



Rivington Community Development District

February 25, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID:256 595 127 550 2

PASSCODE: 3b6pp6pH

[Join the meeting now](#)

Or

DIAL BY PHONE:

1-646-838-1601

Phone Conference ID: 464508441#

313 Campus Street, Celebration, Florida 34747

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Rivington Community Development District

Board of Supervisors

Jeffrey Reader, Chairperson
 Kimberly Locher, Vice Chairperson
 Marlene DeMarco, Assistant Secretary
 Robert Hasse, Assistant Secretary
 George Bassen, Assistant Secretary

District Staff

Jennifer Goldyn, Director of District Services
 Samantha Harvey, District Manager
 Fernand Thomas, District Accountant
 Justin Fisher, District Field Inspection Coordinator
 Karen Baker, District Administrative Assistant
 Mark Watts, District Counsel
 Brent Lenzen, District Engineer

Regular Meeting Agenda

Wednesday, February 25, 2026 – 11:30 a.m.

Call-in Number: 1-646-838-1601, Phone Conference ID: 464508441#

1. Call to Order and Roll Call
2. Approval of the Agenda
3. Audience Comments – *Three (3) Minute Time Limit*
4. Business Administration
 - A. Consideration of the Minutes from the Meeting held December 10, 2025 Page 3
5. Business Items
 - A. Discussion on Project Percentage Completion
 - B. Consideration of Resolution 2026-02, Removing and Designating New Treasurer Page 8
 - C. Consideration of Resolution 2026-03, General Election Page 9
 - D. Discussion of WYZE Cameras – Pricing and Information Page 11
 - E. Consideration of Polynesian Pool and Spa, LLC DBA Southeast Pools - Estimate #1759
Pump Replacement Page 13
6. Staff Reports
 - A. District Accountant
 - B. District Field Inspection Coordinator
 - i. Introduction of United Land Services
 - ii. Review of December 2025, January and February 2026 Field Inspection Reports Page 14
 - iii. United Land Services Proposal #214194 – Irrigation Repair Page 39
 - iv. Consideration of Pressure Washing Proposal to Clean Sidewalk on Tagus Page 42
 - C. District Manager
 - i. Discussion of Alligator Nuisance
 - ii. Consideration of Buchanan Sign & Flag Proposal Page 46
 - D. District Counsel
 - E. District Engineer
7. Supervisor Requests
8. Adjournment

The next meeting is scheduled for Wednesday, March 25, 2026, at 11:30 a.m.

District Office:

313 Campus Street
 Celebration, Florida 34747
 407-566-1935

Meeting Location:

Rivington Recreation Center
 833 Terrapin Drive, DeBary, Florida 32713
 Or Call In: 1-646-838-1601, Phone ID: 464508441#

**MINUTES OF MEETING
RIVINGTON COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Rivington Community Development District was held Wednesday, December 10, 2025, at 11:30 a.m. at the Rivington Recreation Center, Located at 833 Terrapin Drive, DeBary, Florida 32713.

Present and constituting a quorum were:

Jeffrey Reader	Chairperson
Kimberly Locher	Vice Chairperson
George Bassen	Assistant Secretary
Marlene DeMarco	Assistant Secretary

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

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

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Harvey called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Approval of the Agenda

On MOTION by Ms. Locher, seconded by Mr. Bassen, with all in favor, the agenda was approved, as presented. 4-0

THIRD ORDER OF BUSINESS

Audience Comments - Three (3) Minute Limit

- An audience member requested the Fiscal Year 2024 Audit and the Fiscal Year 2025 financials be posted to the website. The resident also inquired about the naming on invoices and Mr. Reader explained the naming can be different.

48 **FOURTH ORDER OF BUSINESS****Business Administration**49 **A. Consideration of Minutes from the Meeting held August 27, 2025**

50

51 On MOTION by Mr. Reader, seconded by Ms. Locher, with
52 all in favor Minutes of Meeting held on August 27, 2025
53 were approved as presented. 4-0

54

55 **FIFTH ORDER OF BUSINESS****Business Items**56 **A. Consideration of Safetouch Security Camera Proposal for Dumpster**57 • Mr. Bassen noted that Safetouch is not proactively communicating with the call-
58 down system without the Board having to initiate the call.
59 Ms. Harvey will reach out to Safetouch to have this rectified.

60

61 **B. Ratification of Phase 3 Mowing – Cepra Landscape LLC Change Order**

62

63 On MOTION by Mr. Reader, seconded by Ms. Locher, with
64 all in favor, Cepra Landscape LLC Phase 3 mowing change
65 order was ratified. 4-0

66

67 **C. Consideration of Resolution 2026-01, Adopting Goals and Objectives for
68 Fiscal Year 2026**69 • Mr. Bassen and residents requested the percentage of completion discussion be
70 added to the agenda.

