC	101294	AUG 2023 MGMNT SVCS	Field Services	001-531122-53901	\$666.67
11/16/23	Vendor	INFRAMARK, LLC	101294	AUG 2023 MGMNT SVCS	Postage and Freight	001-541006-51301	\$511.77
11/16/23	Vendor	INFRAMARK, LLC	101294	AUG 2023 MGMNT SVCS	Printing and Binding	001-547001-51301	\$237.50
11/16/23	Vendor	INFRAMARK, LLC	101294	AUG 2023 MGMNT SVCS	Field Services	001-531122-53901	(\$666.67)
11/16/23	Vendor	INFRAMARK, LLC	101294	AUG 2023 MGMNT SVCS	Postage and Freight	001-541006-51301	\$267.75
11/16/23	Vendor	INFRAMARK, LLC	103680	OCT 2023 MNGMNT SVCS	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,419.50
11/16/23	Vendor	INFRAMARK, LLC	103680	OCT 2023 MNGMNT SVCS	Field Services	001-531122-53901	\$666.67
Check Total							\$12,364.86

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 11/1/23 to 11/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 002588							
11/16/23	Vendor	YELLOWSTONE LANDSCAPING	TM 611429	NOV 2023 LANDSCAPE MAINT	Monthly Maint.	001-534346-53901	\$665.50
Check Total							<u>\$665.50</u>
CHECK # 002589							
11/21/23	Employee	IAN WATSON	PAYROLL	November 21, 2023 Payroll Posting			\$184.70
Check Total							<u>\$184.70</u>
CHECK # 002590							
11/21/23	Employee	MICHAEL W. ACHESON	PAYROLL	November 21, 2023 Payroll Posting			\$184.70
Check Total							<u>\$184.70</u>
CHECK # 002591							
11/21/23	Vendor	STRALEY ROBIN VERICKER	23823	FY 2023-2024 STATE FEE	ProfServ-Legal Services	001-531023-51401	\$1,730.00
Check Total							<u>\$1,730.00</u>
CHECK # 002592							
11/28/23	Vendor	MIKE ACHESON	11162023	FOOD ORDER PIZZA	Food order (pizza)	001-549900-51301	\$47.30
Check Total							<u>\$47.30</u>
CHECK # 002593							
11/28/23	Vendor	STANTEC CONSULTING SERVICES INC	2153495	PROF SVCS 2024 FY GENERAL CONSULTING	ProfServ-Engineering	001-531013-51501	\$3,199.50
Check Total							<u>\$3,199.50</u>
ACH #DD321							
11/01/23	Employee	SALVATORE MANCINI	PAYROLL	November 01, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD322							
11/01/23	Employee	GEORGE A DANIELS, JR	PAYROLL	November 01, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD323							
11/01/23	Employee	CHRISTOPHER J. RIZZO	PAYROLL	November 01, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD324							
11/21/23	Employee	SALVATORE MANCINI	PAYROLL	November 21, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 11/1/23 to 11/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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ACH #DD325

11/21/23	Employee	GEORGE A DANIELS, JR	PAYROLL	November 21, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>

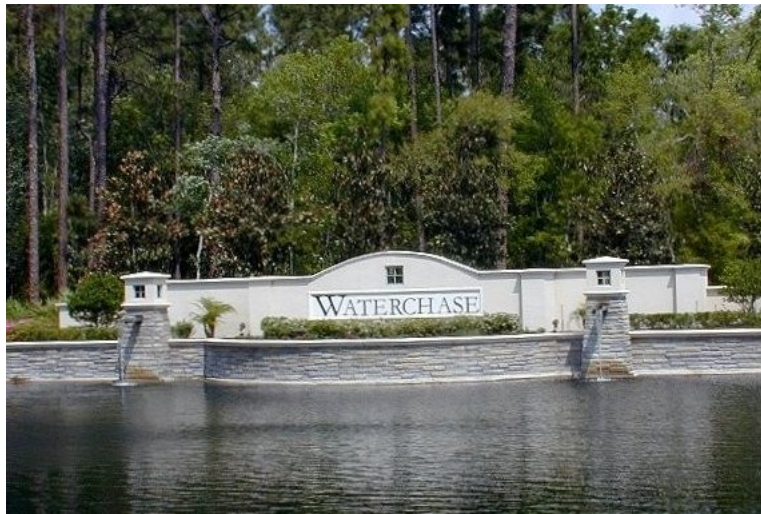
ACH #DD326

11/21/23	Employee	CHRISTOPHER J. RIZZO	PAYROLL	November 21, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>

ACH #DD330

11/17/23	Vendor	TAMPA ELECTRIC	102723 ACH	SVC PRD 9/23-10/23	Electricity - Streetlighting	001-543013-53901	\$2,408.67
11/17/23	Vendor	TAMPA ELECTRIC	102723 ACH	SVC PRD 9/23-10/23	Electricity - Fountain	001-543036-53901	\$168.18
ACH Total							<u>\$2,576.85</u>
Account Total							<u>\$31,595.71</u>

Fourth Order of Business



Waterchase CDD Aquatics

Inspection Date:

12/29/2023 10:35 AM

Prepared by:

Niklas Hopkins

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

SITE: 1

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:
No algae was noted within this pond. Some minor amounts of torpedo grass was observed along parts of the perimeter of the pond. Our technician will focus on eradicating in future treatments.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 2+7

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:
#2
This pond is in excellent condition. Decaying nuisance grasses along the ponds perimeter indicate prior treatments are in full affect. Routine maintenance and monitoring will occur here.
#7
Beneficial vegetation is present in moderate to substantial amounts. This vegetation is in good health. Within some of this beneficial vegetation there was some nuisance grasses and species noted. In future treatments our technician will

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 3

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 4

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond had no signs of algal activity. The beneficial gulfcoast spikerush is in healthy condition. Our technician will continue to monitor and treat accordingly.

Aerators are functional.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 5

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

This pond is in excellent condition. The beneficial vegetation is in good health. Very minor amounts of torpedo grass was observed within the beneficial vegetation as well as parts of the shoreline. Our technician will focus on the nuisance vegetation in future treatments.

Aerators are functional.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 6

Condition: ☐Excellent ☒Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

Noted some decaying nuisance grasses along parts of the perimeter of the pond, indicating prior treatments are in affect. The beneficial vegetation observed is in good health. Routine maintenance and monitoring will occur here.

Aerators are functional.

<u>WATER:</u>	<input type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 8

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

No algae growth was observed within this pond. Lots of the nuisance grass that was observed is in a decaying state, and on its way out. Our technician will continue to focus on any new growth as well as routine maintenance.

Aerators are functional.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 9

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. Only thing to note is the very minor amount of nuisance grasses within some of the beneficial plants. Our technician will focus on these grasses in upcoming treatments.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 11

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

No algal matter was observed in this pond. The beneficial vegetation located on the littoral shelf is in healthy condition. Our technician will continue to monitor this pond and treat accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 12

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

No algal matter observed within this pond. This pond is in excellent condition. Routine maintenance and monitoring will occur here. Aerator diagnosis has determined that the breakage is under the roadway. A proposal for repair utilizing existing working line has been submitted.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

MANAGEMENT SUMMARY



With January almost here, winter has begun to intensify. Mornings and night temperatures have decreased (40-50), with the occasional higher daytime temperature. The growth rate for both algae and nuisance plants are slowing as a result, giving technicians the ability to make headway in more overgrown areas. Rainfall events have been few and far between, and with only the occasional isolated event; the water levels of most ponds have decreased as winter progresses. Decreased rainfall provides assistance in the growth of algae, as well as decreased nighttime temperatures extending the time it takes for treated algae to decay (beyond the usual 7-10 day period). Additionally, most types of vegetation that enter a dormant period will do so during winter's shortened light-cycles. It may look as though many types of vegetation are "dead" or "dying" but are simply awaiting the return of spring, where these species will return to life.

On this visit, nearly all ponds noted were in great condition, with algal activity pretty much under control. Any surface growth had been previously treated and was already beginning to decay. Nuisance grasses are still present in moderate amounts and will continue to be treated accordingly and monitored closely. Some forms of vegetation that are present in the ponds are going dormant due to the decreasing temperatures.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid overtreating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



WATERCHASE CDD

Waterchase Blvd, Tampa

Gate Code: -



Fifth Order of Business

**Field Inspection Report to be
Sent Under Separate Cover**

5A

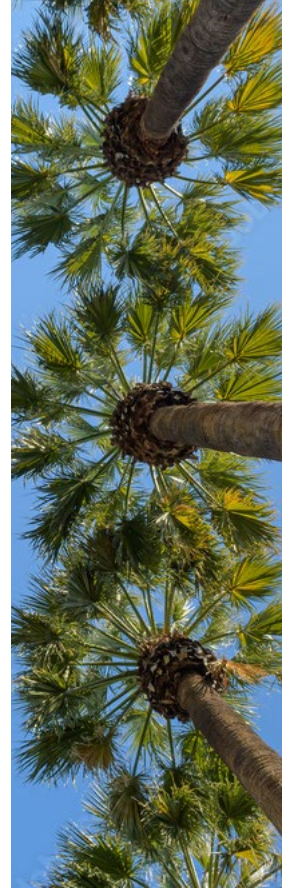
Waterchase CDD

2654 Cypress Ridge Blvd, Suite 101

Wesley Chapel, FL 34544

Attention: Brendan Crawford

Inframark



Landscape
Maintenance
Professionals, Inc.SM
Built on Integrity. Grown on Relationships.

Tampa

13050 E US Highway 92
Dover, Florida 33527
(813) 757-6500



Wesley Chapel

26324 Wesley Chapel Blvd.
Lutz, FL 33559
(813) 406-4465



Sarasota

1306 Rome Avenue
Sarasota, FL 34243
(941) 556-9404

Thank you!

Thank you for sharing your interest in our landscape maintenance services. Our team is committed to providing excellent attention to detail and exceeding your expectations. Our approach to managing landscapes is based on a partnership and stewardship model. We aim to enhance the appearance and lifespan of your landscape while maintaining your investment.

We would like to highlight some key characteristics that make us the best partner for your needs.

Our Roots

As a trusted, family-owned business, we have earned the trust of our clients with over 32 years of experience serving Tampa and nearby communities. We have a team of over 220 employees and a fleet of 100 trucks, along with conveniently located offices in Wesley Chapel, Dover, and Sarasota, which allow us to provide exceptional service to our clients. With each new contract we create a unique landscape maintenance plan that addresses their specific needs. This custom plan serves as the foundation for long-term success and is thoroughly communicated to the project team, led by a dedicated Account Manager.

Educated & Dedicated Team

Your dedicated Account Manager will be your point of contact and work closely with you to ensure that all your concerns are addressed promptly and efficiently. They will provide on-site visibility and management of your grounds and personalized attention and support, ensuring that you receive the best possible service. You will also have a dedicated crew with a vested interest in your community that will work with you quickly to resolve issues.

The LMP Advantage – Quality Control

Before work begins, we understand a property’s unique needs, allowing us to plan and manage the project in the most efficient way possible. Our production mapping underscores our commitment to providing top-tier commercial landscaping services. We continuously monitor, analyze, and isolate weaknesses to improve the process after deployment, optimizing output and setting new benchmarks in the landscaping industry. Our production maps guide how long each job should take, helping the crew be more efficient and manage their time. During our monthly quality inspections, it makes it easier to pinpoint areas where quality can be enhanced, allowing us to improve and deliver consistent results continuously.

Communication

We provide all necessary reports as well as identify areas of concern that need follow-up discussions with management to determine the desired course of action. Your dedicated Account Manager will be available for property walks as required and will also provide a 24-hour emergency contact list to promptly address immediate landscape or irrigation concerns.

Mastering the Scope of Work

With a wealth of experience and a clear understanding of the landscape maintenance duties needed, we can ensure that best practices are followed to create, maintain, and enhance the visual aesthetics of the landscape. All of our managers, supervisors, horticultural and irrigation technicians have a Green industry Best Management Practices (GI-BMP) certification from the University of Florida, enabling us to be more proactive to prevent damage & increase the overall health of your landscape. The GI-BMP certification ensures the conservation and protection of Florida’s waters. These practices will increase the beauty of your landscape while protecting the health of residents, their pets, and the environment. We proudly stand behind our capabilities.

Safety

We understand the inherent dangers associated with landscape maintenance, especially along boulevards and other roadways, and take careful measures to ensure our team and clients are not at risk. Our crews will place orange cones to warn traffic of our presence in addition to all of our team members wearing reflective vests as a part of our uniform.

Mowing

Our mowing teams use the latest technology available for mowing, and we have full-time mechanics on staff to maintain our equipment and vehicles. They complete each area from start to finish, including litter pick up, mowing, edging, string trimming, and blowing of clippings in an area before moving to a new one. Our mowing teams are trained to utilize a pattern of mowing where each cut is made in a different pattern from the previous visit. This ensures that we reduce the chances of ruts, soil compaction, and premature turf decline.

