



Rizzetta & Company

Bridgewater North Community Development District

Board of Supervisors' Meeting October 29, 2025

**District Office:
2806 N. Fifth Street, Unit 403
St. Augustine, Florida 32084
(904) 436-6270**

BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT

St. Johns County Airport Authority
4730 Casa Cola Way, St. Augustine, FL 32095
www.bridgewaternorthcdd.org

Board of Supervisors	Sarah Wicker Heather Allen Kasey Nicol Chris Williams	Chairman Vice Chairman Assistant Secretary Assistant Secretary
District Manager	Melissa Dobbins Danielle Wasilewski	Rizzetta & Company, Inc. Rizzetta & Company, Inc
District Counsel	Katie Buchanan	Kutak Rock, LLP
District Engineer	Timothy Adkinson	Adkinson Engineering

All cellular phones must be placed on mute while in the meeting room.

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.bridgewaternorthcdd.org

Board of Supervisors
Bridgewater North
Community Development District

October 21, 2025

FINAL AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Bridgewater North Community Development District will be held on **October 29, 2025 at 11:00 a.m.** at the St. Johns County Airport Authority at 4730 Casa Cola Way, St. Augustine, FL 32095.

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Continued Meeting held on September 25, 2025 Tab 1
 - B. Ratification of Operation & Maintenance Expenditures September 2025.... Tab 2
 - C. Ratification of Acceptance of DiBartolomeo, McBee, Hartley and Barnes Engagement Letter Tab 3
 - D. Ratification of FY25-26 District Insurance Proposal..... Tab 4
 - E. Acceptance of Supervisor Brad England's Resignation..... Tab 5
4. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Landscape & Irrigation Report Tab 6
 - D. Amenity Manager..... Tab 7
 1. Pond & Fountain Maintenance Reports
 2. Consideration of Fountain Pump Transformer Proposal
 - E. District Manager
 1. Presentation of Goals & Objectives Report
 2. Consideration of Traffic Enforcement Agreement Tab 8
5. **BUSINESS ITEMS**
 - A. Update to Irrigation System Modification
 - B. Consideration of Lake Doctors Pond Maintenance Renewal..... Tab 9
 - C. Consideration of Lake Doctors Fountain Maintenance Renewal Tab 10
6. **AUDIENCE COMMENTS AND SUPERVISOR REQUEST**
7. **ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

Very truly yours,

Danielle Wasilewski
District Manager

Tab 1

MEETING MINUTES

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**BRIDGEWATER NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The **continued** meeting of the Board of Supervisors of the Bridgewater North Community Development District was held on **September 25, 2025, at 10:30 a.m.** at the St. Johns County Airport Authority at 4730 Casa Cola Way, St. Augustine, FL 32095.

Present and constituting a quorum:

Sarah Wicker	Board Supervisor, Chairman
Heather Allen	Board Supervisor, Vice Chairman
Chris Williams	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	Regional District Manager, Rizzetta & Company, Inc.
Danielle Wasilewski	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Kutak Rock, LLP
Tim Adkinson	Adkinson Engineering
Marty Czako	First Coast CMS
Tony Shiver	First Coast CMS
Mikel Denton	Forestar
Shane Ricci	D.R. Horton
Rodney Hicks	BrightView

Audience members were present

FIRST ORDER OF BUSINESS**Call to Order**

Ms. Wicker called the meeting to order at 10:32 a.m.

SECOND ORDER OF BUSINESS**Public Comment on Agenda Items**

No public comment.

THIRD ORDER OF BUSINESS**Consideration of Minutes of the Audit
Committee Meeting held on August
27, 2025**

On a motion by Ms. Allen, seconded by Mr. Williams, with all in favor, the Board approved the Audit Committee Meeting Minutes held on August 27, 2025, for Bridgewater North Community Development District.

FOURTH ORDER OF BUSINESS**Consideration of Minutes of the
Board of Supervisors' Meeting held
on August 27, 2025**

On a motion by Ms. Allen, seconded by Mr. Williams, with all in favor, the Board approved the Minutes from the Board of Supervisors' Meeting held on August 27, 2025, for Bridgewater North Community Development District.

FIFTH ORDER OF BUSINESS**Ratification of Operation &
Maintenance Expenditures for
August 2025**

Ms. Wasilewski stated a total of \$5,236 in irrigation repairs paid during August 2025.

On a motion by Mr. Williams, seconded by Ms. Allen, with all in favor, the Board ratified the Operation & Maintenance Expenditures for August 2025 in the amount of \$38,815.73, for Bridgewater North Community Development District.

SIXTH ORDER OF BUSINESS**Discussion Regarding Irrigation
System Modifications**

Mr. Ricci summarized the previously discussed proposed irrigation system modification and process. Mr. Peaden explained how the flow rate was calculated, and Mr. Adkinson explained how the average cost per unit and CDD property was calculated.

Ms. Wicker updated Board the CDD would maintain the entire irrigation system, and the HOA and CDD will enter into a cost share agreement.

Ms. Buchanan stated the HOA currently has a maintenance easement over the homeowner's irrigation pipes that will be turned over to the CDD for the CDD to maintain and fund the entire irrigation system. The CDD will pay the invoice, then HOA will reimburse the CDD for their portion of the invoice and repairs. Ms. Buchanan recommended a true up two (2) times a year which is more efficient. Board discussion ensued.

Mr. Adkinson reviewed the type of sign and recommended location. Board and staff discussed the possible locations.

On a motion by Mr. Williams, seconded by Ms. Allen, with all in favor, the Board approved the installation for two (2) "No Outlet" signs, for Bridgewater North Community Development District. (Exhibit A)

Mr. Ricci confirmed DR Horton will pay the attorney fees, water bill invoices for 1-year, and all costs associated with the transition of the irrigation system. Ms. Wicker and Ms. Buchanan requested a letter from DR Horton outlining costs to be covered.

Ms. Buchanan recommended the Board to authorize the Chairman to proceed with a "Bill of Sale," or alternatively a cost share agreement that would conveyance operations and maintenance responsibility to the CDD with cost of water and maintenance split proportionately on acreage basis and authorize the Chair to work with staff to get into substantial form.

On a motion by Ms. Allen, seconded by Mr. Williams with all in favor, the Board approve the cost share agreement as outlined subject to review and work with Chairman and District Engineer, for Bridgewater North Community Development District.

SEVENTH ORDER OF BUSINESS

Supervisor Request and Audience Comments

Supervisor Requests

No supervisor requests.

Mr. Peaden inquired about the pumps and amendment to current contract.

Audience Comments

Audience commented on increased water fees, who to contact for irrigation damage, signage, abandoned cars, and parking issues. Board discussion ensued. Ms. Buchanan clarified the District Engineer, BrightView and DR Horton will work together during the transition to ensure the irrigation system is working properly.

An audience member inquired about the current backflows and Mr. Ricci confirmed the backflows will be removed by DR Horton.

An audience member inquired about parking enforcement to which Ms. Buchanan explained the new statues that limit street parking enforcement. The Board requested Mr. Shiver to contact Sheriff's Office to clear any confusion with parking.

Ms. Wicker suggested to all audience members to contact the Sheriff's Office and County Commissioner for assistance regarding parking issues.

Mr. Shiver will send out an e-blast clarifying who to contact if there is damage.

EIGHTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Allen, seconded by Mr. Williams, with all in favor, the Board approved to adjourn the meeting at 11:26 a.m., for Bridgewater North Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Exhibit A

From: tadkinson@adkinsoneng.com
To: [Danielle Wasilewski](#)
Subject: [EXTERNAL]Bridgewater No Outlet signs
Date: Wednesday, September 24, 2025 4:08:01 PM

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Danielle, Attached is a map showing proposed locations for the "NO OUTLET" sign. I recommend using the W14-2 sign as shown below. Per the MUTCD:

Section 2C.26 DEAD END/NO OUTLET Signs (W14-1, W14-1a, W14-2, W14-2a)

Option:

01 The DEAD END (W14-1) sign (see [Figure 2C-5](#)) may be used at the entrance of a single road or street that terminates in a dead end or cul-de-sac. The NO OUTLET (W14-2) sign (see [Figure 2C-5](#)) may be used at the entrance of a road or road network from which there is no other exit.

