INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Rivington Community Development District

November 18, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID:283 328 470 971 880 PASSCODE:ZW9Mw9Fe

Or
DIAL BY PHONE:
1-314-798-1835
Phone Conference ID: 145624360#

313 Campus Street, Celebration, Florida 34747

CLEAR PARTNERSHIPS



Rivington
Community Development District

Board of Supervisors
Jeff Reader, Chairman
Kimberly Locher, Vice Chairperson
Marlene DeMarco, Assistant Secretary
Jennifer Duggan, Supervisor Elect
George Bassen, Assistant Secretary

District Staff
Howard Neal, District Manager
Mark Watts, District Counsel
Brent Lenzen, District Engineer
Justin Fisher, Field Inspection Coordinator
Fernand Thomas, District Accountant
Kareen Baker, District Admin

Revised Regular Meeting Agenda

Wednesday, November 18, 2026, at 11:30 a.m.

The Regular Meeting of the **Rivington Community Development District** will be held on **Wednesday, November 18, 2026, at 11:30 a.m. at the Rivington Recreation Center, 833 Terrapin Drive, DeBary, Florida 32713.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join the Meeting

Meeting ID: 283 328 470 971 880 **Passcode:** ZW9Mw9Fe

Dial-In by Phone: 1-314-798-1835 **Phone Conference ID:** 145 624 360#

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **AUDIENCE COMMENTS**
   (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
4. **SPECIAL BUSINESS ITEMS**
   - **A.** Oath of Office for Newly Elected Supervisor via the General Election – Jennifer Duggan (Seat 2) .... Page 4
   - **B.** Acceptance of Resignation of Marlene DeMarco (Seat 3) …… Page 5
   - **C.** Discussion of Appointment of Supervisor to Fill Vacancy (Seat 3)
   - **D.** Oath of Office for Newly Appointed Supervisor (Seat 3)
   - **E.** Consideration of Resolution 2027-02, Designation of Officers……. Page 6
5. **CONSENT AGENDA**
   - **A.** Consideration of the Minutes of the Regular Meeting held on October 28, 2026…….. Page 7
   - **B.** Review of Financial Snapshot and Cash Flow Projection…….. Page 15
6. **BUSINESS ITEMS**
7. **STAFF REPORTS**
   - **A.** District Counsel
   - **B.** District Engineer
     - **i.** Discussion of Underdrains for the Mew Open Space Between Costa Lane and Cheval Lane as well as Dogfish Lane and Abbyberry Lane……... Page 17
   - **C.** District Field Inspection Coordinator
     - **i.** Review of Inframark Field Inspection Report and Responses from United Land Services…….. Page 19
     - **ii.** Consideration of Inframark Estimate #661 – Furnish and Install Traffic Delineator…… Page 32
     - **iii.** Consideration of Inframark Estimate #662 – Landscape Lighting Replacements and Improvements at Highfalls Avenue and Fort Florida Road Intersection……... Page 33
     - **iv.** Consideration of HVAC Preventative Quarterly Maintenance Proposals

a. Sol Aire …… Page 34
b. Webair HVAC LLC…….. Page 36
c. Frank Gay Commercial Services…….. Page 38
v. Consideration of Professional Aquatic Services Estimates #22407 and #22408 – Pool Pump Repair…… Page 44
vi. Review of Aquatic Weed Control, Inc. Service Reports…….. Page 46
D. District Manager
8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS
9. ADJOURNMENT

The next meeting is scheduled for Wednesday, December 16, 2026, at 11:30 a.m.

OATH OF OFFICE

(Art. II. § 5(b), Fla. Const.; § 92.50, Florida Statutes)

STATE OF FLORIDA

County of VOLUSIA

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

_____

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." *See* § 92.52, Fla. Stat.]

Signature _____

Sworn to and subscribed before me by means of physical presence ☐ *OR online notarization* ☐ *this _____ day of _____, 20____.*

_____

Signature of Officer Administering Oath or of Notary Public

(To be completed only by judges administering oath– see § 92.50, Florida Statutes.)

_____
Print Name

_____
Title

_____
Court

(To be completed by officer administering oath, other than judges – see § 92.50, Florida Statutes.)