Detailing

Our detail teams are trained in proper pruning practices and prune to promote healthy growth, encourage blooming of flowering species, retain the natural form, separate the species from bed edges, enhance security in certain areas, and maintain the desired size and shape of the plant material being pruned. We train our teams to approach the entire landscape with an eye for small details that can make or break a good-looking landscape.

Irrigation

Our irrigation team is certified and maintains everything from standard systems to high-end computerized irrigation systems. In addition to our irrigation technicians, all of our team is trained to be mindful of minor irrigation issues so that they can be addressed before they become significant problems.

Horticulture & Agronomics

Our Certified Horticulturalists and Certified Pest Control Operators are responsible for developing and implementing a comprehensive plan whereby the turf, trees, shrubs, ground cover, and seasonal color are always at the pinnacle of health and can thrive in their environment. Our licensed lawn and ornamental pest technicians take a proactive approach to prevent pests and plant disease.

Integrated Pest Management

Our certified team uses Integrated Pest Management practices to maintain healthy properties while keeping the amount of chemicals and pesticides to a minimum. The practice of commercial pest control application is strictly regulated by Florida law to protect our delicate ecosystem. Therefore, we employ our own Florida Certified Pest Control Operators.

Our foreman and Quality Supervisors are certified in Best Practice Management to use alternative methods for pest removal that are safe for plants and pets.

In Summary

Our staff has several years of experience working with other communities like yours. We have a solid plan backed by sound training and follow-up policies that our competition cannot match. We are in this business first and foremost because we genuinely love the art of landscaping and enjoy nothing more than seeing our work bring pleasure to those who live within and visit our communities daily.

Thank you for considering our proposal. We look forward to the opportunity to serve as your preferred landscape maintenance partner.

Respectfully,

The **IMP** Team



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SECTION 1 32nd ANNIVERSARY OUR ROOTS



To deliver quality landscaping, with the best service and value, across every community we serve.

2021 proudly marked our company's 30th year in business as a Certified Minority Business Enterprise by the City of Tampa. Locally owned and operated, LMP attributes success to ethical business practices and policies that mutually benefit customers and team members, such as high standards of performance, effective communication, and business integrity.



ORLANDO CASTILLO | President & CEO

Landscaping Industry 34 years 🌿 LMP 32 years

Orlando Castillo, LMP's President, founded LMP with just a handful of trucks in his fleet. Growing up, Orlando's father instilled in him the value of being an entrepreneur and keeping one's word, even in challenging circumstances.

He leads with a straightforward motto: *"Do what you say you're going to do when you say you're going to do it."* These values of commitment and integrity are at the heart of LMP's mission and are demonstrated in every aspect of the company's operations.

SCOTT CARLSON | Chief Operating Officer

Landscaping Industry 20 years 🌿 LMP 15 years

As the Chief Operating Office, Scott's strong leadership skills have been invaluable in guiding the team toward success. Under Scott's guidance, the team has achieved numerous milestones and has continued to grow and thrive.

With a passion for the natural environment, Scott is dedicated to our client's needs and works closely to meet their goals. He takes the time to listen to their concerns and understands their unique situations to ensure solutions are tailored to meet their specific needs.



CREATING A BALANCE BETWEEN URBAN DEVELOPMENT & THE NATURAL LANDSCAPE

We manage the landscape in a way that collaborates with nature and the daily needs of the site. Soil, plant science, and extensive horticultural experience dictate success, not the day of the week.

The advantage is that by performing these practices according to your landscape's unique Characteristics, we keep your landscape healthy and lush through the responsible use of resources.

OPTIMAL STANDARDS



BUILT ON INTEGRITY

We strive to always act with honesty and transparency and to make decisions that are in the best interests of our clients.



EXECUTION EXCELLENCE

We hold ourselves to a high standard of excellence in all aspects of our work. This includes not only planning and strategizing but also execution.



PASSION

Our team is fueled by passion and a shared drive to succeed. It's this dedication and collaboration that sets us apart and drives our success.



HIGH-PERFORMANCE CULTURE

By fostering a culture that values excellence, hard work, and collaboration, employees are motivated to perform at their best, thus driving the organization's success.



LEADERSHIP

We prioritize leadership around developing and executing core business processes centered on our branch team's and customers' needs.



LOCAL ROOTS

We take pride in creating lasting relationships. After all, as a locally owned and operated company, we're more than just your landscapers; we're members of your community, your neighbors, and your friends. We feel a strong sense of community; nothing makes us happier than seeing you love the land around you.

DOVER

Serving
Hillsborough, Pasco,
Pinellas & Polk

SARASOTA

Serving
Charlotte, DeSoto, Hardee,
Manatee, & Sarasota

WESLEY CHAPEL

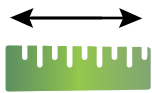
Serving
Citrus, Hernando,
Hillsborough, Pasco & Pinellas

OPTIMAL COMMUNICATION

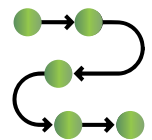
WE VALUE ACCOUNT MANAGEMENT AS AN LMP CLIENT, YOU WILL ALWAYS BE HEARD.

A results-driven Account Manager will be directly responsible and dedicated to the quality of your landscape and service support. After signing up, your Account Manager will be on the phone to welcome you. They will get to know you and your landscaping needs while coordinating all aspects of your service needs.

You will also have a dedicated crew, which ensures that you'll always be able to rely on a team with a vested interest in your community that will work with you quickly to resolve issues.



Translate your vision and budget into a customized plan and schedule.



Will always be accessible and return telephone calls, texts, and emails promptly.

Will oversee your designated crews.

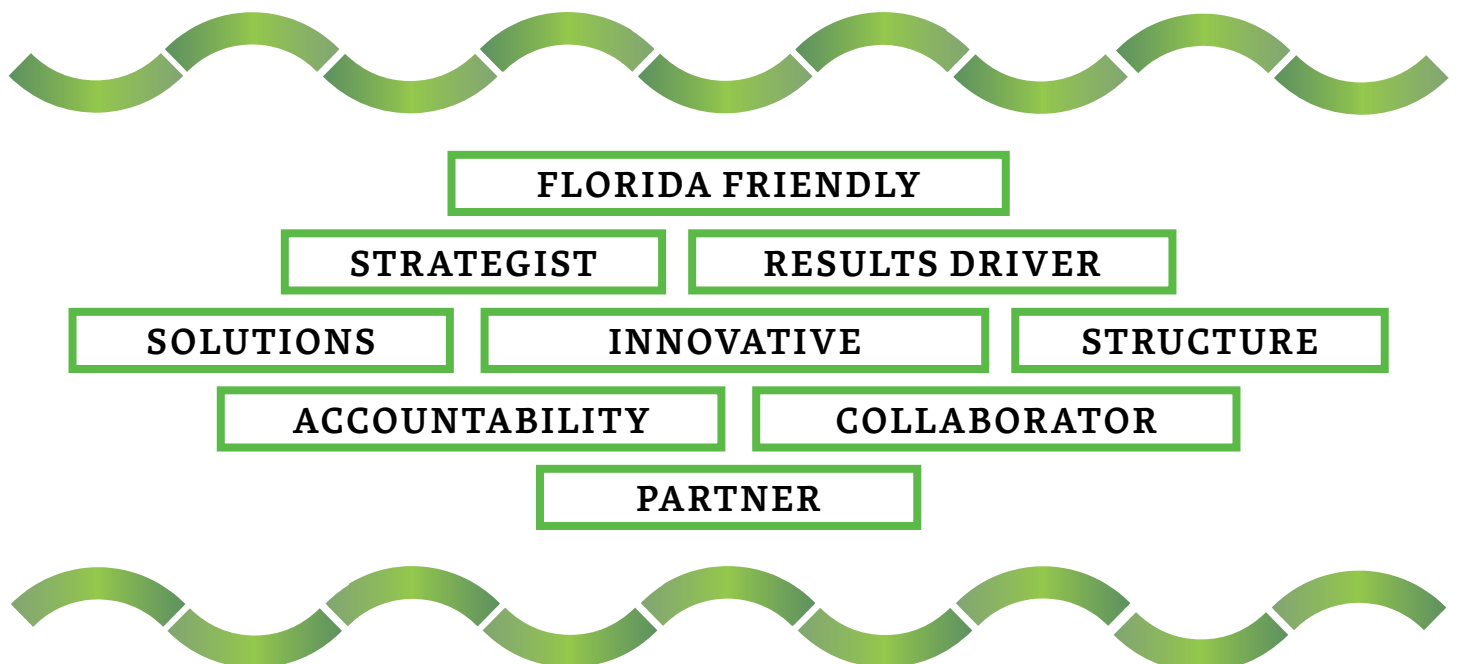
Provides solutions for your benefit.

Will provide constructive feedback, have open discussions about challenges, and own up to mistakes based on mutual respect and openness.



Provide flexibility in account management with the ability to adapt to new situations, adjust strategies and provide service excellence.

Will deliver on every detail and communicate consistently.



OPTIMAL RESULTS

What you do see makes all the difference.

MQI REPORT CATEGORIES

- [1] Details
- [2] Mowing Functions
- [3] Shrub Pruning
- [4] Shrub-Insect Disease
- [5] Bed Weeds
- [6] Turf & Plant Fertility
- [7] Palm Pruning
- [8] Tree Pruning
- [9] Mulching
- [10] Cleanliness
- [11] Turf-Insect Disease
- [12] Turf Weeds
- [13] Water Management
- [14] Carryovers
- [15] Annuals

QUALITY CUSTOMER CARE

We do regular property walks independently and with our clients to ensure we meet your expectations. Each property receives multiple “touches” from a variety of LMP staff members. As part of this commitment, we conduct Monthly Quality Inspections (MQI) on all properties and share the results with you.

We evaluate our properties using objective criteria based on horticultural standards. Because of these audits, we can track your property history, develop timelines for improvements or enhancements, and provide a higher standard of care than you might receive elsewhere.

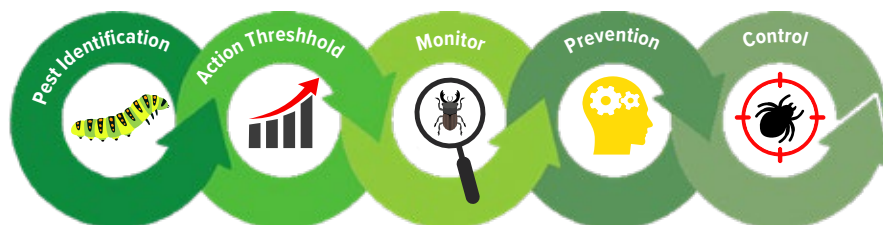
We want to meet with you regularly to share the results of our self-audits, bring issues to your attention before they become problems, and ensure we honor your vision with our work.

MONTHLY IRRIGATION REPORT



An irrigation inspection includes the following:

- 💧 Running the system to observe water distribution.
- 💧 Ensuring zones are running properly.
- 💧 Checking all components of the irrigation system.
- 💧 Adjusting heads as needed.
- 💧 Examining run times and making necessary adjustments.



FERTILIZATION & PESTICIDE REPORT

Our Technicians will treat and minimize the impact of insects, fungi and diseases. Applications will be applied using our LMP Spray Vehicles for Certified Personnel. We will apply both liquid and granular products at the proper rates per material label and under EPA guidelines and restrictions.

FLEET & EQUIPMENT MAINTENANCE & INSPECTIONS

Maintaining our fleet is crucial to our success. We take pride in our image and want to ensure our equipment is always in top condition. Our rigorous maintenance schedule ensures that every asset is operating at peak performance. We have on-site mechanics and full-service shops at each branch location to ensure we can work on everything in-house.

Not only does this attention to detail help us perform better in the field, but it also sets the expectation of our customers. When they see our clean trucks, well-dressed crew, and organized equipment, they know they can expect high-quality service.

Committing resources to our image increases efficiency, morale, and company pride. And most importantly, it adds value to our customers. By maintaining our fleet of high-performing tools, equipment, and vehicles, we can bring this value to our coworkers and customers.

ONBOARDING SERVICE BLUEPRINT

IT STARTS WITH 'HELLO.'
THIS IS THE BEST WAY FOR US TO LEARN WHO YOU ARE,
FOR YOU TO LEARN WHO WE ARE,
AND FOR ALL OF US TO FEEL LIKE WE'RE PART OF A TEAM.

DIGGING IN

Before our Start Date

Discovery

Alignment between teams comes from shared knowledge.
Discuss existing safety concerns.

Planning

Health Evaluations of Turf and Plants
Conduct Initial Soil and Compaction Tests

Initial Transition | Kick-Off Meeting

Introductions

Meet the LMP team

Expectations

Review agreed-upon first-month expectations
Confirm site maintenance plan and initiatives for the first month.
Identify any areas of concern.

Collaboration

Sync Calendars
Schedule Weekly Communication
Schedule Monthly Reviews with Management
Add Board Meetings and Special Events to the Calendar

Sync Communication

Provide Emergency Action Plan with detailed contact information
Client Portal Set-up and Training.