02 DEAD END (W14-1a) or NO OUTLET (W14-2a) signs (see [Figure 2C-5](#)) may be used in combination with Street Name (D3-1) signs (see [Section 2D.43](#)) to warn turning traffic that the cross street ends in the direction indicated by the arrow.

03 At locations where the cross street does not have a name, the W14-1a or W14-2a signs may be used alone in place of a street name sign.

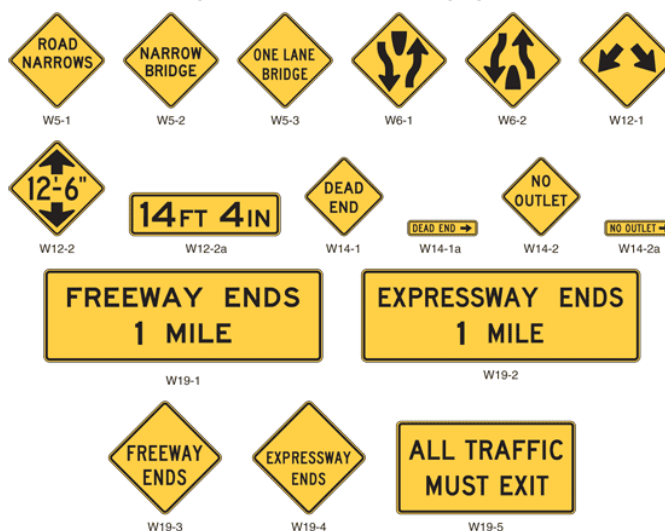
Standard:

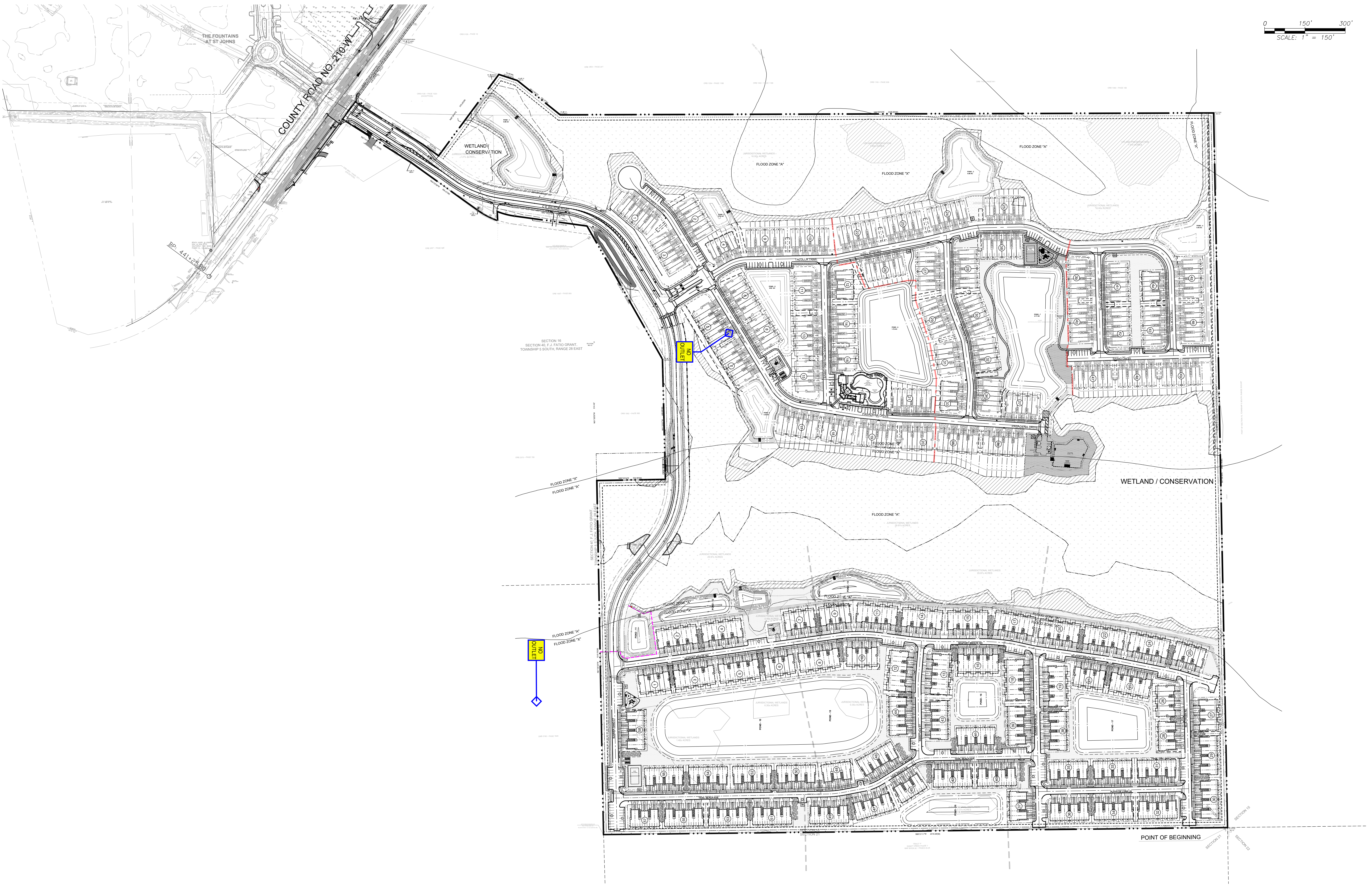
04 The DEAD END (W14-1a) and NO OUTLET (W14-2a) signs shall be horizontal rectangles with an arrow pointing to the left or right.

05 When the W14-1 or W14-2 sign is used, the sign shall be posted as near as practical to the entry point or at a sufficient advance distance to permit the road user to avoid the dead end or no outlet condition by turning at the nearest intersecting street.

06 The DEAD END (W14-1a) or NO OUTLET (W14-2a) signs shall not be used instead of the W14-1 or W14-2 signs where traffic can proceed straight through the intersection into the dead end street or no outlet area.

Figure 2C-5. Miscellaneous Warning Signs





Tab 2

BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST AUGUSTINE, FL 32084

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.BRIDGEWATERNORTHCCDD.ORG

Operation and Maintenance Expenditures September 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2025 through September 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$79,268.34**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bridgewater North Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Adkinson Engineering, PA	300085	02161con	Engineering Services 06/25	\$ 495.00
Adkinson Engineering, PA	300085	02167gen	Engineering Services 07/25	\$ 412.50
AT&T	20250902-1	326691939 08/25 A	Internet Service 08/25	\$ 203.30
Bob's Backflow & Plumbing Services, I	300091	25732	Irrigation Services 08/25	\$ 733.00
Bradley England	300086	BE082725	Board of Supervisor Meeting 08/27/25	\$ 200.00
BrightView Landscape Services, Inc.	300092	9468255	Irrigation Repairs 08/25	\$ 487.00
BrightView Landscape Services, Inc.	300094	9471623	Landscape Maintenance -3 Pump Stati	\$ 850.00
BrightView Landscape Services, Inc.	300094	9471680	Landscape Maintenance 08/25	\$ 2,422.99
BrightView Landscape Services, Inc.	300097	9473603	Landscape Monthly Maintenance 09/25	\$ 8,772.00
Christopher Williams	300087	CW082725	Board of Supervisor Meeting 08/27/25	\$ 200.00
Doody Daddy, LLC	300098	2509BW	Pet Waste Station 09/25	\$ 895.00