71

72 On MOTION by Mr. Reader, seconded by Ms. Locher, with
73 all in favor, Resolution 2026-01, Adopting Goals and
74 Objectives for Fiscal Year 2026 was adopted. 4-0

75

76 **D. Ratification of Berger, Toombs, Elam, Gaines & Frank Audit Engagement
77 Letter for Fiscal Year 2025**

78

79 On MOTION by Ms. Locher, seconded by Mr. Bassen with
80 all in favor, Berger, Toombs, Elam, Gaines & Frank Audit
81 Engagement Letter in the amount of \$7,500 for Fiscal Year
82 2025 was ratified. 4-0

83

84 **SIXTH ORDER OF BUSINESS****Staff Reports**85 **A. District Accountant**86 • The Board had no questions.

87

88 **B. District Field Inspection Coordinator**89 **i. Review of September, October and November 2025 Field Inspection**

Reports

- Mr. Goldberg reviewed the Field Inspection reports. The Board had questions on items 5, 8, 9,11 and 17 on September's report and questions on items 5 and 7 on October's report. The November report was a recap of September and October.
- There is a missing yield sign, and Mr. Reader stated it is the City's responsibility.
- Mr. Bassen stated a sidewalk on Tagus needs to be pressure-washed. Mr. Goldberg will obtain a proposal to present at the next meeting.
- Mr. Bassen mentioned a light out at the dog park. Mr. Goldberg will follow up on this.
- Ms. Harvey will contact Waste Pro regarding the damage that keeps occurring to the dumpster doors. Mr. Reader requested Ms. Harvey look into some inexpensive cameras, possible battery operated. Mr. Bassen has some good recommendations, and he and Ms. Harvey will coordinate to obtain these estimates for presentation at the next meeting.
- Mr. Reader recommends staff obtain signage for the amenity area stating "You are on Camera".

On MOTION by Mr. Reader, seconded by Ms. Locher with all in favor, staff was authorized to obtain signage for the amenity center area and a not to exceed amount of \$500 for additional cameras. 4-0

ii. Discussion of Pool Rules Sign Visibility

- The Board discussed the relocation of the pool rule sign. The pool rule sign will be placed on the fence by the playground.

C. Map Discussion and Ratification of District Map (Tabled Item)

- The Board discussed the map.

On MOTION by Mr. Bassen seconded by Mr. Reader with all in favor, the District map was ratified. 4-0

D. Review of Proposals for Landscape and Irrigation RFP (Tabled Item)

- i. United Land Services
- ii. Yellowstone Landscape
- iii. BrightView Landscape Services

126 iv. Cerpa Landscape LLC
127 v. Price Comparison Book

- The Board requested the proposals be broken down for the record and discussed for all vendors and pricing.
- Mr. Goldberg reviewed all landscaping proposals and the price comparisons.
- The Board discussed the advantages and disadvantages of the landscaping companies.

On MOTION by Mr. Bassen seconded by Mr. Reader with all in favor, United Land Services proposal for Landscape and Irrigation Services was approved. 4-0

- The Board would like a notice to be given as soon as possible. Ms. Locher requested to give a 30-day notice to the current landscaper Cepra Landscape LLC, and a two-year contract with United Land Services with a 30-day termination clause.

On MOTION by Ms. Locher seconded by Mr. Reader with all in favor, providing a 30-day termination notice to the Cepra Landscape LLC contract was approved. 4-0

- Mr. Reader's expectation is that Field maintain a relationship with the account manager to ensure customer service is consistent.

vi. **Consideration of Polynesian Pool and Spa, LLC DBA Southeast Pools Estimate #1759 to Replace Failed Autofill for Pool**

On MOTION by Ms. Locher seconded by Mr. Bassen with all in favor, Southeast Pool Estimate #1759 to replace failed autofill for the pool in the amount of \$300.27 was approved.
4-0

E. District Manager

- i. **Discussion of WFLIJAX Lighting and Controls Streetlight Pole Replacement Quote**
- ii. **Application to FP&L for Installation of Streetlight Poles and District Billing**
- These items were tabled indefinitely.

iii. Discussion on Holiday Lighting

- Holiday lighting should be added to the budget for 2026-2027.

E. District Counsel

- Mr. Watt explained he is working with the engineer on egress from the County for

168 the utility easement for adjoining community. He is also working with the City on
169 parcel clarifications.

172

G. District Engineer

- None.

175

SEVENTH ORDER OF BUSINESS

Supervisor Requests

- The Board requested all financial statements and the Fiscal Year 2024 audit posted to the website.
- Additionally, the Board directed Ms. Harvey to inquire with Rollamay and Shamil regarding whether Airbnb rentals are allowed.
- The Board requested the project percentage to be added to all future agendas for discussion and informational purposes, until the project is completed.