Affix Seal Below

Personally Known ☐ *OR Produced Identification* ☐

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home ☐ Office ☐

_____
Street or Post Office Box

_____
City, State, Zip Code

_____
Print Name

_____
Signature

October 29, 2026

Rivington CDD
313 Campus Street
Celebration, Fl. 34747

To Whom It May Concern,

Effective today, October 29th, I am resigning my position on the board as an Assistant Secretary. I am moving out of state and no longer qualify for the position. Best wishes for the future.

Regards,

Marlene DeMarco

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF THE RIVINGTON COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR 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; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

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

1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
Jennifer Goldyn	Secretary
Stephen Bloom	Treasurer
Angel Montagna	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
Howard Neal	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 18th day of November 2026.

ATTEST:

_____

Name: _____
Secretary / Assistant Secretary

RIVINGTON COMMUNITY DEVELOPMENT DISTRICT

_____

Name: _____
Chair / Vice Chair of the Board of Supervisors

MINUTES OF MEETING
RIVINGTON COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rivington Community Development District was held on Wednesday, October 28, 2026, and called to order at 11:31 a.m. at the Rivington Recreation Center, located at 833 Terrapin Drive, DeBary, Florida 32713.

Present and constituting a quorum were:

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

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

Howard Neal	District Manager
Mark Watts	District Counsel (via Teams)
Kelsey Hansen-Walter	District Counsel (via Teams)
Justin Fisher	Field Inspection Coordinator
Omar Lopez	United Land Services
Residents	

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**

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

SECOND ORDER OF BUSINESS **Approval of the Agenda**

> On MOTION by Mr. Bassen, seconded by Ms. Locher, with all in favor, the agenda was approved as presented. 3-0

THIRD ORDER OF BUSINESS **Audience Comments**

Mr. Tim Ward asked several questions, including a request for clarification on reference to $245,000 in operating funds until December and how the proposals totaling $53,000 would be funded. He also asked about the audit services, who designed the vault system, what maintenance is being performed, and noted that the pool pump was replaced two years ago. He inquired whether a structural inspection

was done on the vault system and whether the previous pool company paid for their services. He also reported that two pole lights were knocked down while residents were playing soccer at the park on Solaire Avenue. Mr. Bassen responded that the new lights are solid.

Mr. Ward addressed the proposal for pressure washing and painting and suggested that a resident with a business could perform this work.

A resident, Jay, of 743 Hyperion Drive, stated that there has been a falloff in maintenance and that a high level of detail is needed. He referenced the pressure washing proposal on the agenda and stated that he could save the community money. He suggested attaching signs to the columns instead of painting them as is currently done. Jay noted that he owns Elite Property Care Solutions and offered to assist with maintenance. He asked what could be done on an ongoing basis throughout the year. Mr. Bassen commented that the reviews of his company have been great and recommended that the Board consider an agreement. Ms. Locher stated that annual maintenance agreements should be set up and requested that staff solicit proposals for an annual agreement for the next meeting.

Mr. Ward inquired when the Christmas decorations will be installed. The first week of November was discussed, which is the time frame the Board believes is accurate. Mr. Neal will find out when they will be installed.

It was noted that pressure washing was completed in the spring on items such as pergolas, seats, chairs, and monuments etc.

A resident, Jay, inquired about the cleaning of the playground equipment. Ms. Locher requested line items for everything and suggested obtaining a scope of work to distribute to all potential vendors. The scope of work will need to be created.

Jay commented on paint issues with the Town Homes and noted that soft washing has not been done. The Board advised that this is an HOA issue.

Ms. Locher spoke about the HOA's desire to establish groups that organize social gatherings, and maintenance days, etc.

FOURTH ORDER OF BUSINESS Consent Agenda

A. Consideration of Minutes of the Regular Meeting held on September 23, 2026

> On MOTION by Ms. Locher, seconded by Mr. Bassen, with all in favor, the Minutes of the Regular Meeting held on September 23, 2026, were approved as presented. 3-0

B. Review of Financial Snapshot and Cash Flow Projection

Mr. Bassen inquired why the Financial Snapshot listed Teco rather than FPL under Deposits and requested confirmation that it is typographical error. Mr. Neal confirmed with the District's accountant that the reference to Teco was in fact, a typo.

Ms. Locher commented on the assessment collections which are reported as of September 30, 2026.