Bridgewater North Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Egis Insurance Advisors, LLC	300099	29750	General Liability/Property/POL Insurance	\$ 45,660.00
First Coast Contract Maintenance Services	300093	9709	Monthly Service 09/25	\$ 5,340.00
First Coast Contract Maintenance Services	300093	9739	Reimbursables 07/25	\$ 704.13
Florida Power & Light Company	20250922-3	00075-41592 08/25	138 Seaport Breeze Rd. #Pump 08/25	\$ 795.81
Florida Power & Light Company	20250903-1	00825-24190 08/25	13 Vero DR 08/25	\$ 432.60
Florida Power & Light Company	20250922-2	48611-18117 08/25	95 Oarsman Crossing DR 08/25	\$ 1,401.86
Florida Power & Light Company	20250922-4	66850-51598 08/25	15 Moon Bay PKWY #Sign 08/25	\$ 124.20
Florida Power & Light Company	20250922-1	67067-72412 08/25	9755 CE Wilson RD 08/25	\$ 1,595.18
Heather L. Allen	300088	HA082725	Board of Supervisor Meeting 08/27/25	\$ 200.00
JEA	20250905-1	7415836553 07/25	Electric, Sewer, and Irrigation Services	\$ 471.52
Kasey M. Nicol	300089	KN082725	Board of Supervisor Meeting 08/27/25	\$ 200.00

Bridgewater North Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300078	INV0000102282	District Management Fees 09/25	\$ 5,059.25
Sarah Wicker	300090	SW082725	Board of Supervisor Meeting 08/27/25	\$ 200.00
St. Johns County Airport Authority	300096	092525 St Johns	St. Johns Co Airport Authority Meeting	\$ 100.00
The Lake Doctors, Inc.	300095	2064387	Water Management-Monthly 09/25	\$ 1,013.00
The Lake Doctors, Inc.	300095	2064895	Aeration - Quarterly 09/25	\$ <u>300.00</u>
Report Total				\$ <u><u>79,268.34</u></u>

Tab 3

September 9, 2025

Bridgewater North Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Bridgewater North Community Development District, ("the District") for the fiscal year ended September 30, 2025, 2026, 2027, 2028 and 2029.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the years ended September 30, 2025, 2026, 2027, 2028 and 2029. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

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

Other Services

We will also prepare the financial statements of Bridgewater North Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

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

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

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

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

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis. Provided that such information and any necessary feedback is provided on a timely basis, we will submit a preliminary draft audit report for your review no later than May 15 following the fiscal year for which the audit is conducted, and will submit a final audit report for your review no later than June 15 following the fiscal year for which the audit is conducted.

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

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed \$3,100 for the year ending 2025, \$3,250 for year ending 2026, \$3,400 for the year ending 2027, \$3,550 for the year ending 2028 and \$3,650 for the year ending 2029, respectively. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.

- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Reporting

We will issue a written report upon completion of our audit of Bridgewater North Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Bridgewater North Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

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

Signature: *David W. Wicker*

Title: *Chair*

Date: *9/10/2025*

Tab 4



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Bridgewater North Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Bridgewater North Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125798

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$3,220,503
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$17,000

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$38,851

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

**Bridgewater North Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125798

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$38,851
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,469
Public Officials and Employment Practices Liability	\$2,840
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$45,660

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT

Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Bridgewater North Community Development District

(Name of Local Governmental Entity)

By:  Sarah Wicker
Signature Print Name

Witness By:  Daniello Wasilewski
Signature Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

Bridgewater North Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☒	Building and Content TIV	\$3,220,503	As per schedule attached
☒	Inland Marine	\$17,000	As per schedule attached
☐	Auto Physical Damage	Not Included	

Signature: Sarah Wicker Date: 9/25/2025
Name: Sarah Wicker
Title: Chair

**Bridgewater North Community Development District**

Policy No.: 100125798
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
4	Talulla Trail		2023	10/01/2025	\$39,222		\$39,222	
	Ph. 1 Tot Lot St. Augustine FL 32095		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
5	Ph. 1 Tot Lot Fence		2023	10/01/2025	\$9,428		\$9,428	
	Talulla Trail St. Augustine FL 32095		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
6	Dog Park Shade Structure		2023	10/01/2025	\$14,142		\$14,142	
	Pasadena Drive St. Augustine FL 32095		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
7	Dog Park Fence		2023	10/01/2025	\$12,163		\$12,163	
	Pasadena Drive St. Augustine FL 32095		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
8	Dog Park Benches and Trash / Waste Station		2023	10/01/2025	\$11,132		\$11,132	
	Pasadena Drive St. Augustine FL 32095		Property in the Open	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
9	Ph. 1A Irrigation Pumps		2023	10/01/2025	\$32,320		\$32,320	
	Talulla Trail St. Augustine FL 32095		Pump / lift station	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
10	Amenity Pool and Gym		2023	10/01/2025	\$2,143,896		\$2,184,418	
	95 Oarsman Crossing Dr St. Augustine FL 32095		Below ground liquid storage tank / pool	10/01/2026	\$40,522			

Sign: _____

Print Name: _____

Date: _____

**Bridgewater North Community Development District**

Policy No.: 100125798
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
11	CR 210 Entry Monument		2023	10/01/2025	\$379,219		\$379,219	
	CR 210 & Moon Bay Pkwy St. Augustine FL 32095		Masonry non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
12	Ph. 1 Volley Ball Court		2023	10/01/2025	\$9,691		\$9,691	
	Talulla Trail St. Augustine FL 32095		Property in the Open	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
13	Ph. 1 Second Irrigation Pump		2023	10/01/2025	\$32,320		\$32,320	
	Vero Dr (close to pond) St. Augustine FL 32095		Pump / lift station	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
14	Ph. 2 Irrigation Pump		2023	10/01/2025	\$29,403		\$29,403	
	Seaport Breeze Rd (close to pond) St. Augustine FL 32095		Pump / lift station	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
15	Ph. 2 Mailboxes		2023	10/01/2025	\$165,789		\$165,789	
	Tidal Beach Ave St. Augustine FL 32095		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
16	Ph. 2 Secondary Entry		2023	10/01/2025	\$68,724		\$68,724	
	Summer Sand Ct/Seaport Breeze Rd St. Augustine FL 320+5		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
17	Ph. 2 Tot Lot		2024	10/01/2025	\$38,079		\$38,079	
	Summer Sand Ct St. Augustine Florida 32095		Non combustible	10/01/2026				

Sign: _____

Print Name: _____

Date: _____



Bridgewater North Community Development District

Policy No.: 100125798
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
18	Ph. 2 Tot Lot Fence		2024	10/01/2025	\$9,153			
	Summer Sand Ct		Non combustible	10/01/2026				\$9,153
	St. Augustine Florida 32095							
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value		Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
19	Pool Fence & Gate		2023	10/01/2025	\$15,000			
	95 Oarsman Crossing Dr		Non combustible	10/01/2026				\$15,000
	Saint Augustine Florida 32095							
			Total:	Building Value \$3,179,981		Contents Value \$40,522		Insured Value \$3,220,503

Sign: _____

Print Name: _____

Date: _____



Bridgewater North Community Development District

Policy No.: 100125798
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
				10/01/2025		
				10/01/2026		
				10/01/2025		
				10/01/2026		
1			Other inland marine	10/01/2025	\$12,000	\$1,000
	Pond Fountains: Two 5hp valued at \$6K each			10/01/2026		
2			Other inland marine	10/01/2025	\$5,000	\$1,000
	Pool ADA Lift Chair			10/01/2026		
Total					\$17,000	

Sign: _____ Print Name: _____ Date: _____

Tab 5

From: [Bradley J. England](#)
To: [Danielle Wasilewski](#)
Subject: [EXTERNAL]Re: Bridgewater North CDD
Date: Tuesday, September 30, 2025 1:32:35 PM

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Hi Danielle,

Effective October 1, 2025 I will be resigning from the Bridgewater North Board of Supervisors. Please let me know if you need anything additional.