183

EIGHTH ORDER OF BUSINESS

Adjournment

185

On MOTION by Ms. Locher, seconded by Mr. Bassen, with all in favor, the meeting was adjourned at 12:48 p.m. 4-0

188

189

190

191

- 2 -

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION 2026-02

A RESOLUTION REMOVING LEAH POPELKA AS TREASURER AND APPOINTING STEPHEN BLOOM AS TREASURER OF RIVINGTON COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Rivington Community Development District desires to remove Leah Popelka as Treasurer and appoint Stephen Bloom as Treasurer;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVINGTON COMMUNITY DEVELOPMENT DISTRICT:

1. Leah Popelka is removed as Treasurer.
2. Stephen Bloom is appointed Treasurer.

Adopted this 25th day of February 2026

Chairperson/Vice Chairperson

Secretary/Assistant Secretary

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVINGTON COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) IMPLEMENTING SECTION 190.006(3)(A)(2)(C), FLORIDA STATUTES AND INSTRUCTING THE VOLUSIA COUNTY SUPERVISOR OF ELECTIONS TO BEGIN CONDUCTING THE DISTRICT’S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Rivington Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of DeBary, Volusia County, Florida;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) seeks to implement Section 190.006(3)(A)(2)(c), *Florida Statutes*, and to instruct the Supervisor of Elections for Volusia County, Florida (“**Supervisor of Elections**”), to conduct the District’s elections by the qualified electors of the District at the 2026 General Election (“**General Election**”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVINGTON COMMUNITY DEVELOPMENT DISTRICT :

1. GENERAL ELECTION SEATS. Seat 1 currently held by Jeff Reader, and Seat 2 currently held by Robert Hasse with terms expiring in November 2026 are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Volusia County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. COMPENSATION. Members of the Board are entitled to receive \$200 per meeting for their attendance, and no Board member shall receive more than \$4,800 per year.

4. TERM OF OFFICE. The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. REQUEST TO SUPERVISOR OF ELECTIONS. The District hereby requests the Supervisor of Elections to conduct the District’s General Election in November 2026, and for

each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

6. PUBLICATION. The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 25th day of February, 2026.

ATTEST:

**RIVINGTON COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

WYZE Camera Options



For in the Amenity Center, we could potentially use the Wyze Bulb cam by utilizing preexisting light fixtures/cans to hold the bulbs which will power the cameras.

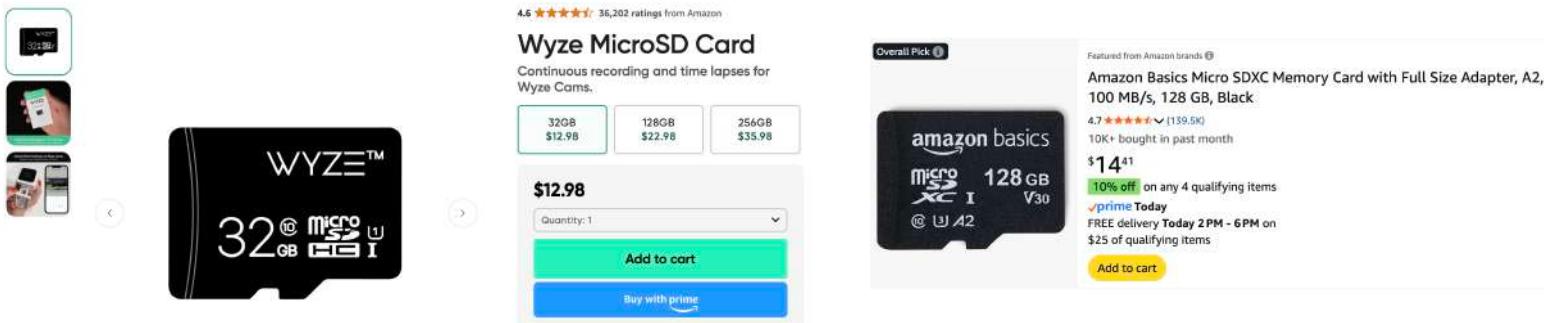


For the dumpster, or areas where power will be difficult to reach, the Wyze Solar Cam Pan boasts the most opportunity for us control what we see, as the camera can rotate and move automatically or manually via the Wyze Application.

All cameras will require a power source or be able to have sunlight for solar capabilities. They will also require access to the Amenity Center WiFi — Not sure of WiFi strength of our preexisting hardware.



For inside of the Amenity room, we can add a duo cam (which is wired) for monitoring the room at multiple angles. Otherwise, the standard V4 camera would be sufficient.



For backup, against cloud storage, it's recommended to have MicroSD cards installed in each camera. While Wyze does sell them for \$12.98 each for 32gb, we can get them from Amazon for much cheaper (with more space).