ACTION
PLAN

ENHANCE
&
MAINTAIN

AFFECTIVE
RESPONSE

INSPECT
&
REVIEW

SOLUTIONS
to
CHALLENGES

RESULTS

SATISFACTION

30

Planting Roots

On-Site Account Management Daily

Weekly Reports submitted to FHR Management

Landscape Management

Concentrate efforts for immediate improvement on areas of concern
Spot-treat weeds in turf areas where needed.
Formulate options for turf areas needing restoration.
Implement a weed control program in planting beds.
Fertilize weak shrubs throughout the property.

Irrigation Management

Perform a full audit, including the infrastructure of the irrigation system.

Quality Inspection performed by LMP Management

LMP + FHR Satisfaction Review

Review Monthly Quality Inspection
Provide Fertilization and Pest Control Agronomics Plan and Schedule.

Submit Weekly Work Journal

Provide a summary of work performed with notification of any problem areas.

Attend Board meetings

60

Landscape Management

Carry on with the Scheduled Maintenance Plan

Evaluate insect and disease programs and make necessary adjustments.

Irrigation Management

Carry on with Irrigation Inspections and Improvements.

Review Irrigation Audit Report with FHR

Present Proposals of necessary repairs by priority

Arbor Care

LMP Certified Arborist evaluates all trees on the property.

Offer a tree inventory and maintenance plan.

Provide proposals for any diseased, distressed, or dangerous trees.

Quality Inspection performed by LMP Management.**LMP + FHR Satisfaction Review**

Review Monthly Quality Inspection Report

Review Fertilization and Pest Control Report

Review Soil & Compaction Analysis

Review Monthly Irrigation Report

Review deficiencies from the number of zones, faulty controllers, compromised lines, and potential improvements to hydro zoning practices.

Present Irrigation Recommendations for review and implementation approval.

Submit Weekly Work Journal

Provide a summary of work performed with notification of any problem areas.

Attend Board meetings

90

Carry on with Landscape and Irrigation Management Schedule**Quality Inspection performed by LMP Management****LMP 90-Day Satisfaction Review**

Review details discussed during the initial meeting.

Ensure the maintenance team is completing objectives, showing attention to detail, and that any major/minor issues with the landscape have been addressed.

Review All Reporting

Submit Weekly Work Journal

Provide a summary of work performed with notification of any problem areas.

Attend Board meetings

6 Month

Touchpoint Satisfaction Survey**LONG-TERM PLANNING**

Landscape design often incorporates twice the amount of plant material that will be sustainable when mature. In addition, proper soil development is ignored, and drainage problems are poorly understood once the site is completed. LMP can provide a long-term (3-5 years) management plan to guide you through these and other common landscape problems without starting over.

**IMPROVING THE BUDGET**

We are dedicated to helping you achieve your goals by consistently delivering proactive solutions that enhance operational savings, improve year-round aesthetics, and increase value. By effectively managing fixed and variable costs, we provide transparent budgets that eliminate surprises, allowing you to plan ahead and allocate your budget dollars wisely.

INDUSTRY LEADERS IN SAFETY

What you don't see makes all the difference.

Safety and compliance are two of the most essential concepts for property and facility managers. As such, it's critical that those they hire can demonstrate their commitment in these areas through certification.

Avetta® is a prestigious organization that ensures safety and compliance across various contractors and vendors, including Landscape Maintenance. Becoming certified is a complex process and requires ongoing compliance to uphold their status.

As a member of Avetta, our valued clients can be guaranteed that LMP is committed to maintaining the highest health, safety, and sustainability levels within our organization.

Our employees are acutely aware of their individual responsibility for contributing to and maintaining a safe workplace for themselves, other workers, and all customers that could potentially be affected throughout our client's projects.

WE BUILD TRUST. WE BUILD PEOPLE. WE BUILD PEACE OF MIND.



We conduct our work in a manner that mitigates hazards and injuries.

Our field crews and managers are OSHA 10 & 30-hour trained.

Our full-time Safety Director makes routine Site Safety Audits.

At our weekly Safety Meetings, we share lessons learned from incident investigations to prevent others from getting hurt.

We hold all levels of the organization accountable for safety performance.

We empower all employees to stop any action or situation they believe is unsafe.

GPS Fleet Tracking System to minimize risks while maximizing our fleet's performance.

LMP is a Drug-Free Workplace Program.



BILL MAXWELL

Safety & Occupational Compliance Manager

Masters in Business Administration

Certified GI-BMP Instructor

OSHA 511 Certification



Landscape Maintenance Professionals, Inc.
Company ID # 939290

NATURAL DISASTER EMERGENCY RESPONSE PLAN

Minor, Major, or Catastrophic



Fire



Tropical Storm



Hurricane



Storm Surge



Safety Hazards



Tree Down

Having assisted with innumerable post-storm clean-up efforts and witnessed first-hand the force of hurricanes up-and-down the West Coast, LMP is well-positioned to quickly mobilize equipment and deploy crews to aid emergency responders, open roadways, and keep essential services running.

Our disaster response crews quickly and efficiently take care of your urgent cleanup and removal needs when there is no time to wait. Our equipment inventory includes bucket trucks, grapple trucks, chipper trucks, dump trailers, bobcats, chainsaws, and everything you need for storm cleanup and debris removal.

PRE-DISASTER

Depending on the disaster's location and magnitude, we will establish a support plan with all three branches.

Communication during a disaster is critical, but sometimes our communication can get disrupted during severe weather. We ask that you let us know the best way to contact you after a storm so we can report onsite in a timely manner when it's safe to do so.

The Irrigation team will shut down Pump Stations.

As needed, we'll secure any newly installed materials, such as palms or trees.

POST-DISASTER

1

ACCESSIBILITY

Remove debris and obstructions from roadways allowing for safe vehicle access.

Notify Property Manager of any hazardous areas.

Removing tree hazards causing or leading to unsafe conditions, such as limbs and trunks on top of buildings, power lines, blocking roads, or leaning in precarious situations.

2

IMMINENT DANGER

Analyze common area trees that are failing or leaning tree risks and act accordingly.

Remove debris from sidewalks and walkways.

Trim broken and hanging branches.

3

DEBRIS CLEARANCE

Debris clean-up and disposal from grounds and common areas

COSMETIC DAMAGE

Assess damage to plant materials and salvage when possible.

Resume irrigation schedule or adjust if grounds have flooded.

FINAL INSPECTION

Property inspection after all clean-up is complete.

INDUSTRY RECOGNITION



Lawn & Landscape | Top 100 Landscaping Firms | 2013-2018
 Tampa Bay Business Journal | Top Commercial Landscape Firms | 2013 & 2017
 Tampa Bay Business Journal | Top 25 Minority-Owned Businesses | 2014
 Planet | National Landscape Award of Excellence | Cory Lakes CDD Merit Award | 2014
 Business Observer | Gulf Coast Top 500 Companies | 2017
 The American Registry | America's Most Honored Businesses Top 1% | 2018
 Landscape Management | LM150 Largest Landscape Companies | 2018
 Florida Community Association Journal | FLCAJ Readers' Choice Award | 2017 - 2018 - 2019
 BOMA | Toby Awards
 Suburban Office Park Mid-Rise (6-10 stories) Corporate Center I - IV at International Plaza
 Cousins Properties | Corporate Center at International Plaza | 2020 - 2021 - 2022 - 2023
 Highland Oaks | Urban Centre | 2022

COMMUNITY CARE

We are proud to be a family-owned and operated business with a vision of success as we partner with our customers to enhance their properties. As a company comprised of managers and employees who live where we work, we're also focused on improving the areas we serve. Over the years, we have partnered with many organizations to help our community, and below are just a few.



Department of Veterans Affairs | Beautification of the Community Living Center Gardens
 Dignity Memorial | Vietnam Wall Experience
 Keep Pinellas Beautiful | Honeymoon Island State Park Adopt-A-Dune
 Pasco County UFIFAS Extension Luggage of Love Drive
 Boricuas de Corazon Inc. Food Giveaway & Blood Donation
 Youth Garden Grant | Kid's Gardening
 Florida Water's Stewardship Program

SECTION 2 | LANDSCAPE MANAGEMENT SERVICES

Our teams are trained in comprehensive landscape maintenance protocols, from policing a property to removing all debris and hazards.

LANDSCAPE MAINTENANCE

TURF MAINTENANCE

Weekly commercial lawn care services consist of mowing all grass areas, edging line trimming, blowing debris off hard surfaces, and spraying selective weed control.

LAWN MOWING

Lawn Mowing Services are performed by trained and experienced employees.

We cut the right amount at the right time, taking great care in providing our clients with a lawn that is well-manicured and evenly cut.

Mowing is performed with specified mower types and blades sharpened daily to provide a quality cut.

We rotate our mowing patterns to minimize scalping and rutting by mower wheels and to minimize soil compaction.

EDGING & TRIMMING

Turfgrass edges along hardscaping are edged vertically, ensuring your property is perfectly manicured.

We carefully trim around plant material, boulders, and other landscape elements.

All hard surfaces (driveways, sidewalks, and curb lines) will be blown clean of grass clippings.

BED MAINTENANCE

Our pruning programs are designed to maintain your plant's natural form and a neat, healthy appearance.

We remove weeds every time we are on-site.

We address insect pest and disease symptoms early before they become a problem.

FERTILIZATION, WEED & PEST CONTROL

Our Lawn and Ornamental Care starts from the ground up.

SOIL TESTING PROGRAM

Good soil grows good plants and grass, which is why we begin every new landscape contract with a soil analysis. This will tell us the ph of the soil, the amount of different nutrients needed, and whether or not those nutrients are at the proper ratios.

INTEGRATED PEST MANAGEMENT

To successfully manage pests, it is crucial to have a practical solution that is executed properly. The most favorable outcomes are achieved when the client and LMP clearly understand the program's objectives and work together to implement them. This partnership enables us to handle pest issues proactively by controlling infestations and quickly addressing conditions that may lead to further infestations.

LMP takes pride in its ability to customize IPM programs to each customer's specific needs. This involves providing clear and easy-to-understand findings and recommendations, training employees, and continually evaluating the program to make any necessary adjustments.

FERTILIZATION PROGRAM

The lawn program is designed to provide timely fertilizer and weed control applications to give you the healthiest lawn possible while keeping weeds in check.

INSECT & PEST CONTROL PROGRAM

Designed for a healthy, pest-free lawn and trees and shrubs, using premium products, advanced techniques, and well trained personnel.

FIRE ANT MANAGEMENT

Fire ants don't feed on landscape plants but infest landscapes that, cause painful stings to people and pets. Fire ants can be life-threatening to people who have allergic reactions to stings. LMP offers safe and effective treatments that will suppress fire ants.



IRRIGATION & WATER MANAGEMENT



The experience and education of our Irrigation Division are the cornerstones of our effective water management. Our team of Certified Irrigation Contractors, Technicians, and Horticulturists provides industry-leading consultation, design, installation, maintenance, and repair services to ensure your irrigation system performs optimally. We use industry-leading irrigation equipment and adhere to best practices at all times.



MONTHLY IRRIGATION AUDITS

We inspect each zone of your irrigation system – every pipe, every nozzle, and head—ensuring the coverage is correct, heads are clean, and repairs are made as needed. Results are continuously tracked, analyzed, and provided for complete transparency and peace of mind.

IRRIGATION SYSTEM MAPPING & ASSESSMENTS

We begin each maintenance contract by thoroughly mapping the entire system to understand what valve works in which zone. The only way to maintain an irrigation system is by knowing it inside and out.

IRRIGATION DESIGN & INSTALLATION

As a licensed irrigation contractor, LMP incorporates the latest technology and equipment into our system designs, and there are no corners regarding irrigation system installation.

We maintain and install irrigation systems for all commercial applications. We design efficient irrigation systems utilizing the latest drip line, micro, spray, rotor, and bubbler irrigation technology.

We do not compromise our integrity. We only use top-quality products and components that guarantee functionality, durability, and longevity. The installation services will be done using cutting-edge techniques that guarantee outstanding performance. ***Quotes and Designs Available Upon Request***



RETROFITS

If your irrigation system is aging but is outside your budget for a complete replacement, we can upgrade existing components to improve performance. This allows you to maintain the efficiency of your system without the expense of an entirely new irrigation system.

EROSION CONTROL

Our goal is to minimize run-off and sediment, protect the integrity of the soil, mitigate risk, educate our clients, and deliver fast and reliable service.

Erosion problems associated with construction activities can scale from water pollution, flooding, stream channel damage, decreased groundwater storage, slope failures, damage to downstream lands and properties, and the time and costs associated with addressing these issues. These impacts can be successfully minimized by implementing erosion control measures on construction sites. These Best Management Practices (BMPs) prevent soil movement and soil loss, enhance project aesthetics, reduce complaints and fines, and eliminate appreciable damage to off-site receiving channels, properties, natural resources, and surface water bodies.

RAPID RESPONSE WATER MANAGEMENT TEAM

Our specialized team of certified irrigation professionals responds rapidly to mainline breaks, hot spots, and other water-related emergencies.