Thank you,

Brad England

Tab 6

Quality Site Assessment

Prepared for: **Bridgewater North CDD**

General Information

DATE: Wednesday, Oct 15, 2025

NEXT QSA DATE: Monday, Oct 27, 2025

CLIENT ATTENDEES:

BRIGHTVIEW ATTENDEES: Daniel Bauman

Customer Focus Areas

Quality you can count on.

7

Seven
Standards of
Excellence

1



Site Cleanliness

2



Weed Free

3



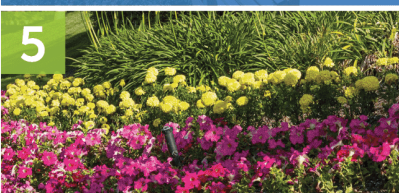
Green Turf

4



Crisp Edges

5



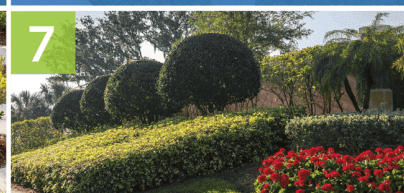
Spectacular Flowers

6



Uniformly Mulched Beds

7



Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

Bridgewater North CDD

Notes to Owner / Client

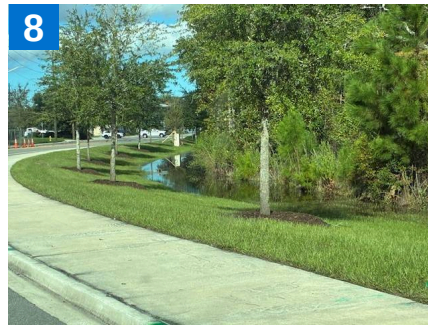
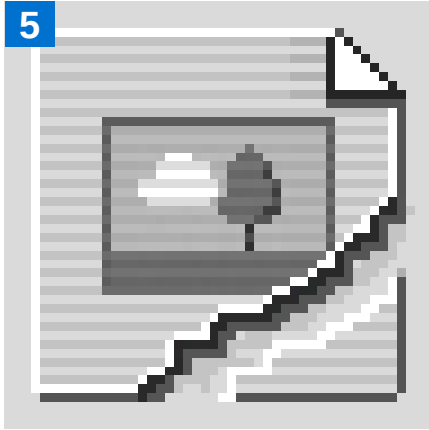


- 1** We've identified a few additional dead pine trees on the property. A proposal has been submitted to safely fell them into the adjacent woods
- 2** We were able to straighten the two downed oak trees and secure them using 2x4 wooden bracing.
- 3** Palm tree pruning is completed.
- 4** New fall flowers were recently installed.

QUALITY SITE ASSESSMENT

Bridgewater North CDD

Notes to Owner / Client



- 5** We recently replaced the declining plant material from the monument sign.
- 6** We removed and replaced 7 dead palm trees.
- 7** We were able to complete a new application of mulch throughout the property.
- 8** There is standing water in areas of the property where we typically don't experience drainage issues. As a whole, we are still able to complete our scope of work.

Irrigation Report

Property Name: Bridon Water

Controller Location: Room 1

Job #:

Tech Name:

Type of controller: Half-Tier

Date: 7/10/25

Access Code:

Controller Name: Ht. 1002.

Zones per Controller: 36 Area/Zone.

Page: 2 of 3

[illegible][illegible]

Which Zones are Annual Zones:

Backflow/Meter Location:	Reclaim Water or Pump	Replace Rain/Freeze Sensor:

Irrigation Map?: Tech Notes: 2 B. 61- Back Lake 1 B. Lake

Property Name: Bridge water

Controller Location: Pool

Job #: _____

Tech Name: Mark L

Type of controller: 1hr 7002

Date: 7/24/25

Access Code: _____

Controller Name: 1-H-7002

Zones per Controller: 36 Bridge water

Page: 1 of 2

Prog	Run Days / Zones	Start Time	1	2	3	4	6	9	10	13	14	15	16	21	22	24	25	35	36	27	38	41	43	44	46	50
	Spray Rotor Drip:		B	B	B	S	R	R	R	S	R	R	S	R	R	R	S	A	R	S	S	R	S	D	R	R
A	S M T W TH F S	7 PM	20	20	20	20	20	20	20	15	20	10	15	20	15	20	10	20	20	10	10	20	20	15	20	20
B	S M T W TH F S	5 AM																								
C	S M T W TH F S																									
D	S M T W TH F S																									
E	S M T W TH F S																									
F	S M T W TH F S																									

Broken Head				15																15						
Broken Riser																										
Broken Nozzle																										
Broken Lateral Line																										
Broken Bubbler				10	10																					
Broken Rotor																										
Cut Drip Line																2 (ump)										
Valve Inoperable																										
Solenoid/Decoder Inoperable																										
Broken valve box/Missing Lid																										
Good Zone																										
Maint. Damage (NO CHARGE)																										

Which Zones are Annual Zones: _____

Backflow/Meter Location: _____

Reclaim Water or Pump _____

Replace Rain/Freeze Sensor: _____

Irrigation Map?: _____

Tech Notes: 1 B Ext. side property, 1 back ext., 2ump Pool

15 by mail box, 15 front of house

Landscape Services

Property Name:

Tech Name:

Controller Name: Unit 102

Controller Location:

Type of controller:

Zones per Controller: Bright View Program: 12

Job #:

Date: 8 Oct 25

Page: 1 of 1

Access Code:

[illegible][illegible]

Which Zones are Annual Zones:

Backflow/Meter Location:

Reclaim Water or Pump

Replace Rain/Freeze Sensor:

Irrigation Map?:	Tech Notes:
------------------	-------------

Tab 7

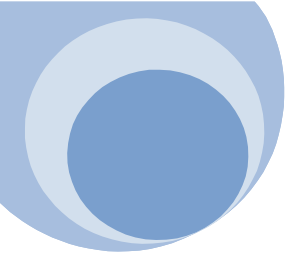


Bridgewater North CDD

Field Report Oct 2025

First Coast CMS LLC

Oct 2025



Pool

At this time, there are no mechanical or structural issues concerning the swimming pool.

Maintenance and Facility

- The pool deck repairs were made on 10/20/2025
- A new soap dispenser for the gym bathroom was ordered and will be installed. The old soap dispenser was leaking
- The No Outlet/Dead End signs have been ordered and will be installed once materials arrive
- We received a report of shifting sand on the volleyball court that allowed the underlayment to be seen. This was corrected by staff
- We have received a recommendation for Lake Doctors regarding the pond fountain behind the amenity center. The entire facility is being provided with 208v electrical service but the fountain system requires 240v. They are recommending the installation of a bucking booster, which will remedy this problem. I have reached out to two electricians for bids. American Electrical proposal is attached. Donovan Electrical should have proposal prior to meeting
- Staff replaced the faded “wood roof truss” sign on front of building
- Life rings and ropes were replaced as needed
- A new message board was ordered for facility that will be mounted just outside gates, allowing staff to post important information.



The Lake Doctors, Inc.
Aquatic Management Services®

The Lake Doctors, Inc. is committed to the stewardship of waterways as well as the health & safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency. All of our Team Members are state-certified applicators and ensure that any materials used pass our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

Completed Work Order Information

Account #: 730311 Bridgewater North CDD
Site Information: 21 Pasadena Dr , St Augustine, FL 32095-
Customer Billing Information: 3434 Colwell Ave Ste. 200, Tampa FL 33614-
Service Branch Information: 11621 Columbia Park Dr W
(904) 262-5500
Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
AR@lakedoctors.com www.lakedoctors.com

Event Name: Debris Removal - Monthly
Work Order Number: 2076032
Service Date: 10/8/2025
Target Pests (if applicable): Aesthetics / Water Conditioning

**Thank you for
your business!**

Service Notes & Observations

Completed a monthly trash and debris removal service along all shorelines and inside the ponds.