Cam Plus

For a single camera

\$2.99/mo*

DIY self-monitoring with:

- 14-day event video recordings saved in the cloud
- Person, vehicle, package, and pet detection and alerts
- Glass break, Crying, and barking detection and alerts
- Access to My Day insights

[Learn more ➔](#)

Cam Unlimited

Covers all your cameras

\$9.99/mo

Everything in Cam Plus, and:

- The brand-new multi-cam timeline for live view and events
- Smart Arm/Disarm modes
- Friendly Faces detections and unknown faces alerts

[Learn more ➔](#)

Cam Unlimited Pro

Covers all your cameras

\$19.99/mo

Everything in Cam Unlimited, and:

- Get a detailed understanding of what's happening from your notifications with Descriptive Alerts
- Quickly find specific events in your video history with AI Video Search
- Get access to the option to save up to 60-day event video recording
- Send emergency services to your home even when you're away with 24/7 Emergency Dispatch

[Learn more ➔](#)

There are also monthly plans for the cameras. Cam Unlimited/ Unlimited Pro boast the most features and have cheaper annual plans (ie: Cam Unlimited Pro is \$199 annually).

Polynesian Pool and Spa, LLC DBA Southeast

Pools

1633 Future Way #177

Celebration, FL 34747

4075072570

admin@polynesianpoolandspafl.com

www.polynesianpoolandspafl.com



Estimate

ADDRESS

Rivington CDD

210 N University Dr.

Suite 702

Coral Springs, FL 33071

ESTIMATE # 1759**DATE** 02/04/2026

	DESCRIPTION	QTY	RATE	AMOUNT
Stenner Pump	Replacement PH feeder pump	1	746.86	746.86
Flow Control Valve & Float	Replace autofill	1	237.77	237.77
Labor per hour	Replace failed autofill for pool and install new PH stenner pump	1	125.00	125.00

SUBTOTAL	1,109.63
TAX	0.00
TOTAL	\$1,109.63

Accepted By

Accepted Date



Rivington CDD December Field Inspection

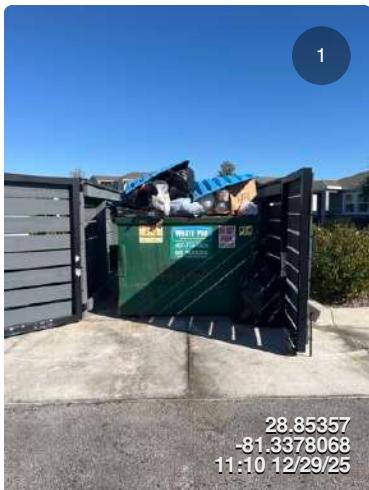
Monday, December 29, 2025

18 Items Identified

18 Items Incomplete

Kyle Goldberg

Inframark



Item 1 - Dumpster

Assigned To: Board Update

It appears that non-community center trash is being dumped in the dumpster.



Item 2 - Palm Tree

Assigned To: Cepra

Palm tree to be replaced by Cepra.



Item 3 - Pressure Washing

Assigned To: Inframark

This area will be included on the pressure washing proposal.

Item 4 - Weeds And String Trimming

Assigned To: Cepra

There are some weeds around the pond by the community center that should be treated or string trimmed.



Item 5 - Pool Rules Sign

Assigned To: Inframark

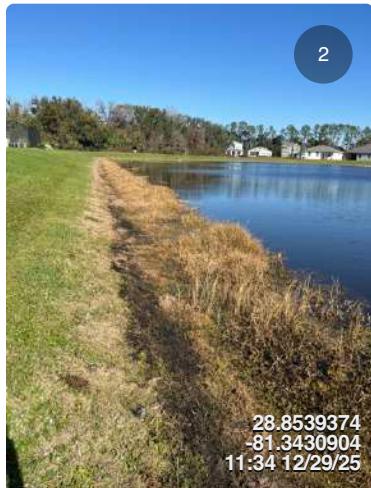
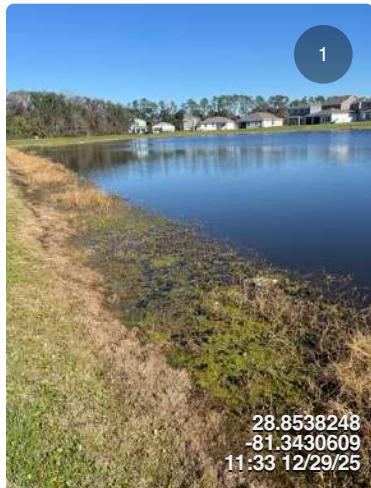
Pool rules sign to be moved so that it's visible from the pool.

Item 6 - Algae And Aquatic Grasses

Assigned To: Aquatic Weed Control

There appears to be some algae and aquatic grasses that should be treated in this pond.