ARBOR CARE

LMP offers a complete line of arboriculture services to our commercial customers. Our team is trained and certified, and all operations are conducted with exceptional attention to all surroundings. We utilize the industry's best safety practices and are licensed and insured.

TREE HEALTH

- Tree Assessment
- Structural Restoration
- Tree Trimming & Pruning
- Fertilization
- Injections
- Aeration
- Disease & Diagnosis
- Cabling & Bracing
- Preservation

EMERGENCY SERVICE

- Hazardous Tree Removal
- 24-7 Emergency Tree Service
- Storm Damage Services

TREE MAINTENANCE

- Plant & Tree Installations
- Palm Tree Services
- Stump Grinding
- De-Mossing
- Debris Removal
- Chipping
- Forestry Mulching
- Root Pruning & Air Spading
- Tree & Palm Removal



Leon Jennings

ISA® Certified Arborist - FL-5259A...since 2005

ISA® Tree Risk Assessment Qualified...since 2007

FLORICULTURE SERVICES

Our floriculture services include design, installation, maintenance, and insect and disease control. Whether planted in garden beds or arranged in flowerpots, seasonal color can provide that extra something to enhance your landscape. Our design experts will work with you to design the right color program for your common areas.



MAINTAINING TRAILS & NATURAL AREAS

Designated natural and preserved areas should be primarily for wildlife use and managed and maintained with that purpose in mind.

Buffers generally do not need to be “cleaned” up. Instead, buffers should be maintained naturally because they are essential for protecting interior habitats. Buffers are commonly pine-flatwood habitats that provide an upland component to the adjacent wetland ecosystem. Leaving the buffer in its natural state encourages the decomposition cycle, an essential biological process that creates microhabitats, food sources, nesting areas, and denning areas, returning nutrients to the soil.

Sustainable maintenance protects and enhances natural resources. While natural habitats often survive independently, expert intervention can help them flourish. Our team includes ISA Certified Arborists, Horticulturists, and other professionals who offer quality natural areas management services.



ADDITIONAL LANDSCAPE MANAGEMENT SERVICES

Our landscape enhancement services are perfect for those looking to make strategic improvements to enrich the appearance and sustainability of their current landscaping. . Our experienced, in-house quality manager will assess your property in-depth to create a comprehensive and wholly customized landscaping enhancement plan.

DESIGN

Whether it's a turf conversion, a new installation, or a complete landscape renovation, our experienced, award winning landscape designers will identify opportunities to optimize the value and perception of your property and implement those improvements. *Consultations and designs are provided to our clients at no charge.*

TURF AERATION

The soil under a lawn becomes harder and harder as the years pass. It is rained on, walked on, played on, and mowed regularly. Compaction tightens and restricts the passageways in your soil, preventing the roots of your grass from getting the nutrients it needs. The aeration process is a great way to improve the effectiveness of irrigation, reduce soil compaction and encourage healthy root development.

Reduced Water Runoff and Puddling
Aids in Thatch Management

Benefits pH Modification
Prepares Grass for Dormancy

MULCH REPLACEMENT

Mulch is sometimes viewed as an aesthetic element, and a layer of mulch can indeed make your landscape beds look sharp. However, beauty is just a bonus. The benefits of mulch run much more profound than appearance.

Adding a 2- to 3-inch layer of mulch is optional but adds a decorative "finished" look as it reduces weeds and conserves soil moisture for better growth.

As a part of the mulch process, all bed lines shall be trenched and beveled at a depth of 3" along bed areas bordered by sidewalks, curbs, and seasonal color bed areas to prevent mulch from washing out.

SOD INSTALLATION

Whether you need Bermuda grass, Bahia, Empire Zoysia, or one of eleven types of St. Augustine grass.

LANDSCAPE CONSTRUCTION SERVICES

Site Development & Land Clearing
Site Prep & Grading

Landscape Installation
Irrigation Installation

Bed Delineation & Amend Soil
Drainage & Erosion Control

Confidence from Integrity

Our estimating team works closely with each client from the project's inception to the finishing touches. Our pre-construction services include sourcing materials, accurately estimating costs, and providing value options.

Pre-Construction Services

Our experienced operational team members provide estimates, budgets, coordination, and value engineering opportunities that make your team more efficient without compromising the quality of the project.

Seamless Project Management & Quality Assurance

Our back office operates with the same dedication to quality and efficiency as our field operations.

Job Site Maintenance

A clean, clear construction site so health, safety, and productivity are never impaired.

Phased Planning

More extensive development projects may require a phased installation approach. We start with a master plan, which allows the project to be phased in correctly and efficiently.

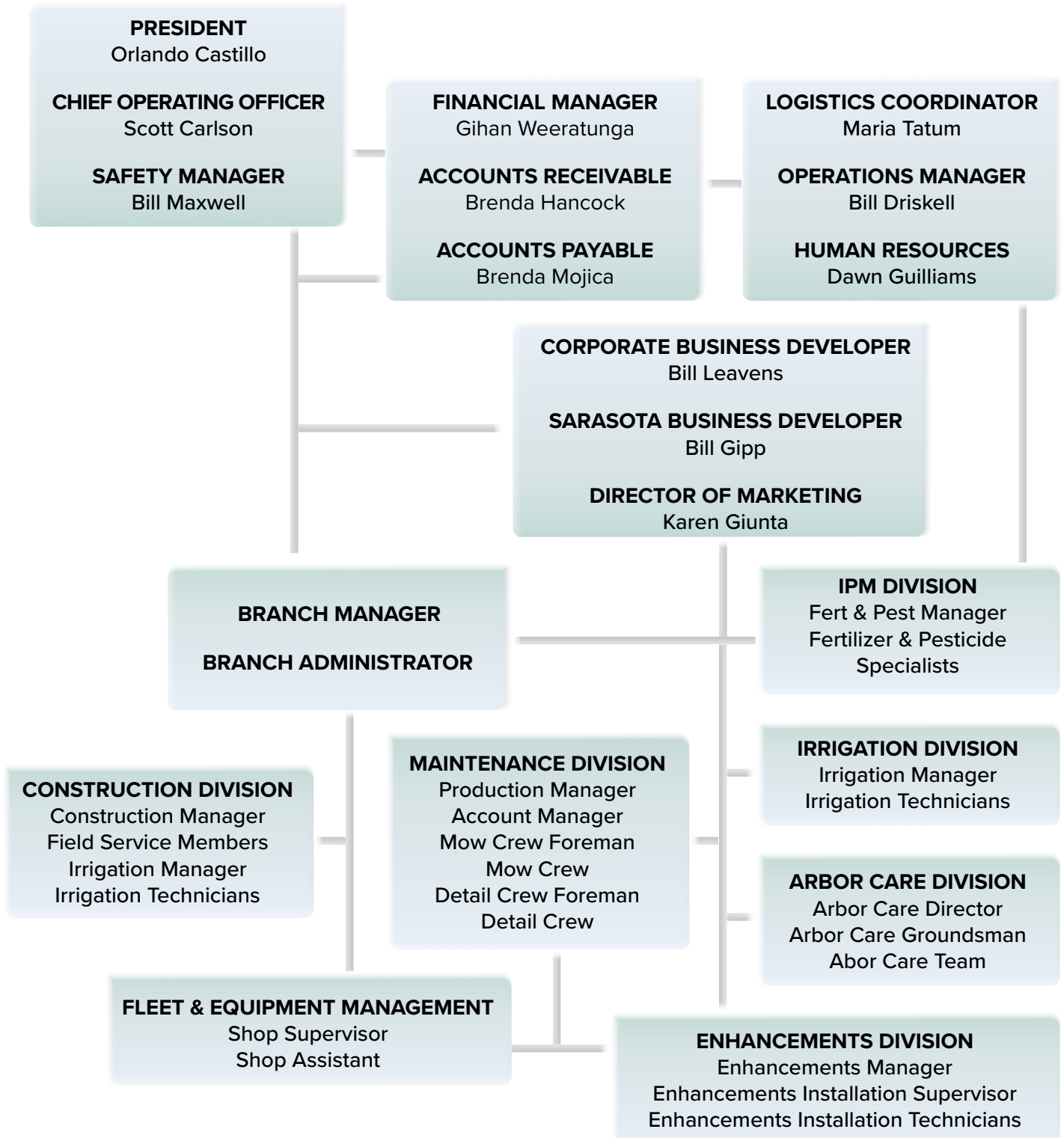
SECTION 3 | MEET YOUR PARTNERS

LMP ACCOUNT MANAGEMENT

ALIGNING PEOPLE

ALIGNING INFORMATION

ALIGNING ACTIONS



BRANCH MANAGEMENT

The are the backbone of our branches, ensuring efficiency, and quality, driving our commitment to excellence, and delivering outstanding results every step of the way.



SARASOTA BRANCH MANAGER CHRISTOPHER BERRY

Green Industry – 17 years | Team LMP – 5 years
UF-IFAS GI-BMP

Chris brings 17+ years of landscape management experience to the Sarasota branch. Chris' exceptional leadership and unwavering commitment to customer service have been instrumental in the successful growth of our Sarasota branch. He leads with a client-first approach, a passion for the horticulture industry and team building, and a balanced knowledge of production operations and clients. He sets high expectations and, with that, is dedicated to overseeing the development of his team.



TAMPA BRANCH MANAGER GARTH RINARD, CPCO

Green Industry – 34 years | Team LMP – 9 years
FDACS Certified Pest Control Operator
UF-IFAS GI-BMP

Aside from over 37 years of experience, Garth's hard work ethic and positive outlook inspire all who work with him. His love for horticulture and the natural world is matched only by his enjoyment of working with people to form long-lasting relationships and collaborations. Garth provides service leadership and support to our clients and his team, ensuring we understand and deliver on their needs and priorities and provide exceptional outdoor environments for our clients.



WESLEY CHAPEL BRANCH MANAGER BILL CONRAD

Green Industry – 35 years | Team LMP – 2 years
UF-IFAS GI-BMP

As an account manager, Bill quickly translated his plant expertise to projects, using proven horticulture practices to find solutions. His loyal client base loved his friendliness, competence, responsiveness, and insistence on high-quality work. Bill leads our Wesley Chapel team in planning, executing, and monitoring landscape management services. Everyone who works with him is inspired by his strong work ethic and positive attitude. He leads by example, always willing to step in and help wherever needed while focusing on quality.

OUR LEADERSHIP PROMISE

We want to make sure you get everything you need from day one.
So, we build a team around you that's committed to managing your grounds.
And if you encounter any problems, we'll always go the extra mile to get it right.

DEDICATION AT WORK FOR YOU

Clear Value. Consistent Results. Quality Customer Care.

HIGH-PERFORMANCE CREW MEMBERS

At LMP, Team building is an ongoing process. We regularly evaluate individual and team performance and encourage each other to set and achieve personal and professional goals building upon a cohesive and supportive team environment. The result is a strong work ethic among all teams that focuses on results and shared recognition of team successes.



“We have created an environment where team members can achieve more than they believed possible. Dedication, team spirit, and accomplishments are seen every day at LMP, and so are the opportunities that accompany those traits.”

– Scott Carlson, COO





AN EDUCATED APPROACH

The LMP team consists of arborists, horticulturalists, and landscape professionals who are genuine experts in tree care and landscaping services. We create a harmonious balance of trees, plants, shrubs, and flowers and are sensitive to the environment. When you choose to work with LMP, you can count on designs grounded in science and abundant in artistic beauty. Our education, certifications, accreditations, and passion for the environment create long-term success in the landscape.