Environmental Conditions

Weather: Partly Cloudy
Temperature: 82.63
Wind Direction: North-East
Wind Speed: 8.46
Humidity: 81.0000

Debris Removed

Services Completed by:


Vitaly Astakhov

Customer Signature (if needed):





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Completed Work Order Information

Account #: 730311 Bridgewater North CDD
Site Information: 21 Pasadena Dr , St Augustine, FL 32095-
Customer Billing Information: 3434 Colwell Ave Ste. 200, Tampa FL 33614-

Service Branch Information: 11621 Columbia Park Dr W
(904) 262-5500

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
AR@lakedoctors.com www.lakedoctors.com

Event Name: Water Management - Monthly
Work Order Number: 2068864
Service Date: 10/16/2025
Target Pests (if applicable): Weed-Algae Various Species

**Thank you for
your business!**

Service Notes & Observations

Inspected all ponds and outfalls,
Treated ponds 1, 2, 4, 5, 7, 8 & 10 - 16 for algae
Treated ponds 2, 5, 7, 8, 10 & 13 - 15 for invasive aquatic weeds
Treated ponds 4 & 13 - 15 for shoreline weeds
Added pond dye to 5, 7 & 13 to help reduce unwanted underwater growth caused by penetrating sunlight.
Ponds 3 & 6 look good, pond 9's water level very high.
Please allow 7-10 days for results, please contact me with any comments or concerns,
Kindest regards,
Shea Fenske

Environmental Conditions

Weather:	Sunny
Temperature:	77.52
Wind Direction:	North
Wind Speed:	1.99
Humidity:	72.0000

Treated for Algae & Invasive Aquatic Weeds, Inspected Pond(s), Inspected OutFall Area, Pond Dye Added, Treated Shoreline Weeds

Services Completed by:

Customer Signature (if needed):

Shea Fenske
904-228-2584 | Shea.fenske@lakedoctors.com





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Completed Work Order Information

Account #: 730311 Bridgewater North CDD
Site Information: 21 Pasadena Dr , St Augustine, FL 32095-
Customer Billing Information: 3434 Colwell Ave Ste. 200, Tampa FL 33614-
Service Branch Information: 11621 Columbia Park Dr W
(904) 262-5500
Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
AR@lakedoctors.com www.lakedoctors.com

Event Name: Aeration - Quarterly
Work Order Number: 2064895
Service Date: 9/8/2025
Target Pests (if applicable): Aeration

**Thank you for
your business!**

Service Notes & Observations

Completed a quarterly fountain cleaning service. One of the fountains had a tripped main breaker. Turned the fountain back on and adjusted all timers.

Environmental Conditions

Weather: Partly Cloudy
Temperature: 83.61
Wind Direction: North-East
Wind Speed: 19.57
Humidity: 80.0000

Cleaned Fountain(s)

Services Completed by:


Vitaly Astakhov

Customer Signature (if needed):





The Lake Doctors, Inc.
Aquatic Management Services®

The Lake Doctors, Inc. is committed to the stewardship of waterways as well as the health & safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency. All of our Team Members are state-certified applicators and ensure that any materials used pass our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

Completed Work Order Information

Account #: 730311 Bridgewater North CDD
Site Information: 21 Pasadena Dr , St Augustine, FL 32095-
Customer Billing Information: 3434 Colwell Ave Ste. 200, Tampa FL 33614-

Service Branch Information: 11621 Columbia Park Dr W
(904) 262-5500

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
AR@lakedoctors.com www.lakedoctors.com

Event Name: Water Management - Monthly
Work Order Number: 2068864
Service Date: 10/16/2025
Target Pests (if applicable): Weed-Algae Various Species

**Thank you for
your business!**

Service Notes & Observations

Inspected all ponds and outfalls,
Treated ponds 1, 2, 4, 5, 7, 8 & 10 - 16 for algae
Treated ponds 2, 5, 7, 8, 10 & 13 - 15 for invasive aquatic weeds
Treated ponds 4 & 13 - 15 for shoreline weeds
Added pond dye to 5, 7 & 13 to help reduce unwanted underwater growth caused by penetrating sunlight.
Ponds 3 & 6 look good, pond 9's water level very high.
Please allow 7-10 days for results, please contact me with any comments or concerns,
Kindest regards,
Shea Fenske

Environmental Conditions

Weather:	Sunny
Temperature:	77.52
Wind Direction:	North
Wind Speed:	1.99
Humidity:	72.0000

Treated for Algae & Invasive Aquatic Weeds, Inspected Pond(s), Inspected OutFall Area, Pond Dye Added, Treated Shoreline Weeds

Services Completed by:

Customer Signature (if needed):

Shea Fenske
904-228-2584 | Shea.fenske@lakedoctors.com



AMERICAN ELECTRICAL Contracting, Inc.



9016 Philips Highway, Jacksonville, FL 32256

Office (904) 737-7770

EC13007311

To:	cddinvoice@rizetta.com tony@firstcoastcms.com Bridgewater North CDD c/o Rizetta 352 Perdido St. St. Johns, FL 32259	Date:	October 10, 2025
		Project:	Bridgewater North CDD Fountain Pump Electrical 95 Oarsman Crossing Dr. St Augustine, Florida 32095 Tony (904) 537-9034

-PROPOSAL-

American Electrical Contracting, Inc. proposes to furnish all labor and material to complete the following scope of work:

- Provide and install (1) 1.5KVA Boost transformer wired between breaker panel and service disconnect for fountain pump located behind Pool Amenity Center.

Our Total Quotation: \$2,219.00.

THANK YOU FOR THE OPPORTUNITY TO SUBMIT THIS PROPOSAL

Note:

- To the extent that additional work is performed or materials delivered at the Owner's request which is not the subject of a signed change order, American Electrical shall be entitled to recover the costs thereof, plus 25%.
- Any alterations or deviations from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the base contract.
- The onsite representative for the customer or contractor is deemed to be authorized to request and approve extras and alterations to scope of work and payment by the customer or contractor for said work.
- **Due to the volatile market for materials, costs may increase subsequently additional cost may be added at the time of receiving a signed proposal or purchase order.**
- **American Electrical Contracting, Inc. may withdraw this proposal if not accepted within 15 days.**
- American Electrical Contracting, Inc. shall have the right to stop work for nonpayment within terms upon 10 days written notification.
- Customer agrees to pay the cost of collection, including all collection, bankruptcy and appellate attorney's fees, court cost and filing fees, upon customer's default of contract.
- Labor warranty covers one year on original installation.
- Warranty and warranty claims shall be invalid unless all work, both contract and change orders, have been paid in full.
- Materials warranty is by the manufacture of the product. Lamps, bulbs, and AFCI/GFCI devices are warranted for 30 days.
- Monthly billings rendered based on work in place on the 25th of the month.
- Payment for work completed is due NET 30 days from date of invoice.
- Any payment not paid by the 10th day will be subject to an interest rate, which is equal to the maximum allowed by Florida Prompt Payment Laws.
- ***The payment terms of the company are PAYMENT DUE UPON SERVICE RENDERED. If payment is not received within 60 DAYS of invoice date, customer authorizes and acknowledges AEC to enforce non-payment of work completed by placing a lien on***

owner's property for the value of materials, labor, and work provided on all delinquent accounts under Florida Statutes § 713.02 and § 713.06.

The prices and conditions above are satisfactory and are hereby accepted. American Electrical Contracting, Inc. is authorized to perform the work as proposed.