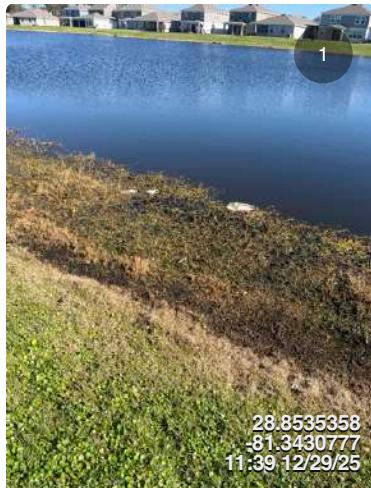
Location: 732 Albyon Ct



Item 7 - Trash

Assigned To: Aquatic Weed Control

Trash should be collected during routine maintenance. Location: 732 Albyon Ct



Item 8 - Cutback

Assigned To: Cepra

Vegetation should be cutback behind the conservation area sign in this area. Location: 729 Terrapin Dr



Item 9 - Dumping

Assigned To: Board Update

There appears to be dumping on CDD property in this area. Location: 749 Brynle Ct



Item 10 - Bent Signs

Assigned To: Inframark

Multiple signs in multiple locations have been damaged. Locations:

881 Terrapin Dr

898 Terrapin Dr



Item 11 - Pressure Washing

Assigned To: Inframark

This area will be included on the pressure washing proposal.



Item 12 - Damaged Light

Assigned To: Inframark

There's a damaged light in this park. Location: 600 Hyperion Dr



Item 13 - Weeds

Assigned To: Cepra

There are weeds that should be treated during routine maintenance. Location: 636 Hyperion Dr

Item 14 - Weeds

Assigned To: Cepra

Weeds should be treated during routine maintenance. Location: 712 Treehouse Loop





Item 15 - Fallen Branch

Assigned To: Cepra

There's a fallen branch that should be cut up and disposed of in this area. Location: 729 Brackenberry St

28.8520339
-81.3323531
12.08 12/29/25



28.8554226
-81.3301133
12.11 12/29/25

Item 16 - Dead Palm

Assigned To: Cepra

There's a dead Palm that should be replaced. Location: Basin Hill Ln



28.8560683
-81.3373715
12.16 12/29/25

Item 17 - Patched Pothole

Assigned To: Board Update

The pothole on Rivington Avenue appears to have been patched. Location: 800 Rivington Ave



Item 18 - Match Height

Assigned To: Cepra

The hedges in this roundabout on Rivington Avenue should have their height matched.

28.8551602
-81.3380066
12:19 12/29/25



Rivington CDD January Field Inspection

Friday, January 9, 2026

22 Items Identified

22 Items Incomplete

Kyle Goldberg

Inframark



Item 1 - Pressure Wash Wall

Assigned To: Inframark

The amenity center wall will be included on pressure washing proposal.



Item 2 - Pool Rules Sign

Assigned To: Board Update

Pool rules sign has been moved to be in view of the pool.

Item 3 - Playground Marks

Assigned To: Inframark

There are some marks on the slide and algae on the climber in the playground.



Item 4 - Weeds

Assigned To: United Land Services

Weeds should be treated during routine maintenance. Location: Amenity Center



Item 5 - Washout

Assigned To: United Land Services/Inframark

United Land Services to provide a proposal for river rocks and soil to help repair this area.





Item 6 - Dead Palm

Assigned To: United Land Services

A proposal will be needed to replace this Sylvester Palm at the amenity center.

28.8537125
-81.3379289
12:12 1/9/26



28.8533345
-81.3430779
12:25 1/9/26

Item 7 - Weeds

Assigned To: United Land Services

Weeds should be treated during routine maintenance. Location:
Behind 716 Albyon Ct

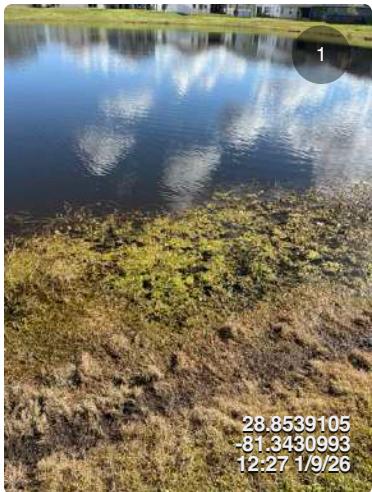


28.8539306
-81.3430696
12:27 1/9/26

Item 8 - Medicine Ball

Assigned To: Aquatic Weed Control

There's a medicine ball and some trash that should be removed from this pond. Location: Behind 740 Albyon Ct



Item 9 - Algae

Assigned To: Aquatic Weed Control

There's some algae that should be treated. Location: Behind 740 Albyon Ct



Item 10 - Cutback

Assigned To: United Land Services

Vegetation should be cutback behind the conservation sign in this area. Location: 729 Terrapin Dr

Item 11 - Irrigation Clock

Assigned To: United Land Services

There appears to be an irrigation clock pulled out of its box and standing water in this area.