Certified Horticulture Professional

Paula Means BS Horticultural Production & Design
Florida Southern College

UF | IFAS GI-BMP Trainer

Bill Maxwell GV916046

Landscape Design

Paula Means Professional Career Institute

UF | IFAS GI-BMP Certified 75+ employees

International Society of Arboriculture (ISA)

Certified Arborist & Tree Risk Assessment Qualification (TRAQ)

Leon Jennings FL-5259A

Irrigation Association Certified Irrigation Contractor

Sam Martel LSS-009912

Florida Department of Agriculture & Consumer Services

Landscape Maintenance Professionals, Inc. | JB136721

Certified Pest Control Operator

Scott Richardson	JF327415
Garth Rinard	JF159948
Alex Figueroa	JF287006

Limited Commercial Fertilizer Certification

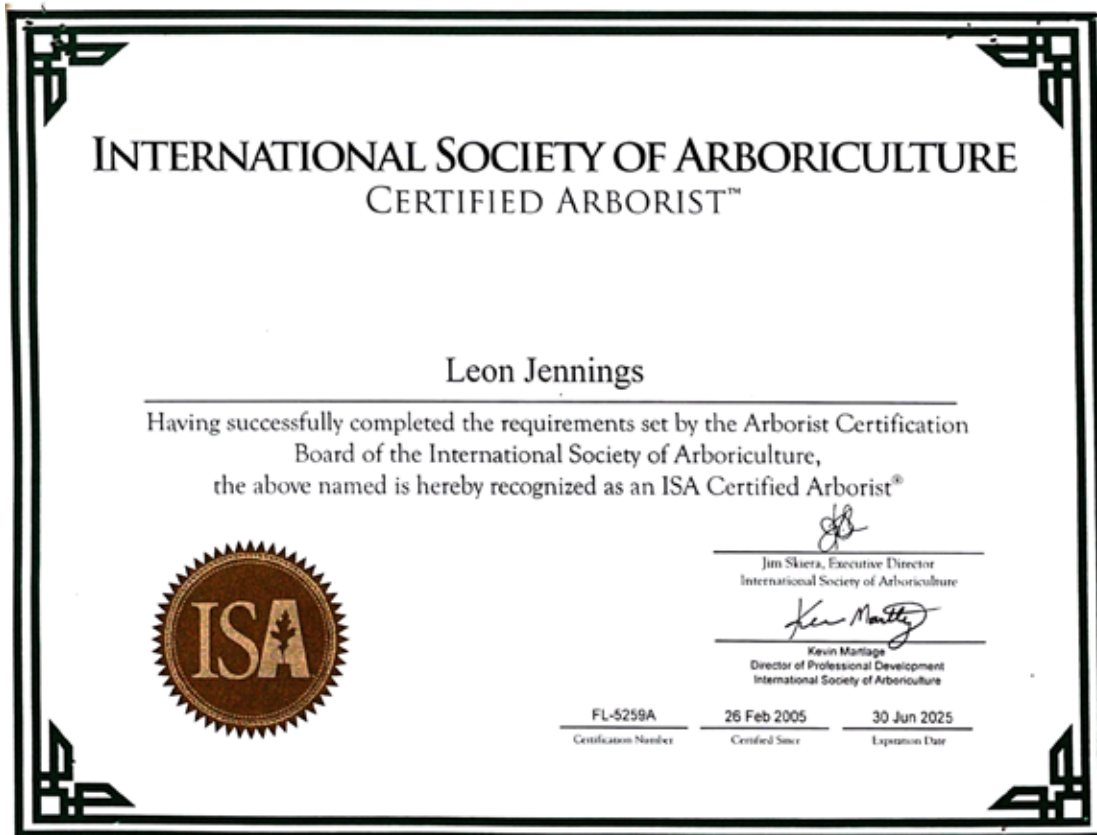
Nelson Calderon	LF233541	David Mason	LF279730
Alex Figueroa	LF242457	Scott Richardson	LF263836
Stephen Fletcher	LF219686	Jose Rios	LF284218
Carlos Gomez	LF225682	Bonifacio Villegas	LF219742

Pesticide Applicator Certification


Ramon Barbosa	JE327033	Paula Means	JE287366
Joseph Bond	JE207834	Andres Melo	JE266670
Ricardo Burgos-Sepulveda	JE252127	Angel Miron	JE284078
Nelson Calderon	JE186565	Gabriel Miron Torres	JE201115
Candido Gaspar Juan	JE272937	Edgardo Navarro	JE201115
Michael Davidson	JE116766	Hector Ortiz	JE280379
Luis Ernesto Diaz	JE266583	Esteban Portillo-Castro	JE307203
Alex Figueroa	JE243326	Ledarin Ragins	JE205518
Stephen Fletcher	JE199332	Sotero Ramos	JE277849
Carlos Picazo Gomez	JE201112	Scott Richardson	JE254469
Nayeli Gomez Diaz	JE325314	Garth Rinard	JE29820
Alejandro Juarez	JE252128	Jose Rios	JE283843
Rigaud Lafortune	JE262585	Rueben Rivero Hernandez	JE280376
Felix Carlos Laporte	JE237375	Sergio Rojas	JE257142
Robert Law	JE136722	Jose Ruiz	JE230001
William Leavens	JE138769	Nicholas Sanborn	JE170039
Auner Lopez	JE243116	Roman Santa Maria	JE312806
Andres Lopez Juan	JE257877	Luis Santana	JE280377
David Mason	JE174601	Steven Small	JE170038
William Maxwell	JE309033	Lorenzo Vargas	JE206681
		Bonifacio Villegas	JE204496







**PASCO COUNTY
BUILDING CONSTRUCTION SERVICES DEPARTMENT
CONTRACTOR LICENSING**



C.C. # LSS-009912
 Name: SAMUEL MARTEL
 Contractor Type: PC Irrigation
 Business Name: LANDSCAPE MAINTENANCE PROFESSIONALS INC

UNDER SECTION 18 PASCO COUNTY CODE CHAPTER 18, ARTICLE 4, HAS
 MET THE PROVISIONS FOR A CERTIFICATE OF COMPETENCY
 EXPIRING 09/30/2024

07/05/2023
 DATE



UF IFAS BEST MANAGEMENT PRACTICES INSTRUCTOR



GV916046-2
 Certificate #
 GV916046
 Trainee ID #

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

The undersigned hereby acknowledges that

William Earl Maxwell

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.





Issuer

G. Ricketts

Instructor

3/11/2021

Date of Class



DEF Program Administrator

Not valid without seal

A WATER-WISE IRRIGATION TEAM

Landscape Maintenance Professionals, Inc. is a licensed and insured certified irrigation system contractor that employs numerous certified irrigation technicians. The LMP Irrigation team is dedicated to providing the highest quality and the highest standard of customer satisfaction. We are fully vetted and ready to provide the best commercial irrigation project solution.

Our goal at LMP is to provide each customer with the proper volume of sprinkler head coverage to move water around their lawn efficiently.



Dover Irrigation Manager: Sergio Uresti

Pasco Irrigation Manager: Kevin Pajala

Sarasota Irrigation Manager: Jonathan Lopez

Certified Irrigation Contractor: Sam Martel



Irrigation Design



Irrigation Installation



Hunter Core Product Specialist



Hunter Advanced Product Specialist



I-Core DUAL Decoder Specialist



ACC & Two-Wire Specialist



X2™ Specialist



Centralus Irrigation Management

EZ Decoder System Specialist

Hydrawise Specialist

LANDSCAPE MAINTENANCE FLEET

A successful landscape maintenance engagement is driven by the performance of services by qualified and experienced individuals and their access to well-maintained equipment and vehicles. LMP has three full-time mechanics, supported by mechanic assistants, who oversee the vehicles in its fleet and minor engine repairs. LMP has over ninety vehicles in its fleet and more than four hundred pieces of equipment that it utilizes to perform professional services, including:

Make	Model	Year		Totals
Chevy	4500 LCF Gas 176" Wheelbase Crew Cab w/ 14ft Landscape Dump bed	2021	[2]	2
GMC	Canyon	2022	[1]	1
Chevy	Colorado	2022	[3]	21
		2021	[3]	
		2020	[4]	
		2019	[3]	
Ford	F-150	2013	[3]	12
		2011	[5]	
		2010	[4]	
Ford	F-250	2022	[2]	20
		2020	[1]	
		2017	[1]	
		2016	[1]	
		2015	[2]	
		2014	[1]	
Ford	F-250XL 4x2 Reg Cab 8' bed SRW	2022	[1]	1
Ford	F-350	2002	[1]	2
Ford	F-450	2011	[1]	1
Freightliner	M2-106	2020	[1]	1
Isuzu	NPR Crew Cab	2016	[2]	5
Isuzu	NPR HD	2020	[1]	1
Isuzu	NPR HD Crew Cab	2021	[1]	1
Isuzu	NPR w/ Dump Body	2022	[1]	1
Isuzu	NPR with 14' Landscape dovetail body	2022	[1]	1
Isuzu	NPR with 14' Landscape dump body	2022	[3]	3
Isuzu	NQR	2018	[2]	2
Isuzu	NQR w/ Dump Body	2020	[2]	3
		2018	[1]	
Nissan	NV200	2018	[1]	5
		2015	[2]	
Ford	Ranger	2011	[1]	2
GMC	Sierra 1500	2008	[1]	1
Chevy	Silverado 1500	2013	[2]	3
Chevy	Silverado 2500HD	2022	[1]	1
Isuzu	Spray	2005	[1]	1
Ford	Transit Connect XL Cargo Van LWB	2022	[3]	3
Dodge	RAM ProMaster City Base Cargo Van	2022	[2]	2
Chevy	Colorado WT 4x2 Crew Cab 5' bed , V6 engine	2022	[3]	3
Ford	F-250 XL 4x2 SD Crew Cab 8 ft. box 176 in. WB SRW	2022	[1]	1
Ford	Transit Connect XL Cargo Van LWB	2022	[3]	3
Chevy	2022 ISUZU NPR HD CREW CAB - Landscape Dovetail body	2021	[1]	1
International	4200 SBA 4x2 (Bucket Truck)	2007	[1]	1
Chevy	Colorado WT 4x2 Crew Cab 5' bed	2022	[1]	1

LANDSCAPE MAINTENANCE EQUIPMENT

At Landscape Maintenance Professionals, we have the tools necessary to take care of your lawn properly. All of our equipment is state of the art and regularly maintained and cleaned to ensure you're getting the best service available for your commercial property.



Manufacturer	Description	In Rotation
Stihl	28.4 CC Edger	2
Stihl	28.4 CC Straight Shaft Trimmer	3
Stihl	Blower	105
Husqvarna	Blower	13
Billy Goat	Blower	4
Bread Cyclone	KB4 Pull Behind Blower	1
Bobcat	S570 T4 Bobcat	1
Echo	Chainsaw	1
Stihl	Chainsaw	10
Stihl	Edger	82
Husqvarna	Edger	13
Echo	Edger	2
John Deere	Gator	7
Stihl	Hedge Trimmer	36
Husqvarna	54" Stand On Mower	1
Husqvarna	Husqvarna 60" ZTR	1
Husqvarna	Husqvarna 72" ZTR	3
Toro	Lake Shore Trimmer	1
Stihl	Long Trimmer	3
Toro	48" Recycle Kit Mower	2
Toro	48" Walk-Behind Mower	2
Toro	60" Recycle Kit Mower	16
Toro	72" ZTR Turbo Force Mower	2
ExMark	Push Mower	1
ExMark	Riding Mower 60"	5
ExMark	Riding Mower 72"	8
ExMark	Walk-Behind Mower	10

Manufacturer	Description	In Rotation
ExMark	Zero Turn Mower	5
Toro	Two Wheel Sulky	10
Stihl	Pole Pruner	11
Stihl	Pole Saw	6
Gravely	Pro Stance	3
Little Wonder	Push Blower	2
Bravo 25	Push Mower	2
ExMark	Push Mower	2
Husqvarna	Push Mower	1
Mc Lane	Reel Mower	1
Stihl	Saw	6
Husqvarna	Saw	1
Stihl	Shear	7
Stihl	Short Trimmer	6
Husqvarna	Short Trimmer	2
ExMark	Sprayer	6
ExMark	Stand-on	8
Stihl	String Trimmer	94
ExMark	Turf Tracer	6
Pace	Push Mowers	2
Echo	Water Pumps	2
Echo	Weed Eater	4
Stihl	Whip	28
ExMark	Zero Turn Mower	9
Husqvarna	Zero Turn Mower	18
John Deere	Zero Turn Mower	1



INSURANCE, LICENSING & REGULATORY COMPLIANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/02/2023

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 Stahl & Associates Insurance, Inc. 110 Carillon Parkway St. Petersburg FL 33716		CONTACT NAME: Chayla Deitz, CISR, CIC PHONE (A/C, No, Ext): (727) 391-9791 FAX (A/C, No): (727) 393-5623 E-MAIL ADDRESS: certificatesstpete@stahlinsurance.com																						
INSURED Landscape Maintenance Professionals Inc DBA: LMP P O Box 267 Seffner FL 33583-0267		<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:</td> <td>FCCI Insurance Group</td> <td>10178</td> </tr> <tr> <td>INSURER B:</td> <td>Monroe Guaranty Ins Co</td> <td>32506</td> </tr> <tr> <td>INSURER C:</td> <td>Endurance American Specialty</td> <td>41718</td> </tr> <tr> <td>INSURER D:</td> <td>FCCI Insurance Company</td> <td>10178</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:	FCCI Insurance Group	10178	INSURER B:	Monroe Guaranty Ins Co	32506	INSURER C:	Endurance American Specialty	41718	INSURER D:	FCCI Insurance Company	10178	INSURER E:			INSURER F:		
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INSURER F:																								

COVERAGES**CERTIFICATE NUMBER:** 2023 Master Liability**REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> \$1,000 PD Deductible GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			GL10007876801	08/01/2023	08/01/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			CA10007877101	08/01/2023	08/01/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ UM / UIM \$ 20,000 / 20,000
	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ N/A			EXT30042351200	08/01/2023	08/01/2024	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WC010007877201	08/01/2023	08/01/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> 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
D	Leased or Rented Equipment			CM10007876901	08/01/2023	08/01/2024	Limit \$75,000 Deductible \$2,500