FIFTH ORDER OF BUSINESS Business Items

A. Consideration of Fiscal Year 2026 Completed Performance Measures/Standards and Annual Reporting Form

> On MOTION by Ms. Locher, seconded by Mr. Bassen, with all in favor, the Fiscal Year 2026 Completed Performance Measures/Standards and Annual Reporting Form was accepted. 3-0

B. Ratification of Berger, Toombs, Elam, Gaines & Frank Fiscal Year 2026 Audit Engagement Letter

> On MOTION by Ms. Locher, seconded by Ms. DeMarco, with all in favor, the Berger, Toombs, Elam, Gaines & Frank Fiscal Year 2026 Audit Engagement Letter was ratified. 3-0

C. Consideration of Resolution 2027-01, Designation of Assistant Secretary

> On MOTION by Ms. Locher, seconded by Mr. Bassen, with all in favor, Resolution 2027-01, Designating Mr. Howard Neal as Assistant Secretary, and removing Mr. Lee Graffius as Assistant Secretary was adopted. 3-0

SIXTH ORDER OF BUSINESS Staff Reports

A. District Field Inspection Coordinator

i. Review of Inframark October 2026 Field Inspection Report and Response from United Land Services

Mr. Fisher reviewed the October 2026 Field Inspection Report. He commented on the pool chairs and noted that the air conditioner is being serviced through Frank Gay, and he suggested a quarterly service plan. Ms. Locher recommended contacting multiple air conditioning vendors for this maintenance. Mr. Fisher contacted Apple, which quoted the same price at $1,200.

Mr. Fisher noted that the handicapped toilet in the men's bathroom is not flushing correctly and that Frank Gay needs to come out and look at it. Discussion ensued regarding quarterly maintenance, and Mr. Bassen suggested semi-annual maintenance. Mr. Fisher responded that it is all in the ceiling to replace the filters, etc. which makes it difficult. Staff will obtain proposals for quarterly maintenance and have Frank Gay inspect the toilet.

Mr. Fisher continued his report. He noted that the Maglock installation has still not been completed and needs to be scheduled. Regarding Item 12, Open Utility Vault, they need to determine which utility company or vendor it is so that it can be rectified. The dog stations around the pond were discussed, and Mr. Fisher stated that if additional dog stations are needed, they could be taken from around the pond near the Town Homes. Mr. Bassen commented on Item 6 and noted that the light on the right-hand side is not working. Mr. Fisher responded that the fixture had been filled with water and needed to be replaced. Mr. Bassen commented on the monuments heading out to Barwick Road having different color lights, and need to be consistent, and requested that they be replaced.

Mr. Fisher reported that he had discussion with some residents regarding FPL services. He also reported a drainage issue affecting properties between 764 Terrapin and 820 Terrapin.

ii. Review of September 2026 Irrigation Inspection and Consideration of United Land Services Proposal #252319 – September 2026 Irrigation Repairs

Mr. Bassen noted irrigation costs are outrageous, and he drafted a letter. He inquired whether these irrigation repairs are covered under the one-year warranty. Landscapers are driving over irrigation heads. He stated he was not happy with the dollar amounts associated with irrigation. Mr. Lopez responded that they are not double dipping. Mr. Bassen also commented about valves being left on. Mr. Lopez

suggested they will conduct an audit of the irrigation system to ensure that the District is not paying for repairs that should be covered and whether warranty issues are being investigated. The Board decided that no irrigation invoices are to be approved until an audit has been done by United Land Services.

iii. Review of Aquatic Weed Control, Inc. Service Reports

Mr. Bassen commented that this item is out of order. It needs to be placed before or after, not in the middle of landscape items.

iv. Consideration of United Land Services Proposal #253753 – Removal of Leaning Trees at 700 Bayern Lane

The Board discussed the proposal and requested that the proposal be updated for the next agenda.

v. Consideration of United Land Services Proposal #254692 – To Replace Three Declined Oak Trees in Clubhouse Parking Lot

vi. Consideration of United Land Services Proposal #254698 – To Prune off the Dead Areas from Top of Five Oak Trees Near Clubhouse

The Board discussed the Oak trees.

> On MOTION by Ms. Locher, seconded by Mr. Bassen, with all in favor, the Board approved a not to exceed amount of $800 for United Land Services to perform trimming of trees; five trees at the clubhouse and a tree at 700 Bayern Lane were approved. 3-0.

vii. Consideration of United Land Services Proposal #254787 – To Add Drainage Infront of 633 Dogfish Lane Common Area

Discussion over having a similar drainage setup as the other areas was discussed. Mr. Bassen commented on drainage issues in other areas of the community. The Board requested that the District Engineer review drainage concerns at 633 Dogfish Lane location, and at the monuments at Fort Florida Avenue. Mr. Lopez commented that the swales are more pronounced between the Town Homes. Mr. Neal will coordinate with Mr. Lenzen to get this done.