Location: Adjacent to 856 Terrapin Dr



Item 12 - Possible Vandalism

Assigned To: Board Update

There's a possible vandalism happening in the conservation area. Minor tree cuts and trash found. We'll continue to monitor to see if it's continues. Location: Walking trail behind houses on Terrapin Dr

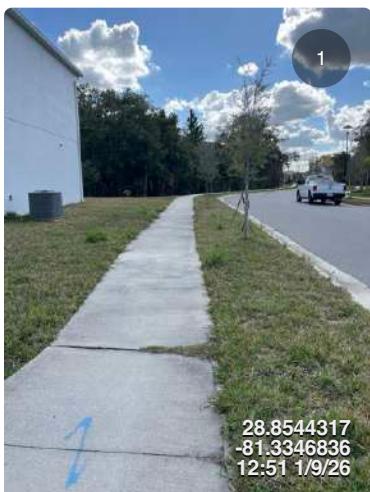




Item 13 - Dumping Resolved

Assigned To: Board Update

Items dumped and noted on item 9 on December's field inspection report have been removed.



Item 14 - Weeds

Assigned To: United Land Services

Weeds should be treated during routine maintenance. Location: 669 Solaire Ave



Item 15 - Damaged Lawn Chair

Assigned To: Inframark/Board Update

A lawn chair has been damaged and cannot be repaired.

Location: 646 Cheval Ln



Item 16 - Match Height

Assigned To: United Land Services

The hedges in this roundabout on Rivington Avenue should have their height matched.



Item 17 - Pothole

Assigned To: City Of Debary

While the pothole has been patched, it doesn't appear to be holding.

Item 18 - Plant Install

Assigned To: United Land Services

A proposal should be provided to install plants in the planters on Rivington Avenue.





Item 19 - Blue Daze Install

Assigned To: United Land Services

A proposal should be provided to install blue daze by the planters on Rivington Avenue.

Item 20 - Construction Update

Assigned To: Board Update

Construction seems to have ceased on Becklow St, theres a signifiant sediment buildup in the storm drains.



Item 21 - Exposed Irrigation

Assigned To: United Land Services

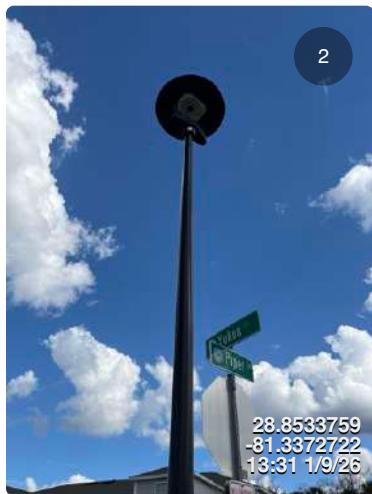
There is some exposed irrigation and disconnected pipes on Becklow St.



Item 22 - Light Outage

Assigned To: FPL

These non-operational lights on Piper Hill Ln have been reported.





Rivington CDD February 2026 Field Inspection

Thursday, 12 February 2026

17 Items Identified

17 Items Incomplete

A handwritten signature in black ink that reads "Justin Fisher".

Justin Fisher

Inframark



Item 1 - New Lock

Assigned To: Board Update

New lock has been installed at the Amenity Center.

28.8545053
-81.3384278
2:26 PM 02/12/2026



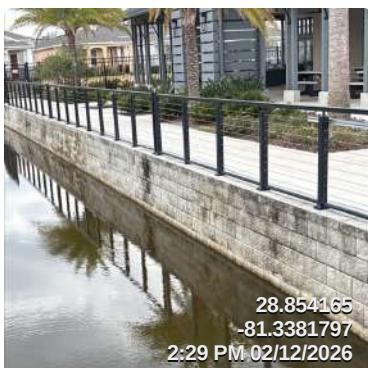
28.8541072
-81.3380777
2:28 PM 02/12/2026

Item 2 - Weeds

Assigned To: United Land Services

Weeds should be treated during routine maintenance.

Location: Amenity Center.



28.854165
-81.3381797
2:29 PM 02/12/2026

Item 3 - Pressure Washing

Assigned To: Inframark

A proposal will be provided to pressure wash the wall at the Amenity Center.

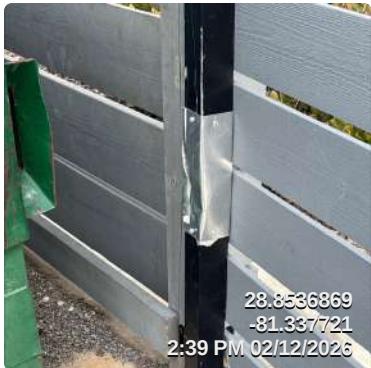


28.8540584
-81.3383143
2:31 PM 02/12/2026

Item 4 - Smudge

Assigned To: Inframark

Clean spots around pool edge.



Item 5 - Dumpster Door

Assigned To: Board Update

It appears the dumpster door has been struck again.