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

CERTIFICATE HOLDER**CANCELLATION**

FOR INFORMATION 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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<p>Form W-9 (Rev. October 2018) Department of the Treasury Internal Revenue Service</p>	<p>Request for Taxpayer Identification Number and Certification</p> <p>► Go to www.irs.gov/FormW9 for instructions and the latest information.</p>	<p>Give Form to the requester. Do not send to the IRS.</p>
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<p>Print or type. See Specific Instructions on page 3.</p>	<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Landscape Maintenance Professionals, Inc.</p> <p>2 Business name/disregarded entity name, if different from above</p> <p>3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <u>one</u> of the following seven boxes.</p> <p> <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input checked="" type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate </p> <p> <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ </p> <p>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</p> <p><input type="checkbox"/> Other (see instructions) ► _____</p> <p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p><small>(Applies to accounts maintained outside the U.S.)</small></p> <p>5 Address (number, street, and apt. or suite no.) See instructions. PO BOX 267</p> <p>6 City, state, and ZIP code Seffner, FL 33583</p> <p>7 List account number(s) here (optional)</p> <p>Requester's name and address (optional)</p>
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<p>Part I Taxpayer Identification Number (TIN)</p> <p>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 <i>How to get a TIN</i>, later.</p> <p>Note: If the account is in more than one name, see the instructions for line 1. Also see <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.</p>	<p>Social security number</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; height: 20px;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> </table> <p>or</p> <p>Employer identification number</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; height: 20px; text-align: center;">5</td> <td style="width: 10%; text-align: center;">9</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: center;">-</td> <td style="width: 10%; text-align: center;">3</td> <td style="width: 10%; text-align: center;">6</td> <td style="width: 10%; text-align: center;">1</td> <td style="width: 10%; text-align: center;">3</td> <td style="width: 10%; text-align: center;">6</td> <td style="width: 10%; text-align: center;">6</td> <td style="width: 10%; text-align: center;">5</td> </tr> </table>											5	9		-	3	6	1	3	6	6	5
5	9		-	3	6	1	3	6	6	5												

<p>Part II Certification</p>	<p>Under penalties of perjury, I certify that:</p> <ol style="list-style-type: none"> 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. <p>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.</p>
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<p>Sign Here</p>	<p>Signature of U.S. person ► </p>	<p>Date ► <u>1-3-23</u></p>
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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.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.


If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

2022 - 2023 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT		EXPIRES SEPTEMBER 30, 2023		<small>ACCOUNT NO.</small> 241489 <small>RENEWAL</small>	
<small>OCC. CODE</small> 330.000010 NURSERY/PLANT				<small>Receipt Fee</small> 30.00 <small>Hazardous Waste Surcharge</small> 40.00 <small>Law Library Fee</small> 0.00	
BUSINESS LMP INC TREE & SHRUB 13050 US 92 E DOVER, FL 33527		2022 - 2023			
NAME LMP INC TREE & SHRUB MAILING PO BOX 267 ADDRESS SEFFNER, FL 33583				Paid 21-0-596865 09/13/2022 70.00	
BUSINESS TAX RECEIPT <small>HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON</small>		NANCY C MILLAN, TAX COLLECTOR 813-635-5200 THIS BECOMES A TAX RECEIPT WHEN VALIDATED.			

2022 - 2023 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT		EXPIRES SEPTEMBER 30, 2023		<small>ACCOUNT NO.</small> 25734 <small>RENEWAL</small>	
<small>OCC. CODE</small> 280.030001 LAWN MOWING/LANDSCAPING SERVICE MORE THAN 3 EMPLO		<small>Employees</small>		<small>Receipt Fee</small> 150.00 <small>Hazardous Waste Surcharge</small> 40.00 <small>Law Library Fee</small> 0.00	
BUSINESS LANDSCAPE MAINTENANCE PROFESSIONALS INC 13050 E 92 HWY DOVER, FL 33527		2022 - 2023			
NAME LANDSCAPE MAINTENANCE PROFESSIONALS INC MAILING PO BOX 267 ADDRESS SEFFNER, FL 33583				Paid 21-0-601508 09/15/2022 190.00	
BUSINESS TAX RECEIPT <small>HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON</small>		NANCY C MILLAN, TAX COLLECTOR 813-635-5200 THIS BECOMES A TAX RECEIPT WHEN VALIDATED.			

2022 - 2023 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT		EXPIRES SEPTEMBER 30, 2023		<small>ACCOUNT NO.</small> 216156 <small>RENEWAL</small>	
<small>OCC. CODE</small> 330.001009 RETAIL STORE WITHOUT HAZARDOUS WASTE SURCHARGE				<small>Receipt Fee</small> 30.00 <small>Hazardous Waste Surcharge</small> 0.00 <small>Law Library Fee</small> 0.00	
BUSINESS LANDSCAPE MAINTENANCE PROFESSIONALS INC 13050 E HWY 92 DOVER, FL 33527		2022 - 2023			
NAME LANDSCAPE MAINTENANCE PROFESSIONALS INC MAILING PO BOX 267 ADDRESS SEFFNER, FL 33583				Paid 21-0-601508 09/15/2022 30.00	
BUSINESS TAX RECEIPT <small>HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON</small>		NANCY C MILLAN, TAX COLLECTOR 813-635-5200 THIS BECOMES A TAX RECEIPT WHEN VALIDATED.			

PASCO COUNTY BUSINESS TAX RECEIPT <small>Issued pursuant and subject to Florida Statutes and Pasco County Ordinances. Issuance does not certify compliance with zoning or other laws. This receipt must be posted conspicuously in place of business.</small>		2023 Expires September 30th							
ACCOUNT #:: 89302 SIC CODE: 0781.01	MIKE FASANO TAX COLLECTOR PASCO COUNTY FLORIDA		<small>TYPE OF BUSINESS</small> LANDSCAPING SERVICE <small>STATE LICENSE # for COUNTY COMP CARD #</small>						
LANDSCAPE MAINTENANCE PROFESSIONALS INC PO BOX 267 SEFFNER, FL 33583-0267	<small>OWNER/QUALIFYING AGENT</small> CASTILLO ORLANDO JR, CARLSON SC <small>LOCATION ADDRESS:</small> 28324 WESLEY CHAPEL BLVD LUTZ, FL 33559-7208								
		MOBILE BUSINESS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>RECEIPT</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>09/22/2022</td> <td>22-0-137794</td> <td>113.75</td> </tr> </tbody> </table>	DATE	RECEIPT	AMOUNT	09/22/2022	22-0-137794	113.75	
DATE	RECEIPT	AMOUNT							
09/22/2022	22-0-137794	113.75							



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

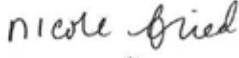
Registration No.: **AD1294**
 Issue Date: October 19, 2022
 Expiration Date: November 4, 2023

License as Dealer in Agriculture Products


Section 604.15-604.30, Florida Statutes

**POST CERTIFICATE
CONSPICUOUSLY**

LANDSCAPE MAINTENANCE PROFESSIONALS, INC.
 13050 E US HIGHWAY 92
 DOVER, FL 33527-4106



NICOLE "NIKKI" FRIED
 COMMISSIONER OF AGRICULTURE



WILTON SIMPSON
COMMISSIONER

Florida Department of Agriculture and Consumer Services

CERTIFICATE OF NURSERY REGISTRATION

Section 581.131, F.S. and Rule 5B-2.002, F.A.C
 1911 S.W. 34th St. P.O. Box 147100, Gainesville, FL 32614-7100 (352) 395-4700

B115495

ISSUED TO:

LMP INC. TREE AND SHRUB
CASTILLO, ORLANDO
PO BOX 267
SEFFNER, FL 33583-0267

THIS CERTIFICATE EXPIRES: 01/21/2024

REGISTRATION NO.: 48009485

FEE PAID: \$100.00


DATE ISSUED: 01/13/2023

THIS IS TO CERTIFY that the nursery stock on the premises of the nursery shown hereon has been inspected for plant pests and meets at least the minimum requirements of Section 581.131, Florida Statutes.

THIS CERTIFICATE OF REGISTRATION MUST BE DISPLAYED or in the immediate possession of any person engaged in the sale or distribution of nursery stock.

FDACS-08002 Revised 05/05

WILTON SIMPSON
 Commissioner of Agriculture



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4005

REG-0023075

2022-2023 BUSINESS REGISTRATION

THIS REGISTRATION MUST BE IN YOUR POSSESSION WHEN WORKING IN CLEARWATER.

<p><small>Owner Name/Address</small> LANDSCAPE MAINTENANCE PROFESSIONALS INC P O BOX 267 SEFFNER, FL 33583</p>	<p><small>Business Name</small> LANDSCAPE MAINTENANCE PROFESSIONALS INC REGISTRATION</p>
--	---

<small>Category</small>	<small>Quantity</small>
038320 Contractor: Landscaping/tree surgery	
038330 Contractor: Lawn, yard and garden care	REGISTRATION / HILLSBOROUGH CO / DACS #68795-5

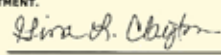
CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS

LICENSE	PERIOD BEGINNING	PERIOD ENDING	PRINT DATE	
2022-2023	October 1, 2022	September 30, 2023	October 12, 2022	
	<small>PER TYPE</small>	<small>CHECK NO.</small>	<small>RECEIPT</small>	<small>FILE</small> <small>RECEIVED</small>
Registration Fee	20715	669560	28.00	28.00
TOTAL RECEIVED			28.00	

THE ISSUANCE OF A LOCAL BUSINESS TAX RECEIPT DOES NOT PERMIT THE HOLDER TO VIOLATE ANY ZONING LAWS OF THE CITY OF CLEARWATER NOR DOES IT EXEMPT THE HOLDER FROM ANY OTHER LICENSE, PERMIT OR IMPOSED TRAFFIC IMPACT FEES.

ANY CHANGE IN THE BUSINESS LOCATION, NAME, OR OWNERSHIP MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

NON-REFUNDABLE


LISA D. CLAYTON, DIRECTOR
CLEARWATER

State of Florida

Department of State

I certify from the records of this office that LANDSCAPE MAINTENANCE PROFESSIONALS, INC. is a corporation organized under the laws of the State of Florida, filed on December 16, 1999.

The document number of this corporation is P99000109381.

I further certify that said corporation has paid all fees due this office through December 31, 2021, that its most recent annual report/uniform business report was filed on May 20, 2021, and that its status is active.

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

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-third day of June, 2021




Secretary of State

Tracking Number: 3092353492CU

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

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




29-57-901419

STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

29-BID-6108309

Limited Use Water - LU Commercial

<p>Issued To: Landscape Maintenance Professionals (Castillo, Orlando) 13070 US 92 Highway Dover, FL 33527</p> <p>Mail To: Orlando Castillo (Landscape Maintenance Professionals, Inc) PO Box 267 Seffner, FL 33583</p> <p>Owner: Landscape Maintenance Professionals, Inc (Castillo, Orlando)</p>	<p>County: Hillsborough</p> <p>Amount Paid: \$140.00</p> <p>Date Paid: 09/09/2022</p> <p>Issue Date: 10/01/2022</p> <p>Permit Expires On: 09/30/2023</p> <p>Issued By: Department of Health in Hillsborough County P O Box 5135 Tampa, FL 33675 (813) 307-8059</p>
--	--



29-QH-941392

STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

29-BID-6106161

OSTDS - Operating - Industrial or Manufacturing

<p>Issued To: Landscape Maintenance Professionals, Inc. 13050 E US 92 Highway Dover, FL 33527</p> <p>Mail To: Landscape Maintenance Professionals, Inc. 13050 E US 92 Highway Dover, FL 33527</p> <p>Owner: Landscape Maintenance Professionals Inc. (,)</p>	<p>County: Hillsborough</p> <p>Amount Paid: \$150.00</p> <p>Date Paid: 09/09/2022</p> <p>Issue Date: 10/01/2022</p> <p>Permit Expires On: 09/30/2023</p> <p>Issued By: Department of Health in Hillsborough County P O Box 5135 Tampa, FL 33675 (813) 307-8059</p>
--	--

SECTION 4 | REFERENCES & PROJECT GALLERY

Triple Creek Community Development District

Management | Rizzetta & Company, Inc.