The Aquatic Report was briefly discussed, and everything is looking good.

viii. Consideration of Pool Pump Proposals

a. Sea Breeze

b. Professional Aquatic Services

The Board discussed the pool pump proposals. It was noted that Sea Breeze Pools is unable to complete the work within the next 30 days. Mr. Neal asked Professional Aquatic Services to provide an estimated timeline for repairs. Tim with Professional Aquatic Services stated that the replacement pumps are being sourced from California and are expected to be installed within approximately one and a half weeks. The representative further explained that water is entering the vault area and recommended the installation of sump pumps as a backup safety measure. Discussion included concern that the existing drain lines may be clogged or undersized. Mr. Bassen commented that the pumps have failed three times since construction and questioned whether the drainage deficiencies should have been identified during the original construction process.

Ms. Locher inquired about the cause of the recurring backup issues. Discussion followed regarding the design and functionality of the drainage system. It was noted that the pool was constructed according to the approved specifications.

Mr. Bassen inquired about the anticipated reopening of the pool and emphasized the importance of implementing a permanent solution to the drainage issues rather than a temporary fix. Mr. Fisher noted they will coordinate with the District Engineer to confirm the next steps and determine the appropriate corrective action and to provide his recommendations to the Board. He also advised that he had forwarded an email from Mr. Lenzen, who had previously inspected the site, for the Board's review.

Mr. Bassen additionally inquired about potential shipping delays for the replacement pumps. Professional Aquatics Services indicated that shipping delays are not expected to impact on the project timeline.

> On MOTION by Mr. Bassen, seconded by Ms. Locher, with all in favor, Professional Aquatic Services Proposal #22277 which was forwarded via email from Mr. Fisher on October 27, 2026, to replace the pool pumps only, in the amount of $19,990.00, was approved. 3-0

ix. Consideration of Inframark Estimate #623 – Pressure Washing and Painting of Monuments

The Board requested a scope of work be developed for pressure washing and painting services, including sidewalks, and monuments. James with Inframark, and also Jay suggested a reflective street signage. Discussion ensued and it was agreed that Mr. Bassen should approve the scope of work before it is provided to vendors. Mr. Fisher and Mr. Neal will work together to prepare the scope for Board consideration.

B. District Counsel

Mr. Watts reported on the easement agreement for the entrance at Alexander Island. District Counsel is comfortable approving in substantial form, subject to final revisions and approval by both District Counsel and the City of DeBary. District Counsel further recommended authorizing the Vice Chair to execute the agreement upon completion of any final edits. This agreement will allow the City of DeBary to access and maintain landscaping and related improvements on property owned by Rivington Community Development District (CDD).

> On MOTION by Ms. Locher, seconded by Mr. Bassen, with all in favor, to approve the Easement Agreement for the entrance at Alexander Island in substantial form, and authorize the Vice Chair to execute the agreement following final legal review. 3-0

C. District Engineer

- The engineer was not in attendance.

D. District Manager

Mr. Neal advised that the next meeting is scheduled for November 18, 2026. He commented on the District's updated insurance from EGIS which was emailed to the Board for their review. The previous insurance proposal was $29,892.00 and the current proposal is $33,328 representing an additional amount of $3,436.00. The approved budget amount is $32,125, resulting in the proposal exceeding budget by $1,203.00.

> On MOTION by Ms. Locher, seconded by Mr. Bassen with all in favor, the updated EGIS proposal for District Insurance in the amount of $33,328 was approved. 3-0

SEVENTH ORDER OF BUSINESS **Board of Supervisors Requests and Comments**

Mr. Bassen noted that the District Management portal for amenity rentals is still not up and needs to be sorted out. He stated that District Management has not performed well and provided a list of reasons why.

> On MOTION by Mr. Bassen, seconded by Ms. Locher, with all in favor, issuing a Request for Proposals (RFP) for only District Management Services was approved. 3-0

Mr. Watts confirmed that proposals would be solicited and advised that a 60-day termination notice would be issued after the Board has made their decision.