Item 6 - Mistletoe

Assigned To: United Land Services

Mistletoe sprouting from the main trunk of tree. Discussed with United Land Services, who said this would be treatable if the growth was from a branch. However, the Mistletoe is embedded in the main trunk. If it were to be cut, it would grow back.



Item 7 - Washout

Assigned To: United Land Services

A proposal will be provided to install river rocks and to push the drain back to the start of the slope.



Item 8 - Weeds

Assigned To: United Land Services

Weeds should be treated during routine maintenance.

Location: 777 Terrapin Dr



Item 9 - Algae

Assigned To: Aquatic Weed Control

There appears to be algae and aquatic weeds in the pond.



Item 10 - Conservation Signs

Assigned To: United Land Services

All vegetation to be cut back to the conservation signs.

Location: 729 Terrapin Dr.



Item 11 - Irrigation Clock

Assigned To: United Land Services

Proposal to be provided for irrigation repairs. Clock does not appear to be in working order.

Location: 856 Terrapin Dr

Item 12 - Weeds/Turf Issues

Assigned To: United Land Services

Weeds should be treated during routine maintenance. Diagnose and treat turf damage.

Location: 894 Terrapin Dr





Item 13 - Fallen Timber

Assigned To: United Land Services

Cut up and dispose of fallen timbers.

Location: 737 Brackenberry St.



Item 14 - Algae

Assigned To: Aquatic Weed Control

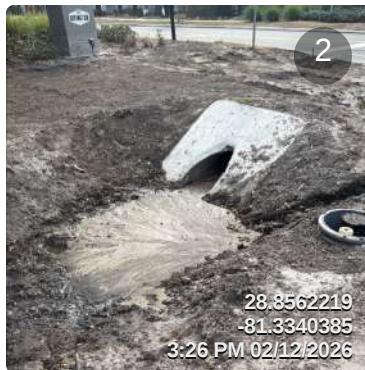
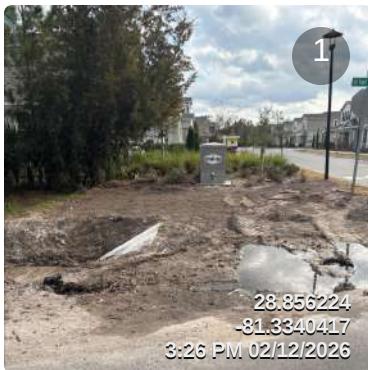
Algae appears to have been sprayed and is dissipating.

Location: Seaboard Lane

Item 15 - Construction Damage

Assigned To: Board Update

Update on construction damage at Becklow Street. Damage to turf and beds. Culvert is full of silt.



Item 16 - Freeze Damage

Assigned To: United Land Services

Freeze damage has wiped out the annuals and blue daze. Will continue to monitor for new growth.

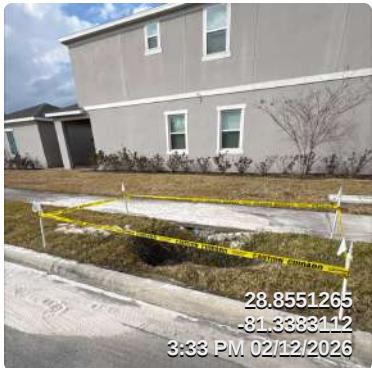
Location: Rivington Ave.

Item 17 - Irrigation Washout

Assigned To: United Land Services

Proposal will be provided to conduct irrigation repairs.

Location: Rivington Ave.





Proposal #214194

Date: 2/5/2026

PO #

Alex Martinez

Customer:

Samantha Harvey

Property:

Rivington CDD
313 Campus Street
Celebration, FL 34747

Start Up January 2026

January 26 Startup. All labor and material included.

Clock 1

6" Spray Head (2)

12" Spray Head (1)

6" Rotor (3)

Straighten heads (48)

Nozzles- MP Rotator (108)

Lateral line break .5-.75" (1)

Lateral Line break 1"-1.25" (1)

Head Raise (8)

Troubleshoot labor for Zones that were down (8 hrs)

Clock 2

6" Spray Head (2)

Nozzles- MP Rotator (5)

Lateral Line break 1"-1.25" (2)

Troubleshoot labor for Zones that were down (6 hrs)

9-volt Battery (2)

Clock 3

Straighten heads (3)

Clock 6

Nozzles- MPR (4)

Clock 7

Straighten heads (4)

Drip Line Break (2)

Clock 11

Straighten heads (2)

6" rotors (2)

Clock 12

2 Station Node (1)

Clock 14

Troubleshoot Down Zones (3hrs)

Clock 15

Nozzles- MP Rotator (4)

Lateral Line break 1"-1.25" (1)

Clock 17

12" Spray Head (2)

Straighten heads (25)

Nozzles (10)

Nozzles- MP Rotator (60)

Lateral line break .5-.75" (1)

Head Raise (7)

Troubleshoot labor for Zones that were down (6 hrs)

Clock 19

8 Zone Controller (1)

Clock 20

Straighten heads (12)