Authorizing Signature

Date

Brian Moore, PM
American Electrical
Contracting, Inc.

Tab 8

AGREEMENT FOR TRAFFIC CONTROL ON DISTRICT ROADS

This Agreement for Traffic Control on Public Roads located in the BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT ("District") is entered into by and between St. Johns County, Florida ("County"), a political subdivision of the State of Florida, the St. Johns County Sheriff's Office ("Sheriff"), and District, a local unit of special purpose government, established pursuant to Florida law, and located in St. Johns County, Florida.

WITNESSETH:

WHEREAS, District owns fee simple title to all the public roadways lying within the District (hereinafter "District Roads") more specifically described in Exhibit "A" which is attached hereto and incorporated herein; and

WHEREAS, pursuant to state statute, County does not have traffic control jurisdiction over District Roads such as those owned by District; and

WHEREAS, Florida Statute Section 316.006(3)(b) provides that a county may exercise jurisdiction over any District Roads if the County and the Special District owning such roads provide for County traffic control jurisdiction by a written agreement approved by the governing board of the county; and

WHEREAS, Florida Statute Section 316.006(3)(b) further provides that prior to entering into an agreement for traffic control jurisdiction over District Roads the governing board shall consult with the Sheriff; and

WHEREAS, District has requested that the County exercise traffic control jurisdiction upon certain District Roads identified herein; and

WHEREAS, the County and Sheriff are willing to exercise traffic control jurisdiction upon the District Roads; and

WHEREAS, Florida Statute Section 316.006(3)(b)(2) provides *inter alia* that no such agreement shall take effect prior to October 1 unless such provision is waived in writing by the sheriff of the county; and

WHEREAS, the Sheriff herein waives this provision.

NOW, THEREFORE, in consideration of the covenants and conditions herein, County and District hereby agree as follows:

1. The above recitals are true and correct, and are incorporated herein by reference and form a material part of this Agreement.

2. **Jurisdiction.** County agrees to exercise jurisdiction over traffic control upon the District Roads pursuant to the terms and conditions expressed in Florida Statute Section 316.006(3)(b) and subject to the terms and conditions specified in Exhibit "B"

3. **Traffic Study; Signage.** District shall establish the speed limit for the District Roads and shall be responsible for posting the speed limit by appropriate, DOT approved signage along said roads. (See Exhibit "B.")

4. **Golf Cart Use.** Certain streets may be designated for golf cart use after a determination is made by an engineer, and confirmed by the County Traffic Operations that golf carts may safely travel on or cross the private/public road or street, considering factors including speed, volume and character of motor vehicle traffic using the road or street. (See Exhibit "C")

5. **Authority in Addition to Existing Authority.** The County's exercise of traffic control jurisdiction pursuant to this Agreement shall be in addition to that authority presently exercised by County over the District Roads and nothing herein shall be construed to limit or remove any such authority. The County agrees to continue to provide such police and fire services as are required by law.

6. **Compensation.** District shall compensate Sheriff for the services performed under this Agreement that are reasonably determined by the Sheriff to exceed normal traffic enforcement activities, at an hourly rate reasonably determined by the Sheriff.

7. **Retainage of Revenues.** All revenue from the fines, costs and penalties imposed by the traffic citations issued for violation of traffic laws on the District Roads shall be apportioned in the manner set forth in applicable statutes.

8. **Liability not Increased.** Neither the existence of this Agreement nor anything contained herein shall give rise to any greater liability on the part of the County or Sheriff than that which the County or Sheriff would ordinarily be subjected to when providing its normal police services.

9. **Indemnification/Insurance.** To the fullest extent permitted by law, District shall indemnify, defend, and hold the County and Sheriff (including all of their officers, employees and agents) harmless from any loss, cost, damage or expense, including attorneys' fees, for any action arising out of, related to, or stemming from, either directly or indirectly, the enforcement activities provided through this Agreement, or the maintenance, repair and/or reconstruction of any roads, road drainage or signage. To ensure its ability to fulfill its obligation under this paragraph, District shall maintain General Liability insurance in the minimum amount of One Million dollars (\$1,000,000), and shall file with the County current certificates of the required insurance providing a 30-day advance written notice of cancellation. Such insurance shall (a) name the County and

Sheriff as additional insureds as it relates to activities conducted pursuant to this contract and (b) be issued by companies authorized to do business under the laws of the State of Florida and acceptable to the County. Evidence (e.g., binder) of compliant insurance is attached as Exhibit "D."

9. Road Maintenance. Neither the existence of this Agreement nor anything contained herein shall impose any obligation or duty upon the County to provide maintenance on and/or drainage of the District Roads. The maintenance, repair and construction or reconstruction of all roads, drainage and signage within the District shall at all times be solely and exclusively the responsibility of the District.

10. Term. The term of this Agreement shall be for one year, commencing on the date of the execution by the last of the two parties signing hereto, and this Agreement shall thereafter automatically continue for successive one year terms unless terminated by any party by thirty (30) days written notice to the other parties. The provisions of Paragraph 8 herein shall survive the termination of this Agreement.

11. Certification. The District has provided the County with a certification by a licensed engineer indicating that traffic control devices are in accordance with the standards set forth in the Manual on Uniform Traffic Control Devices (hereinafter "MUTCD") and Chapter 316, Florida Statutes, a copy of which certification is attached as Exhibit "E." Any proposed change to a traffic control device, including installation or modification of any traffic control device, must be submitted to the County in writing for review and approval, which approval shall not be unreasonably withheld, conditioned or delayed. The County will provide written notification of its decision relating to modification of any traffic control device within sixty (60) days of receipt of the written request. If the County determines that multiparty stop signs will enhance traffic safety, the County shall provide written notice of such determination, after which the District shall install or cause to be installed multiparty stop signs at the locations as determined by the County. Multiparty stop signs must conform to the MUTCD and specifications of the Florida Department of Transportation; provided, however, minimum traffic volumes may not be required for the installation of such signage. Enforcement of multiparty stop signs shall be included as part of the Services and shall be as provided in Section 316.123, Florida Statutes.

12. Term. The term of this Agreement shall be for one year, commencing on the date of the execution by the last of the two parties signing hereto, and this Agreement shall thereafter automatically continue for successive one year terms unless terminated by any party by thirty (30) days written notice to the other parties. The provisions of Paragraph 9 herein shall survive the termination of this Agreement.

13. Entire Agreement. This Agreement, including all Exhibits attached hereto, constitutes the entire understanding and agreement between the parties and may not be changed, altered, or otherwise modified except when reduced to writing and executed in the same manner, with approval by the Board of County Commissioners.

14. **Notice.** All notices to be given shall be in writing and sent by certified mail, return receipt requested, to the following addresses:

As to County:	St. Johns County Administrator 500 San Sebastian View St. Augustine, Florida 32084
Copy to:	St. Johns County Attorney's Office 500 San Sebastian View St. Augustine, Florida 32084
As to Sheriff:	St. Johns County Sheriff's Office 4015 Lewis Speedway St. Augustine, Florida 32084
As to District:	Bridgewater North CDD c/o District Manager 3434 Colwell Avenue, Suite 200 Tamp, Florida 33614
Copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301

15. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgement pages may be detached from the counterparts and attached to a single copy of this Agreement to physically form one document.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates indicated below.