EIGHTH ORDER OF BUSINESS **Adjournment**

> On MOTION by Ms. Locher, seconded by Mr. Bassen, with all in favor, the meeting was adjourned at 1:31 p.m. 3-0

_____ _____

Secretary/Assistant Secretary Chairperson/Vice Chairperson

RIVINGTON
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
October 31, 2026

- **Current Cash Balances:**
  - Truist Bank Operating: $27,909.
  - Valley National Bank (high yield interest): 3,911.
  - Valley National Bank (high yield interest): 15,795.
  - Valley National MMA: $ 150,478.

- **Due From Other Funds:**
  - Transfer from General Fund to Reverse ($44,000).

- **Prepaid:**
  - AT&T Internet services for the month of November 2026 ($205).

- **Deposits:**
  - Deposits to open accounts from FPL utility ($5,488).

- **Expenses:**
  - Current expenses make up 9.29% of the annual budget through the end of October 2026, Total expenses for the first month are approximately $79,941.

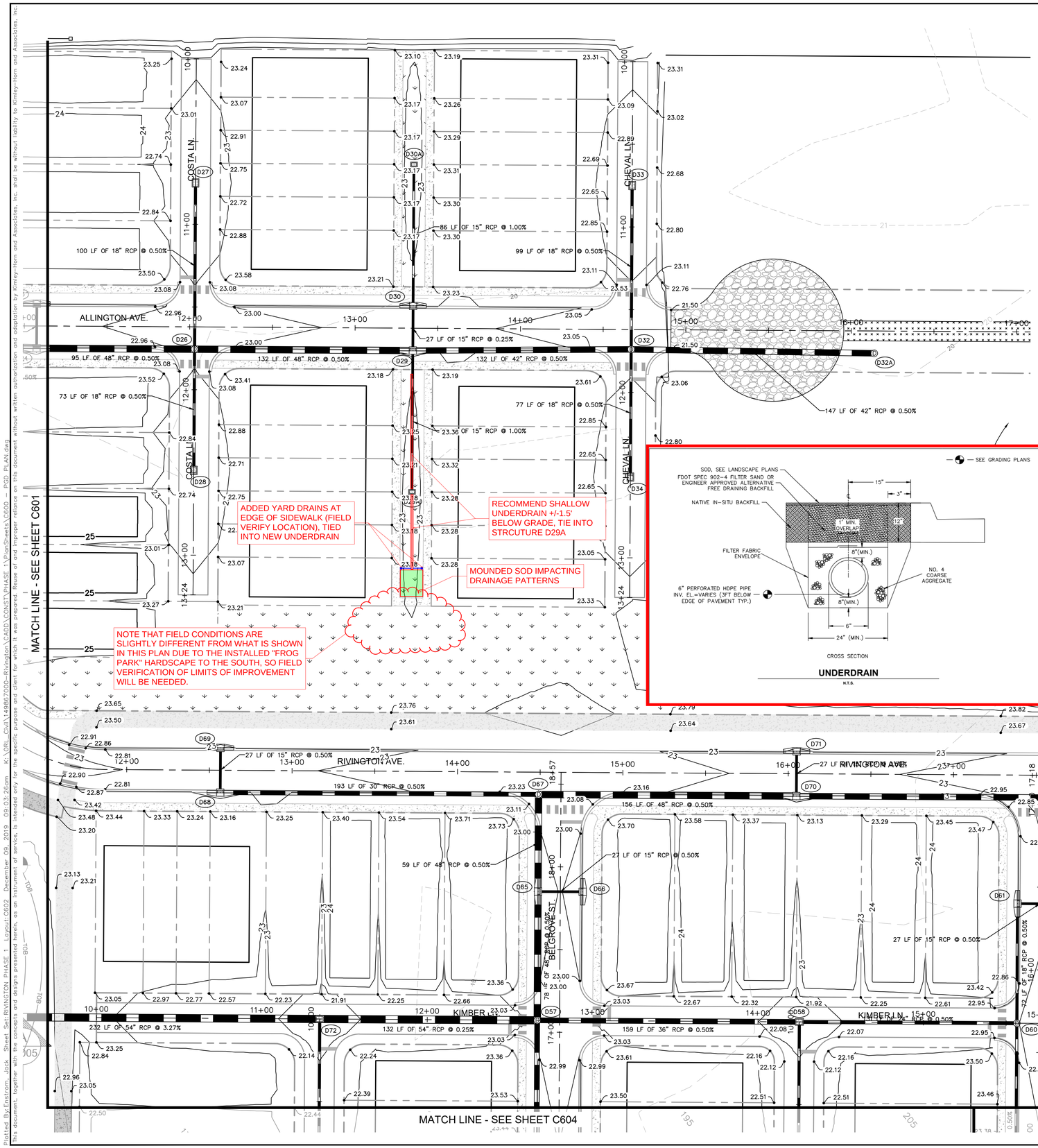
- **Assessment collections:**
  - No assessment collected yet.