Clock 21

Troubleshoot down zones (2 hrs)

Clock 22

Straighten heads (6)

Nozzles (6)

Clock 24

Troubleshoot down zones (10 hrs)

Irrigation options	\$9,355.60
---------------------------	-------------------

Items	Quantity	Unit	Price/Unit	Price
Irrigation Repair				\$9,355.60
6" Spray	4.00	ea	\$42.30	\$169.20
12" Spray	3.00	ea	\$52.75	\$158.25
6" Rotors	5.00	ea	\$73.13	\$365.65
Straighten Head	100.00	ea	\$6.00	\$600.00
Nozzle - MP Rotator	177.00	ea	\$20.00	\$3,540.00
Lateral line break (.5" - .75")	2.00	ea	\$67.46	\$134.92
Lateral line break (1" - 1.25")	3.00	ea	\$146.32	\$438.96
Head Raise/Lower in Turf	15.00	ea	\$7.00	\$105.00
Labor - Orlando N Irrigation	35.00	Hr	\$65.00	\$2,275.00
Drip line Break	2.00	ea	\$16.00	\$32.00
2 Station Node	1.00	ea	\$389.62	\$389.62
9 Volt Battery	2.00	ea	\$10.00	\$20.00
8 Zone Controller	1.00	ea	\$975.00	\$975.00
Nozzles-MPR	20.00	ea	\$7.60	\$152.00
PROJECT TOTAL:				\$9,355.60

Terms & Conditions

By _____
Alex Martinez
 Date 2/5/2026
 United Land Services

By _____
 Date _____
Rivington CDD



MAINTENANCE Solutions



[www.inframark.com/community-
management/maintenance](http://www.inframark.com/community-management/maintenance)

MAINTENANCE SOLUTIONS

With over 25 years of maintenance and project management construction experience, Inframark can align with your community's maintenance goals. From general maintenance service orders to large scale building renovations, let us know how we can serve your community.

- ◆ ADA Skid Pad Replacements
- ◆ Community Inspections/Reporting
- ◆ Debris Removal
- ◆ General Maintenance
- ◆ Landscape Inspections/Reporting
- ◆ Light Changeouts and Maintenance
- ◆ Maintenance of Storm Structures
- ◆ Management of Vendor Contracts
- ◆ Minor Boardwalk and Wood Structure Repairs
- ◆ Minor Electrical
- ◆ Minor Patch Repairs in Roadways or Alleyways
- ◆ On-site Staff
- ◆ Painting
- ◆ Pressure Washing
- ◆ Porter Services
- ◆ Review of Landscape Architectural Designs
- ◆ Sidewalk Grinding and Replacement
- ◆ Sign Installations and Maintenance
- ◆ Fence Projects
- ◆ Vacuum Truck Services

CONTACT US TODAY

to see how we can provide quality maintenance for your community.

GC# CBC1257480

CALL 407.566.1935 or

EMAIL maintenance@inframark.com

www.inframark.com/community-management/maintenance





**Inframark
313 Campus Street,
Celebration, FL 34747**

Date: 02/15/2026
Work Order # 127-001-01-26
Customer ID: Rivington CDD

Phone: 904-540-3018

Quotation valid until 02/28/2026

Prepared by: **Kyle Goldberg**

Description	Unit Price	Quantity	Amount
Pressure Washing: ✓ Labor	\$75.00	12	\$900.00
Total	Labor and Materials		\$900.00

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this quotation, contact Kyle Goldberg
at Kyle.Goldberg@Inframark.com

By: Kyle Goldberg

By:

Date: 2/15/2026

Inframark

Date: _____

Inframark
Offices - Celebration - Tampa
We are proud to provide a range of services for your community.



Order

Buchanan Sign & Flag
6755 Beach Blvd.
Jacksonville, FL 32216

Agenda Page 46
Page: 1
Order#: R-35575
Ticket date: 2/17/26

Sold to: RIDINGTON CDD

Ship to:

Customer #: 904-327-6465 **Ship date:**
Sales Rep: FR **Location:** MAIN **Ship-via code:**
Customer PO#: QUOTE **Terms:** Net 30 days

Quantity	Item #	Description	Ship-from location	Price	Selling unit	Ext prc
1	W-15	SMILE YOUR'RE ON CAMERA 10X14IN STYRENE		10.25	EACH	10.25
1	NOTE	SIGN IS YELLOW/BLACK PLASTIC		0.00	EACH	0.00
1	12X18NOTICECAMERA	12X18IN 080 ALUM NOTICE PROPERTY W/CAMERA		26.00	EACH	26.00
1	NOTE	SIGN IS ALUMINUM RED/WHITE IMPRINT		0.00	EACH	0.00

User:	FR	Total line items:	4	Order subtotal:	36.25
				Tax amount:	2.71
				Order total:	38.96
				Order amt due:	38.96

Thank you for your business!