COUNTY ADMINISTRATOR
ST. JOHNS COUNTY, FLORIDA

By: _____

County Administrator

DATE: _____

ATTEST: Clerk of Court

Deputy Clerk

ST. JOHNS COUNTY SHERIFF'S OFFICE
ST. JOHNS COUNTY, FLORIDA

By: _____
Sheriff or Designee

DATE: _____

DISTRICT

By: _____ (Signature)

Title: _____ (Print Name)

Date: _____

Witness

(Signature)
(Print Name)

Witness

(Signature)
(Print Name)

EXHIBIT “A”

Legal Description

EXHIBIT “B”

TRAFFIC STUDY; SIGNAGE

The following procedures are intended to provide the applicant with sufficient information to meet the requirements of Paragraph 3 of the Agreement titled: **Traffic Study; Signage.**

SECTION I - SUBDIVISION SIGNING AND MARKING PLAN

The applicant should contact the Records Management Officer at (904) 209-0706 and request the as-built subdivision file from the official records. The original plans for the subdivision may not have signing and marking plan. *If a signing and marking plan does not exist, a provision to establish a plan will need to be included in the engineering scope of services.*

SECTION II - ENGINEERING SERVICES

A Professional Engineer registered in the State of Florida shall provide engineering services. The applicant should seek professional services of an engineering firm that has expertise in Traffic Engineering. The engineering firm that designed the subdivision may have expertise in this field. If not, the Traffic Operations Section will provide the applicant with a list of consulting firms known to have experience in Traffic Engineering. Fees for professional services and expenses associated with the requirements of Paragraph 3 of the agreement will be the responsibility of the applicant.

SECTION III - ENGINEERING STUDY

The Engineering Study will consist of a Traffic Study Outline, Traffic Study Report, and Certified Signing Plan. The Traffic Study Outline will contain the proposed study methods and standards to be employed by the consultant, and shall reference applicable sections of the Manual on Uniform Traffic Control Devices. Approval of the study outline by Traffic Operations must be obtained prior to proceeding with field investigations.

Speed Limits must be established in accordance with Chapter 316 of the Florida Statutes. The methodology for establishing speed limits can be found in the Manual of Speed Zoning for Highways, Roads and Streets in Florida, published by the Florida Department of Transportation. Study methods for establishing speed limits will also be including in the Traffic Study Outline.

EXHIBIT “C”

Golf Cart Use

Certain streets may be designated for golf cart use after a determination is made by your engineer, and confirmed by the County Traffic Operations that golf carts may safely travel on or cross the public road or street, considering factors including speed, volume and character of motor vehicle traffic using the road or street. With the exception of speed limits, the study procedures for golf cart use will follow the engineering study requirements in Section II, Engineering Services and Section III, Engineering Study.

A certification statement will be printed on the Signing Plan (see format below), which shall be affixed with the seal and signature of a Professional Engineer, registered in the State of Florida.

Traffic Control Plan Certification

Subdivision: _____

This plan is an accurate representation of the type and location of each traffic control sign or device at the time of certification. Each sign or device shown herein has been field inspected and verified to be in conformance with the Manual on Uniform Traffic Control Devices. Speed limits as posted, have been established in accordance with Florida Statute 316.

Seal & Signature of Professional Engineer

FINAL SUBMITTAL

The applicant will submit the Certified Traffic Control Plan and Engineering Report to the Traffic Operations Section, 2470 Industry Center Road, St Augustine, Florida 32084. Following approval by the County Engineer, the applicant may proceed with completing the remaining requirements of the agreement.

If additional information or clarification is needed, please contact St. Johns County Public Works Traffic and Transportation at 904-209-0170.

EXHIBIT “D”
INSURANCE BINDER

EXHIBIT “E”

Engineer’s Certificate of Compliance with the Manual on Uniform Traffic Controls

Tab 9



The Lake Doctors, Inc.
Aquatic Management Services

The Lake Doctors, Inc.
Jacksonville Branch
11621 Columbia Park Drive West
Jacksonville, FL 32258
904-262-5500
jacksonville@lakedoctors.com

Water Management Agreement

MAS730311RA

This Agreement, made this _____ day of _____, 20____ is between The Lake Doctors, Inc., a Florida corporation ("the Company") and the following "Customer"

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____

The parties hereto agree to follows:

- A. The Company agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Sixteen (16) lakes associated with Bridgewater North CDD, St. Augustine Florida

Includes a minimum of twelve (12) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds and algae. *Removal of trash such as cups, plastic bags and other man-made materials up to a 5-gallon bucket. Large or dangerous items, biohazards and landscape debris are not included. The term of this agreement shall be March 1, 2026 through February 28, 2027

- B. Customer agrees to pay the Company the following sum for specified aquatic management services:

1.	Underwater and Floating Vegetation Control Program	\$	863.00 Monthly
2.	Shoreline Grass and Brush Control Program	\$	INCLUDED
3.	Free Callback Service	\$	INCLUDED
4.	Monthly Written Service Reports	\$	INCLUDED
5.	Additional Treatments, if required	\$	INCLUDED
6.	Water Quality Testing and Analysis, as needed.	\$	INCLUDED
7.	Removal of routine trash as needed during scheduled lake management visits*	\$	150.00 Monthly
	Total of Services Accepted	\$	1,013.00 Monthly

\$0.00 of the above sum-total shall be due and payable upon execution of this Agreement; the balance shall be **payable in advance in monthly installments of \$1,013.00** plus any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. The Company uses products which, in its sole discretion, are intended to provide effective and safe results.
- D. The Company agrees to commence treatment within **thirty (30)** days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by Customer to the Company on or before March 20, 2026.
- F. The Terms and Conditions appearing on the reverse side form an integral part of this Agreement, and Customer hereby acknowledges that it has read and is familiar with the contents thereof.

CUSTOMER PREFERENCES

INVOICE FREQUENCY: ___ MONTHLY ___ EVERY OTHER MONTH ___ QUARTERLY ___ SEMI-ANNUAL ___ ANNUAL

INVOICE TIMING: ___ BEGINNING OF THE MONTH. ___ WITH SERVICE COMPLETION

EMAIL INVOICE: ___ YES ___ NO | If yes, provide invoice email: _____

EMAIL WORK ORDER: ___ YES ___ NO | If yes, provide work order email: _____

THIRD PARTY COMPLIANCE/REGISTRATION: ___ YES ___ NO

THIRD PARTY INVOICING PORTAL**: ___ YES ___ NO.

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the Customer's responsibility to provide the information.*

REQUESTED START MONTH: _____ | PURCHASE ORDER #: _____

THE LAKE DOCTORS, INC.

CUSTOMER:

Mark A. Seymour

Mark A. Seymour, Sales Manager

Signed _____ Dated _____

Name _____, Title _____

Lake Management

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. Customer understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
 - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
 - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, the Company shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify the Company in writing if any exotic fish exist in lake or pond prior to treatment.
 - d) Customer understands and agrees that for the best effectiveness and environmental safety, materials used by the Company may be used at rates equal to or lower than maximum label recommendations.
 - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
 - f) Customer agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
 - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
 - h) When deemed necessary by the Company and approved by Customer, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, the Company will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of species take several months or longer to fully decompose. Customer is responsible for any desired physical cutting and removal.
- 3) Customer agrees to inform the Company in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). the Company assumes no responsibility for damage to aquatic plants if Customer fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. Customer also agrees to notify the Company, in writing, of any conditions which may affect the scope of work and Customer agrees to pay any resultant higher direct costs incurred.
- 4) If services specify trash/debris removal, the Company will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to a 5-gallon bucket but only during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 5) Customer agrees to reimburse the Company for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees. Fees will be reimbursed via an additional invoice per the Company's discretion.
- 6) If at any time during the term of this Agreement, Customer reasonably believes the Company is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, Customer shall give the Company written notice stating with particularity the reasons for Customer's dissatisfaction. The Company shall investigate and attempt to address Customer's concerns. If, after 30 days from the giving of the original notice, Customer continues to reasonably believe the Company's performance is unsatisfactory, Customer may terminate this Agreement by giving written notice ("Second Notice") to the Company and paying all monies owing to the effective date of termination, which shall be the last day of the month in which the Second Notice is received by the Company. Customer may not terminate this Agreement before the end of the term except for cause in accordance with this paragraph.
- 7) If Customer discontinues or terminates service under this Agreement except for cause in accordance with paragraph 6, Company shall be entitled to collect as an early termination fee, and not as a penalty, an amount equal to, the lesser of, three (3) times the monthly service fee, or the number of months remaining in the term multiplied by the monthly service fee. The Company may declare the termination fee owed in a single payment due within ten (10) days of written demand.
- 8) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. The Company will notify Customer of such restrictions. It is Customer's responsibility to observe the restrictions throughout the required period. Customer understands and agrees that, notwithstanding any other provision of the Agreement, the Company does not assume any liability for failure by any party to be notified of, or to observe, such regulations or restrictions.
- 9) The Company shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming Customer as "Additional Insured" may be provided at Customer's request. Customer agrees to pay for any additional costs of insurance requirements over and above the standard insurance provided by the Company.
- 10) The Company agrees to indemnify, defend and hold harmless Customer from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on Customer by any person caused by or that results from the gross negligence or willful misconduct of the Company, its employees or agents. Customer hereby agrees to indemnify, defend and hold the Company harmless from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on the Company by any person whomsoever that occurs on or about Customer's premises, except for any such loss, injury or damage that is caused by or results solely from the gross negligence or willful misconduct of the Company its employees or agents.
- 11) IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOST PROFITS, SAVINGS OR REVENUE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Customer agrees that the Company's liability under this Agreement shall be limited to six (6) times the monthly fee, which amount shall be Customer's maximum remedy regardless of the legal theory used to determine that the Company is liable for the injury or loss (including, without limitation, negligence breach of contract breach of warranty and product liability).
- 12) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should the Company be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, the Company shall notify Customer of said condition and of the excess direct costs arising therefrom. Customer shall have thirty (30) days after receipt of notice to notify the Company in writing of any inability to comply with excess direct costs as requested by the Company.
- 13) Customer warrants that it is authorized to execute this Agreement on behalf of the riparian owner. If a legal entity, the person executing this Agreement on behalf of Customer represents that Customer is duly organized and existing, and is in good standing, under the laws of the jurisdiction of its organization and that execution, delivery, and performance of this Agreement has been duly authorized by all appropriate corporate action.
- 14) The Company covenants to perform and complete the services hereunder in a timely, competent and workmanlike manner and in accordance with the specifications and requirements set forth in this Agreement. **THE COMPANY HEREBY EXPRESSLY DISCLAIMS, AND CUSTOMER HEREBY WAIVES, RELEASES AND RENOUNCES, ALL OTHER WARRANTIES AND CLAIMS EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, WITH RESPECT TO SERVICES OR PRODUCTS PROVIDED BY THE COMPANY.**
- 15) Customer understands that, for convenience, the annual cost of service is spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If the Company permits Customer to temporarily put its account activity on hold, an additional start-up charge may be required due to aquatic re-growth.
- 16) The Company agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of the Company. However, the Company shall in no event be liable to Customer or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 17) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party by written notice delivered prior to the end of the term. The Company may adjust the monthly investment amount after the original term to reflect any changes to cost of materials, inputs, and labor. The Company will submit written notification to Customer 30 days prior to effective date of adjustment. If Customer is unable to comply with the adjustment, the Company shall be notified immediately in order to seek a resolution. The Company may cancel this Agreement for any reason upon 30-day written notice to Customer.
- 18) Should Customer become delinquent, the Company may place the account on hold for non-payment and Customer will continue to be responsible for the continuing monthly amount even if the account is placed on hold. The Company may, at its sole discretion, choose to suspend services and charge the Customer 25% of the monthly equivalent invoice amount for three (3) consecutive months, herein referred to as the Credit Hold Period, or until Customer pays all invoices due, whichever comes earlier. Regular Service may be reinstated once the entire past due balance has been received in full. Should the Customer remain delinquent at the end of the Credit Hold Period, Company shall be entitled to bring action for collection of monies due and owing under this Agreement. Customer agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by the Company resulting from such collection action. The Company reserves the right at any time to charge interest on unpaid amounts at the rate of eighteen percent (18%) per year. Customer hereby irrevocably submits to the exclusive personal jurisdiction of the state and federal courts of Duval County, Florida for the adjudication of all disputes or questions hereunder.
- 19) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by the Company Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both the Company and Customer. This Agreement is assignable by Customer only with the prior written consent of the Company.

Tab 10



The Lake Doctors, Inc.
Aquatic Management Services

The Lake Doctors, Inc.
Jacksonville Branch
11621 Columbia Park Drive West
Jacksonville, FL 32258
904-262-5500
jacksonville@lakedoctors.com

Exhibit/Fountain Cleaning

MAS711401R

This Agreement, made this _____ day of _____, 20____ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

NAME _____

MANAGEMENT COMPANY _____

BILLING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE ()** _____

EMAIL ADDRESS _____

IF YOU WOULD LIKE YOUR INVOICED EMAILED, CHECK HERE: _____

Hereinafter called "CUSTOMER"

REQUESTED START DATE: _____

PURCHASE ORDER: _____

The parties hereto agree to follows:

- A. **The Lake Doctors** agrees to clean and adjust the following equipment in accordance with the terms and conditions of this Agreement in the following location(s):

Quarterly cleaning and adjustment of three (3) fountains for **Bridgewater North CDD, St. Augustine Florida**
The Lake Doctors, Inc. does not assume responsibility for parts failure or repair costs. Estimates for repairs and/or parts can be supplied upon Customer request. The term of this agreement shall be March 1, 2026 through February 28, 2027.

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified equipment:

1.	Cleaning exterior of pump intake screens and motor.	\$	300.00/Quarterly
2.	Cleaning of visible surfaces of fountain floats	\$	INCLUDED
3.	Cleaning and adjustment of nozzles and jets as necessary.	\$	INCLUDED
4.	Cleaning of light lenses.	\$	INCLUDED
5.	Check anchor lines.	\$	INCLUDED
6.	Adjust time clocks as necessary.	\$	INCLUDED
7.	Check voltage and amperage readings of electrical circuits.	\$	INCLUDED
	Total of Services Accepted	\$	300.00/Quarterly

***Lights and additional parts will be invoiced separately**

\$0.00 shall be payable upon execution of this Agreement. The balance shall be payable **per quarterly invoices of \$300.00** plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement. **The Lake Doctors** considers this sale as made in Florida and is not responsible for the payment of any out-of-state (non-Florida) taxes except as required by law.

- C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.
- D. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before March 20, 2026.
- E. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Mark A. Seymour, Sales Manager

Signed _____ Dated _____

Name _____

Fountain Cleaning

1. Equipment sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering and shipping such defective items to THE LAKE DOCTORS or MANUFACTURER for repair and associated labor. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
2. Items not covered under our warranty will be treated and billed as regular service calls. THE LAKE DOCTORS agrees to clean exterior of pump intake screens, cleaning of visible surfaces of fountain floats, cleaning and adjustment of nozzles and jets as necessary, cleaning of light lens, check anchor lines, adjust time clocks as necessary and reset tripped breakers; as part of the Fountain Cleaning Agreement.
3. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by THE LAKE DOCTORS and CUSTOMER and generally within 30' or less of lake or ponds edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by THE LAKE DOCTORS meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
4. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.
5. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
6. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
7. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
8. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
9. This Agreement is not assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.
10. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of forty-five (45) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments F.O.B. shipping point.
11. Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, THE LAKE DOCTORS may adjust the investment amount after the original term. THE LAKE DOCTORS will submit written notification to CUSTOMER 30 days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, THE LAKE DOCTORS shall be notified immediately in order to seek a resolution. If necessary, CUSTOMER may terminate this Agreement according to the procedure.
12. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
13. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services.
14. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
15. THE LAKE DOCTORS or CUSTOMER may cancel this agreement with or without cause by 30-day written notice.