Rivington CDD

Cash Flow Projection
10/31/2026

	Balances	Interest Rate
Operating Account - Truist Bank	27,909.00	1.56%
Operating Account - Valley National Bank	3,911.00	3.56%
Operating Account - Valley National Bank	15,795.00	3.56%
Less: Current Outstanding AP	5,095.00	
Estimated Cash Available Today	42,520.00	
Forcasted Cash inflow from Assessment Revenue-Tax Roll	879,881.00	
Estimated Total Cash Available with Tax Roll	922,401.00	
Projections:		
Monthly Average Spend - 1 month November	*(71,740.25)*	
Total Monthly Average Spend	(71,740.25)	
Average Spend to YE2027 (10 months December-September)	(717,402.50)	
Expected Cash Flow at YE (9/30/27)	**204,998.50**	
Estimated Spend 1st QTR FY28 (2 mos avg spend)	(143,480.50)	
Expected net Cash Flow through 1st QTR FY28	**61,518.00**	

**tax roll revenue for the new FY is received in December*



STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D26	STA: 12+03.00 (13.50 RT) MH TOP: 23.10 E. INV IN: 12.54 (48" RCP) S. INV IN: 17.63 (18" RCP) N. INV IN: 15.75 (18" RCP) W. INV OUT: 12.54 (48" RCP)
D27	STA: 10+75.00 (0.00) TYPE "D" INLET PER FDOT INDEX #232 TOP: 22.50 S. INV OUT: 16.25 (18" RCP)
D28	STA: 12+48.73 (0.00) TYPE "D" INLET PER FDOT INDEX #232 TOP: 22.50 N. INV OUT: 18.00 (18" RCP)
D29	STA: 13+35.00 (13.50 RT) TYPE "6" CURB INLET PER FDOT INDEX #211 TOP: 22.45 N. INV IN: 15.50 (15" RCP) E. INV IN: 13.20 (42" RCP) S. INV IN: 18.14 (15" RCP) W. INV OUT: 13.20 (48" RCP)
D29A	STA: 13+35.00 (99.00 RT) TYPE "C" INLET PER FDOT INDEX #232 TOP: 22.36 N. INV OUT: 19.00 (15" RCP)
D30	STA: 13+35.00 (–13.50 LT) TYPE "6" CURB INLET PER FDOT INDEX #211 TOP: 22.48 N. INV IN: 18.14 (15" RCP) S. INV OUT: 15.57 (15" RCP)
D30A	STA: 13+35.00 (–99.00 LT) TYPE "C" INLET PER FDOT INDEX #232 TOP: 22.41 S. INV OUT: 19.00 (15" RCP)
D32	STA: 14+67.00 (12.00 RT) MH TOP: 23.17 N. INV IN: 14.65 (18" RCP) S. INV IN: 17.75 (18" RCP) E. INV IN: 13.86 (42" RCP) W. INV OUT: 13.86 (42" RCP)
D32A	STA: 16+14.00 (13.50 RT) MH TOP: 21.50 W. INV OUT: 14.60 (42" RCP)
D33	STA: 10+75.00 (0.00) TYPE "D" INLET PER FDOT INDEX #232 TOP: 22.42 S. INV OUT: 15.14 (18" RCP)
D34	STA: 12+51.17 (0.00) TYPE "D" INLET PER FDOT INDEX #232 TOP: 22.40 N. INV OUT: 18.14 (18" RCP)
D57	STA: 12+66.50 (0.00) MH TOP: 23.08 N. INV IN: 11.75 (48" RCP) S. INV IN: 11.43 (36" RCP) E. INV IN: 12.96 (36" RCP) W. INV OUT: 11.43 (54" RCP)
D58	STA: 14+25.00 (0.00) TYPE "D" INLET PER FDOT INDEX #232 TOP: 21.75 E. INV IN: 14.39 (24" RCP) S. INV IN: 16.85 (18" RCP) W. INV OUT: 13.75 (36" RCP)