Telephone | (813) 699-9065

Contract Start Date | December 1, 2020

Contact | Alex Garces

Email | boardmember5@triplecreek.com

Contract Value | \$850,000.00



Belmont Community Development District

Management | GMS Management Services

Telephone | (404) 723-1245

Contract Start Date | October 1, 2020

Contact | Kristen Brooks, Chairman

Email | Boardmember5@belmontcdd.com

Contract Value | \$402,500.00



Panther Trace Community Development District

Management | Vesta Property Services

Telephone | (813) 671-8023

Contract Start Date | November 11, 2015

Contact | Monica Vitale, Facilities Director

Email | ptrecentermanager@verizon.net

Contract Value | \$158,664.00





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 | H1Manager@hicdd.org

Contract Value | \$250,000.00



Cory Lakes Community Development District

Management | Wrathell, Hunt & Associates

Telephone | (813) 924-4673

Contract Start Date | December 1, 2010

Contact | John Hall

Email | clcddfm@corylakescdd.net

Contract Value | \$343,900.00



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





Watergrass I Community Development District

Management | Inframark

Telephone | (813) 873-7300 Ext. 397

Contract Start Date | September 1, 2017

Contact | Gene Roberts

Email | gene.roberts@inframark.com

Contract Value | \$162,636.00



Watergrass II Community Development District

Management | Inframark

Telephone | (813) 991-1116 Ext. 1002

Contract Start Date | February 1, 2021

Contact | Andy Mendenhall

Email | andy.mendenhall@inframark.com

Contract Value | \$518,580.00



Estancia at Wiregrass Community Development District

Management | GMS

Telephone | (813) 344-3844

Contract Start Date | July 1, 2021

Contact | Pete Williams

Email | pete@pwillassoc.com

Contract Value | \$550,000.00





Hunter's Green Community Association

Self-Managed

Telephone | (813) 991-4818

Contract Start Date | March 1, 2022

Contact | Wally Switzer

Email | wswitzer@huntersgreen.com



Harrison Ranch Community Development District

Management | Rizzetta & Company, Inc.

Telephone | (813) 658-6048

Contract Start Date | November 18, 2019

Contact | Taylor Nielsen

Email | tnielsen@rizzetta.com

Contract Value | \$450,000.00



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 | \$360,000.00





Ventura Bay Homeowner's Association

Management | Leland Management
Telephone | (727) 498-1451
Contract Start Date | March 4, 2019

Contact | Angela Estillette

Email | aEstillette@lelandmanagement.com



Hawk's Point West Homeowner's Association

Management | Vesta Property Services
Telephone | (813) 645-1569
Contract Start Date | February 25, 2019

Contact | Donald Novak

Email | hpw.donnovak@yahoo.com



Willowbend Community Association

Management | Sentry Management
Telephone | (770) 380-0225
Contract Start Date | October 1, 2019

Contact | Scott Brundrett, President

Email | willowbendpresident@gmail.com





Urban Centre

Management | Franklin Street Real Estate

Telephone | (813) 839-7300

Contract Start Date | July 1, 2009

Contact | Amy Hewitt

Email | amy.hewitt@franklinst.com



Tampa Bay Park Corporate Center

Management | Highwood Properties

Telephone | (813) 876-7000

Contract Start Date | April 1, 2001

Contact | Mike Dean

Email | michael.dean@highwoods.com



Corporate Center at International Park

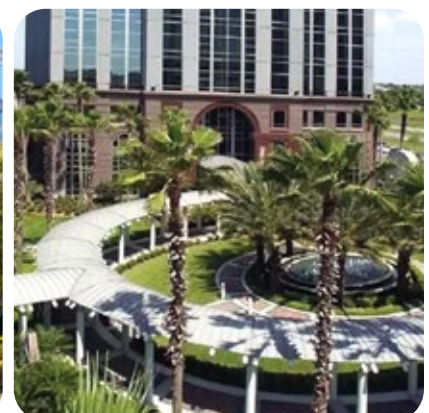
Management | Cousins Properties

Telephone | (813) 421-8702

Contract Start Date | March 15, 2013

Contact | Don Stupp

Email | dstupp@cousins.com





Highwoods Preserve

Management | Highwoods Properties
 Telephone | (317) 289-3616
 Contract Start Date | January 1, 1999

Contact | Diamond Asabi
 Email | diamond.asabi@cbre.com



Sarah Vande Berg Tennis & Wellness Center

Management | SVB
 Telephone | (610) 888-5599
 Contract Start Date | October 12, 2020

Contact | Pascal Collard
 Email | pascal.collard@svbtenniscenter.com



100 Carillon Parkway

Management | Commonwealth Commercial
 Telephone | (813) 536-7050
 com Contract Start Date | March 8, 2008

Contact | Jonathan Harris
 Email | jonathan.harris@commonwealthcommercial.com





Cypress Creek Town Center

Management Company | Sierra Properties
 Telephone | (813) 484-2288
 Contract Start Date | February 1, 2015

Contact | Brent Whitley
 Email | brentwhitley@sierra-properties.com



The Amalfi Clearwater

Management | Richman Properties Services
 Telephone | (727) 224-6050
 Contract Start Date | February 1, 2012

Contact | Brian Murphree
 Email | murphreeb@richmanmgt.com



**Thank you for allowing us to
showcase our landscape solutions
for your property.**

**We appreciate your time and consideration.
Please don't hesitate to reach out if you have any questions.**

**Scott Herman, Business Development & Estimator
Scott.Herman@LMPPRO.com | (813) 309-0163**



P.O. BOX 267 SEFFNER, FL 33583 – (813) 757-6500 – FAX (813) 757-6501 – SALES@LMPPRO.COM

LANDSCAPE MAINTENANCE SERVICE AGREEMENT

Landscape Maintenance Professionals, Inc. (“LMP, Inc.”) appreciates the opportunity to propose to you how we can help enhance the overall quality of your landscape. Our team is committed to integrating the specific landscape needs of your property with your service expectations taking into account your budget considerations.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client’s request by separate agreement.

This Agreement is by and between the following Parties:

“Contractor”

Landscape Maintenance Professionals, Inc.
P.O. Box 267
Seffner, FL 31583
Phone: (813) 757-6500
Fax: (813) 757-6501

“Customer”

Waterchase Community Development District
Brendan Crawford
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 34544
(813)-809-0912

Any and all notices, written correspondences shall go to the above listed addresses for “Contractor and “Customer.”

Description of **“Property”** covered by this Agreement:

Waterchase Community Development District: Racetrack Road Easement

LMP, Inc., hereafter referred to as “Contractor,” agrees to furnish all supervision, labor, materials, supplies and equipment to perform the work hereinbelow.

ACCORDING TO FLORIDA’S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A “NOTICE TO OWNER.” FLORIDA’S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

Landscape Maintenance Specifications

A. Turf Care

1. Mowing: Rotary lawn mowers will be used with sufficient horsepower to leave a neat, clean and uncluttered appearance at least 41 times per calendar year (Floritam) depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season, April through October, and every other week during the non-growing season or as needed November through March.
2. Trimming: Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by line trimmers. When line-trimming, a continuous cutting height will be maintained to prevent scalping.
3. Edging: All turf edges of walks and curbs shall be performed every mowing (41 times per year). A soft edge of all bed areas will be performed every other mowing (21 times per year). A power edger will be used for this purpose. A line-trimmer may be used only in areas not accessible to power edger.
4. Fertilization: St. Augustine turf areas shall be fertilized with a commercial grade fertilizer four (4) times per year. Timing of applications will be adjusted to meet horticultural conditions and supplemental applications of appropriate nutrients shall be applied as indicated by test results. All local governmental ordinances shall be strictly followed by Contractor.
5. Weed, Insect and Disease Control: LMP, Inc. employs an IPM (Integrated Pest Management) program, which calls for only legally approved chemicals to be used as needed for weed, insect and disease issues. Any infestations will be treated on an as needed basis throughout the year and the customer will be made aware of the actions taken as well as the chemicals used. Pre-Emergent herbicides will be used from November 1st to April 1st and Post-Emergent herbicides will be used from April 1st to October 30th due to soil and air temperatures. (LMP, Inc. will not be held responsible for the post emergent control of common grassy weeds like crabgrass due to the absence of legal and selective post emergent herbicides for this use.) Ant mounds will be treated as they appear with Advion ant bait to eliminate mounds. (Contract pricing does not include Bayer's Top Choice or Chipco Choice or similar products that are used for guaranteed year long ant control.)

B. Tree, Palm, Shrub and Groundcover Care

1. Pruning: All trees, palms, shrubs and ground cover shall be pruned as follows:
 - A) All trees (up to 12 feet) shall be pruned 1 time per year to keep them away from walls and rooftops and to also eliminate any overhanging branches or foliage which obstructs and or hinders pedestrian or motor traffic.
 - B) All palms (up to 15 feet) shall be pruned 1 time per year, removing dead fronds and spent seedpods. Loose boots will be removed and kept consistent in height.
 - C) All shrubs shall be pruned and shaped a maximum of 10 times per calendar year. This will help the individual plant retain its natural form and eliminate branches which are rubbing against any structures.
 - D) All Daylilies and Liriope shall be cut back in early Spring to remove all dead foliage, allowing for plants to be at optimum health during the growing season.
 - E) Selective pruning of shrubs shall occur 1 time per year to balance infiltrating light, and remove dead wood and to promote maximum health and growth.
 - F) The removal of diseased or injured branches and palms fronds will be performed as needed up to 12' on trees and 15' on palms. Any branches or fronds above these heights will be performed at an additional cost.
 - G) All sucker growth from trunks and base of trees shall be removed as needed during every visit to property.
 - H) Ground covers and vines will be maintained in a neat, uniform appearance.
2. Fertilization: Shrubs and ground covers will be fertilized four (4) times per year. Palms and hardwood trees will be fertilized two (2) times per year. Supplemental applications of appropriate nutrients shall be applied as indicated by soil samples if necessary.
3. Weeding: Weeds will be removed from all plant, tree and flower beds once a month during the non-growing season and twice a month during the growing season (10 times per year). Manual (hand pulling) and chemical (herbicides) will be used as control methods.

4. Insect and Disease Control: All landscape beds shall be monitored and treated with appropriate baits as needed throughout the year by our dedicated team. LMP, Inc. employs an IPM (Integrated Pest Management) program, which calls for chemicals to be used only as needed. Any infestations will be treated on an as needed basis and the customer will be made aware of the actions taken as well as the chemicals used. Plants will be monitored and issues addressed as necessary to effectively control insect infestation and disease as environmental, horticultural and weather conditions permit. (Our pricing does not include Bayer's Top Choice or Chipco Choice or similar products).

C. Miscellaneous

1. Clean-Up: During every visit to the property, all areas shall be policed. All non-turf areas will be cleaned with a backpack or street blower. All trash shall be picked up throughout the property before each mowing 41 times per year. Any cigarette butts shall be removed and disposed of during each visit. Trash shall be disposed of offsite. Construction debris or similar trash is not included as part of weekly clean-up.

2. Leaf Removal: Leaf accumulations in curblines and parking lots during the Fall months shall be removed and disposed of offsite. Any accumulation in shrub beds shall be blown out of the beds to prevent damage to plant material while providing a neat and clean appearance.

3. Irrigation Inspection: All irrigation zones shall be inspected once a month to insure proper operation. All zones will be turned on for a minimum of five minutes to check for any coverage issues or any broken irrigation components. Any issues that require adjustments or cleaning of the filters, heads, rotors, spray nozzles will be performed during the monthly inspection. Any issues that have been caused by contractor shall be repaired at no cost to the client. Management shall receive a monitoring report after monthly irrigation inspection. All repairs to system shall be done on a time and materials basis with the hourly labor rate being \$70.00 per hour (2 person crew). Contractor is not responsible for turf or plant loss due to water restrictions. Contractor shall identify any operational issues to said irrigation system within the first thirty (30) days of contract commencement for customer to be aware so that written authorization may be approved to bring system up to fully operational status.

CI. Additional Services

1. Mulching: Upon written authorization of the client, contractor shall mulch all planting beds with pine bark or shredded mulch at a price of \$70.00 per yard ensuring that all areas have a 2" depth after installation. As a part of the mulch process, all bed lines shall be trenched and beveled at a depth of 3" along bed areas that are bordered by sidewalks, curbs and seasonal color bed areas to prevent mulch from washing out. If the amount quoted is not sufficient to mulch the entire property an additional count will be submitted for completion at the same price per yard.

2. Annuals: Upon written authorization of the client, contractor will replace and install annuals 4 times per year and make nutritional requirements needed to insure a healthy plant. Deadheading declining flowers will be performed weekly. Annuals will be billed separately on a per plant cost. Contractor will provide annuals at a cost of \$2.90 per plant. Price includes soil replenishment but not replacement.

3. Tall Palm Trimming: Upon written authorization of the client, contractor will trim all palms identified as being above 15 feet in overall height that will require a lift or bucket truck. Said palms will be priced per type of palm and will be clearly outlined in a proposal to client.

4. Special Palm Treatment Program: Due to the value of Canary Island Date Palms, Sylvestris Palms, Phoenix Dactylifra, Phoenix Reclinata and Medjool Palms, a special palm fertilization and pest program is highly recommended. Identified palms will be fertilized with a 8-2-12 with 4% mg blend designed to address nutrient needs of palms 4 times per year. A bud drench of systemic insecticide and fungicide will also be applied as a preventative for bud rots and borer insects for palms up to 20'. In addition, palms that have been identified as susceptible to Lethal Yellowing or Texas Phoenix Palm Decline, including Canary Island Date Palms, Sylvestris Palms, Phoenix Dactylifra and Phoenix Reclinata will be injected with the antibiotic oxytetracycline (OTC) 4 times per year. While it is noted that there is no program that can guarantee the prevention of pest infestations, LMP uses the highest industry recommendations to manage the risk of the loss of these palms.

5. Hand Pruning / Structural Pruning: Upon written authorization of the client, deep hand pruning and/or structural pruning will be performed 1 time per year during the dormant months to prune old wood and prune behind multiple breaks to maintain proper proportion, promote interior growth. Removal of up to 50% of the height and foliage of plants can take place during this pruning which will allow for the plant material to grow fuller during the growing season.

E. Pricing Summary

	Price Per Month	Price Per Year
Base Maintenance Price	\$1,810.00	\$21,720.00

Additional Services	Estimated Qty.	Price Per Unit or Service
Mulch (Upon approval by client)	60 Yards	\$70.00 Per yard
Annuals (4" plants)	300	\$2.90 Per 4" Plant
Tall Palm Trimming (Palms over 15')	34	Starting at \$45.00 Per Palm
Special Palm Treatment Program	N/A	N/A
Hand Pruning / Structural Pruning	N/A	N/A

Contractor agrees to provide all of the above Base Maintenance Services for an annual fee of \$21,720.00, to be paid in monthly installments of \$1,810.00. Contractor will invoice Customer one week prior to the beginning of each month's service. Customer agrees to pay each invoice within 30 days of the date of the invoice. Additional Services are not included as part of this Agreement or the Base Maintenance Services. Proposals for Additional Services must be executed by an Authorized Representative and are subject to all the terms and conditions of this agreement, which are hereby incorporated into such proposals for Additional Services by reference.

F. Conditions

The goal of this Agreement is that upon completion of each visit to the Customer, the landscape appearance shall be maintained to the highest reasonable standard possible given the nature of the Property and its individual condition.

Term: This Agreement will be in effect for an initial term of 12 months (1 year) with an effective start date of _____ and will remain in effect on an annual basis until canceled by either party. To ensure that Customer's needs are being met, timely written notice of any deficiency or concern must be provided in order to give Contractor a reasonable opportunity to remedy the deficiency or concern prior to termination of this Agreement. While Contractor encourages Customer to communicate with on-site crews and its account manager, notice solely to them is insufficient. All notices under this paragraph must be provided in writing by Customer's Authorized Representative to Contractor at the address specified above. Customer agrees to notify Contractor in writing within 10 days of the occurrence of any deficiency, concern, or default or damage Customer believes was caused by Contractor. Failure to do so constitutes a waiver both of any such claims by Customer and of the right of Customer to cancel this Agreement due to such claims. Customer may cancel this Agreement following an unremedied deficiency by providing written notice to Contractor by certified mail. The cost to Contractor of the work in certain seasons is higher than in others, but Contractor has agreed to invoice Customer in even monthly installments. Therefore, in consideration of these variable internal costs, and in order to ensure an effective transition following a cancellation by Customer, termination notices received during the months of April through September shall cause an effective final date of billable services of not less than thirty (30) days after date of receipt. Notices received in any other months shall cause an effective final date of billable services of not less than ninety (90) days after the date of receipt. Any notice of termination by Customer shall be sent to Contractor at the addresses indicated on this Agreement.

1. Performance: The Parties agree that Contractor's performance of this Agreement can be, and often is, subject to weather conditions, which are beyond the Contractor's control. Contractor shall not be liable for any performance deficiency caused by weather conditions. The Parties also agree that Contractor is a contractor as that term is defined in Chapter 713, *Florida Statutes* and that any and all work performed pursuant to this Agreement is an improvement to real property under Chapter 713, *Florida Statutes*.

2. Adjustment: This Agreement is subject to CPI adjustments annually effective the anniversary date or as otherwise agreed upon in writing by both parties.
3. Fuel Surcharge: Contract pricing is based on the Florida Regular Conventional Retail Gasoline Prices published every month. If the published monthly price shall increase by more than 10% than the cost of fuel at the time of bid and for 2 consecutive months upon commencement date, Contractor shall reserve the right to enact a fuel surcharge.
4. Payments: No finance charge will be imposed if invoices are paid in full within 30 days of invoice date. If not paid in full within 30 days, then a finance charge will be imposed from the invoice date on the balance due at a periodic rate of 1 ½% per month (18 % per annum) until paid. Contractor shall have the right to elect to stop work under this Agreement until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices.
5. Authorized Representative: Customer agrees, simultaneous with the signing of this Agreement, to designate in writing an Authorized Representative or Authorized Representatives, with whom Contractor can interface concerning this Agreement. In the event Customer desires to change its Authorized Representative(s), Customer shall provide written notice of the change to Contractor. By designating an Authorized Representative, Customer is representing to Contractor that the Authorized Representative has the authority to bind Customer to actions taken pursuant to this Agreement until that authority is revoked or changed by Customer.
6. Order of Interpretation: In the event other documents, terms, or conditions are annexed to or otherwise designed to amend or supplement this agreement, should there be a conflict between one or more provisions of the other documents, terms, or conditions and the terms of this agreement, the terms of this agreement will control.
7. Collection: In the event Contractor must collect past due amounts under this Agreement, Contractor shall be entitled to all expenses incurred as part of those efforts, including any attorneys' fees and costs.
8. Subcontractors: Contractor may, at its sole discretion, utilize subcontractors to provide specific services under this Agreement. Contractor will remain as the single and primary contact for all activities as related to this Agreement. Proof of insurance and necessary licenses will be provided if requested by Customer. Contractor will also provide workman's compensation and proof thereof on employees if requested by Customer.
9. Acceptance: This Agreement is withdrawn unless executed within ninety (90) days of the date of this document.
10. Arbitration As the Sole Final Method of Dispute Resolution: Any dispute, controversy or claim arising out of or relating to this Agreement, or the breach of this Agreement, which the Parties have not been able to resolve through their own discussions or negotiations, shall be settled by arbitration administered by the American Arbitration Association. Such arbitration, no matter the size, number of parties, or amount in dispute, shall be conducted in accordance with the 2020 Fast Track Procedures ("Procedures") of the Construction Industry Arbitration Rules of the American Arbitration Association, as modified hereby, unless the Parties agree otherwise. The arbitration shall be conducted before a single arbitrator. The final hearing is limited to one day, and it shall be held in person or, with the Parties' and the arbitrator's consent, via video conference. The final hearing shall be held not more than ninety (90) days after the arbitrator is appointed and the final decision shall be rendered not more than thirty (30) days after the conclusion of the final hearing, unless otherwise agreed by the Parties. The arbitrator's decision shall be a reasoned award. Notwithstanding anything contained in the Procedures to the contrary, the Exchange of Information contemplated by the Procedures shall occur no later than 15 days before the final hearing unless the arbitrator orders an earlier deadline. Unless the Parties agree in writing and the arbitrator consents, no Party shall be entitled to conduct depositions or present experts in the arbitration proceeding. Florida Law shall be applied by the arbitrator in adjudicating any dispute. Except to the extent a different venue is required by law, or the arbitration is by video conference as provided herein, venue for the arbitration proceeding shall be in Hillsborough County, Florida to the exclusion of each and every other proper venue. Contractor shall be entitled to recover against the Customer its all of Contractor's attorney's fees and costs, including fees and costs incurred in connection with proving up the amount and reasonableness of the fees and costs to be awarded, should Contractor prevail in arbitration. Judgment on the award rendered by the arbitrator(s) may be entered into any court having jurisdiction thereof.

Thank you for the opportunity to submit this agreement. We look forward to becoming part of your team. In witness whereof the parties of this agreement have signed and executed it this _____ day of _____ 20____.

LMP Representative Signature

Waterchase CDD Representative Signature

LMP Representative Printed

Waterchase CDD Representative Printed

Title: Chief Operating Officer

Title: _____



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Steadfast Environmental, LLC

30435 Commerce Drive Ste 102 | San Antonio, FL 33576
813.836.7940 | office@steadfastenv.com
www.SteadfastEnv.com

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Proposal

Date 12/11/2023 Proposal # 1034

Customer Information		Project Information Waterchase CDD DB Herbicide A...	
Waterchase CDD Inframark Infrastructure Management Mark Vega, District Manager 2654 Cypress Ridge Blvd., Suite 101 Wesley Chapel, FL 33544	Contact Phone 813-991-1140 E-mail mark.vega@inframark.com Account #	Waterchase CDD Double Branch Creek Herbicide Application	Proposal Prepared By: Kevin Riemensperger Type Of Work Herbicide

Steadfast Environmental, LLC. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
Application of broadspectrum herbicide to treat grasses within the 750LF run of the portion of Double Branch Creek south of the Meridian Point Drive, along Mandevilla Ct. Technician to disperse EPA approved chemicals via use of Spraytank equipped UTV & Backpack sprayer here in accordance to guidelines specified by FDACS. Primary target will be nuisance grasses within the creek, with the technician to express caution around beneficial species (Pickerelweed, Thalia). Treatment to occur within one visit, with followup if deemed necessary. Est. Timeframe: 1 Day.		750.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total \$750.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

From: Kevin Riemensperger <kevinr@steadfastalliance.com>
Sent: Monday, December 11, 2023 2:42 PM
To: Crawford, Brenden <Brenden.Crawford@inframark.com>; Joseph Hamilton <jhamilton@steadfastalliance.com>
Cc: Niklas Hopkins <nhopkins@steadfastalliance.com>
Subject: RE: Waterchase CDD

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

Aerator – One of our other team members is currently coordinating with an electrician to diagnose/perform repairs here.

Creek – I dispersed a technician to treat this area as a courtesy, as it isn't on our routine maintenance scope. He was able to complete treatments beyond the region around the bridge. I'm including a treatment plan here to rid the rest of the Mandevilla Ct section of grasses, attached here.

Kevin Riemensperger | Aquatics Director
Steadfast Environmental, LLC
Cell: (352) 424-8103
Office: (844) 347-0702
30349 Commerce Drive | San Antonio, FL | 33576
<http://www.steadfastenv.com/>



From: Crawford, Brenden <Brenden.Crawford@inframark.com>
Sent: Friday, December 8, 2023 2:29 PM
To: Joseph Hamilton <jhamilton@steadfastalliance.com>
Cc: Kevin Riemensperger <kevinr@steadfastalliance.com>
Subject: Waterchase CDD

Good afternoon,
I wanted to follow up on any progress made in the Aerator repair on the 950ft line. Also, any update on the invasive removal behind Mandevilla CT (Double branch creek)

Thank you!!

Best regards,

Brenden Crawford | District Manager

2654 Cypress Ridge Blvd, Suite 101 | Wesley Chapel, FL 34544
(M) (813)-809-0912 | www.inframarkims.com

Please note: *Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".*



Go Green: Please do not print this e-mail unless you really need to!

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Steadfast Environmental, LLC

30435 Commerce Drive Ste 102 | San Antonio, FL 33576
813.836.7940 | office@steadfastenv.com
www.SteadfastEnv.com

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Proposal

Date 12/20/2023 Proposal # 1043

Customer Information		Project Information Waterchase CDD Pond 12 Airline ...	
Inframark Infrastructure Management Mark Vega, District Manager 2654 Cypress Ridge Blvd., Suite 101 Wesley Chapel, FL 33544	Contact	Waterchase CDD Pond 12 Aerator Repair	
	Phone 813-991-1140		
	E-mail mark.vega@inframark.com	Proposal Prepared By:	Kevin Riemensperger
	Account #	Type Of Work	Aerator

Steadfast Environmental, LLC. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
Scope: to restore function to the second aerator head on pond 12 at Waterchase CDD. Technicians to reclaim the aerator diffuser head from the pond bottom. Currently attached to the faulty line on pond 12. Technicians then to add a shunt to the sister line on pond 12, routing air from this line to the reclaimed head. By adjusting airflow through the system's lines, both of the pond's heads will function. Est Timeframe: 1 Day		1,800.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total \$1,800.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

From: Kevin Riemensperger <kevinr@steadfastalliance.com>
Sent: Wednesday, December 20, 2023 7:42 AM
To: Crawford, Brenden <Brenden.Crawford@inframark.com>
Cc: Joseph Hamilton <jhamilton@steadfastalliance.com>; Niklas Hopkins <nhopkins@steadfastalliance.com>
Subject: Waterchase CDD Pond 12 Aerator Repair

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

Brenden,

Just an update on the efforts to diagnose pond 12's nonfunctioning aerator head & broken line. The break was confirmed to be between pond's 11 & 12, located under the roadway.

I've included an estimate to make modifications to the system; to shunt air past the break, and to both diffuser heads on pond 12, restoring function. Alternatively, we could install an entirely new system on 12. Although in our experience, homeowners unanimously support the idea of a functioning aerator system on their pond... until it comes time to have it installed next to their home. At which point they become unhappy at the prospect. (Think, "Not in my backyard!") Additionally, a new system would be an order of magnitude more expensive than my proposed repair. This proposed repair would be less invasive and circumvent upsetting any residents.

Please let me know if you have any questions!

Best,

Kevin Riemensperger | Aquatics Director

Steadfast Environmental, LLC

Cell: (352) 424-8103

Office: (844) 347-0702

30349 Commerce Drive | San Antonio, TX | 78256

<http://www.steadfastenv.com/>



5D