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D60	STA: 15+56.50 (0.00) MH TOP: 22.99 N. INV IN: 16.08 (18" RCP) S. INV IN: 15.05 (18" RCP) W. INV OUT: 15.05 (24" RCP)
D61	STA: 16+40.00 (–13.50 LT) TYPE "6" CURB INLET PER FDOT INDEX #211 TOP: 22.54 E. INV IN: 16.45 (15" RCP) S. INV OUT: 16.45 (18" RCP)
D62	STA: 16+40.00 (13.50 RT) TYPE "6" CURB INLET PER FDOT INDEX #211 TOP: 22.50 W. INV IN: 16.58 (15" RCP)
D65	STA: 17+85.00 (–13.50 LT) TYPE "6" CURB INLET PER FDOT INDEX #211 TOP: 22.76 N. INV IN: 12.14 (48" RCP) E. INV IN: 15.27 (15" RCP) S. INV IN: 12.14 (48" RCP)
D66	STA: 17+85.00 (13.50 RT) TYPE "6" CURB INLET PER FDOT INDEX #211 TOP: 22.72 W. INV IN: 15.40 (15" RCP)
D67	STA: 14+49.15 (13.50 RT) MH TOP: 23.29 E. INV IN: 12.44 (48" RCP) W. INV IN: 15.51 (30" RCP) S. INV OUT: 12.44 (48" RCP)
D68	STA: 12+56.65 (13.50 RT) TYPE "6" CURB INLET PER FDOT INDEX #211 TOP: 22.45 N. INV IN: 16.47 (15" RCP) E. INV IN: 16.47 (30" RCP)
D69	STA: 12+56.65 (–13.50 LT) TYPE "6" CURB INLET PER FDOT INDEX #211 TOP: 22.48 S. INV OUT: 16.61 (15" RCP)
D70	STA: 16+05.00 (13.50 RT) TYPE "6" CURB INLET PER FDOT INDEX #211 TOP: 22.45 N. INV IN: 16.16 (15" RCP) E. INV IN: 13.22 (42" RCP) W. INV OUT: 13.22 (48" RCP)
D70A	STA: 18+30.00 (13.50 RT) MH TOP: 23.23 W. INV OUT: 14.35 (42" RCP)
D71	STA: 16+05.00 (–13.50 LT) TYPE "6" CURB INLET PER FDOT INDEX #211 TOP: 22.48 S. INV OUT: 16.30 (15" RCP)
D72	STA: 11+35.00 (0.00) TYPE "D" INLET PER FDOT INDEX #232 TOP: 21.75 E. INV IN: 11.10 (54" RCP) S. INV IN: 16.98 (18" RCP) W. INV OUT: 11.10 (54" RCP)

NORTH

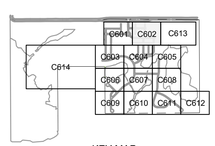
GRAPHIC SCALE IN FEET
0 15 30 60

NOTES:

1. ALL STORM PIPES LABELED "HP" SHALL BE ADS HIGH PERFORMANCE (HP) POLYPROPYLENE STORM SEWER PIPE.
2. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
3. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
4. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
5. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.
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10. FOR EROSION CONTROL NOTES REFER TO SHEET C200.
11. ALL DRAINAGE PIPES SHALL BE FILTER FABRIC WRAPPED PER FDOT STANDARD PLAN #430-001.
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13. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
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15. VERTICAL DATUM IS NAVD 88.
16. FILL MATERIAL TO BE BROUGHT ON-SITE MUST MEET TYPE "A" OR "B" CHARACTERISTICS.

LEGEND

- PROPERTY LINE (TYP.)
- PHASE LINE (TYP.)
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- XX.XX PROPOSED ELEV. TOP OF CURB / XX.XX PROPOSED ELEV. BOTT. OF CURB
- XX.XX PROPOSED SPOT ELEVATION
- EXISTING STORM PIPE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING WETLAND
- 25' WETLAND BUFFER (TYP.)



KEY MAP

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL ENGINEER
BRIAN ACKLEEN
No. 73911
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE:

KHA PROJECT 149867000	
DATE	12/9/2019
SCALE	AS SHOWN
DESIGNED BY	DER
DRAWN BY	DER
CHECKED BY	BAL

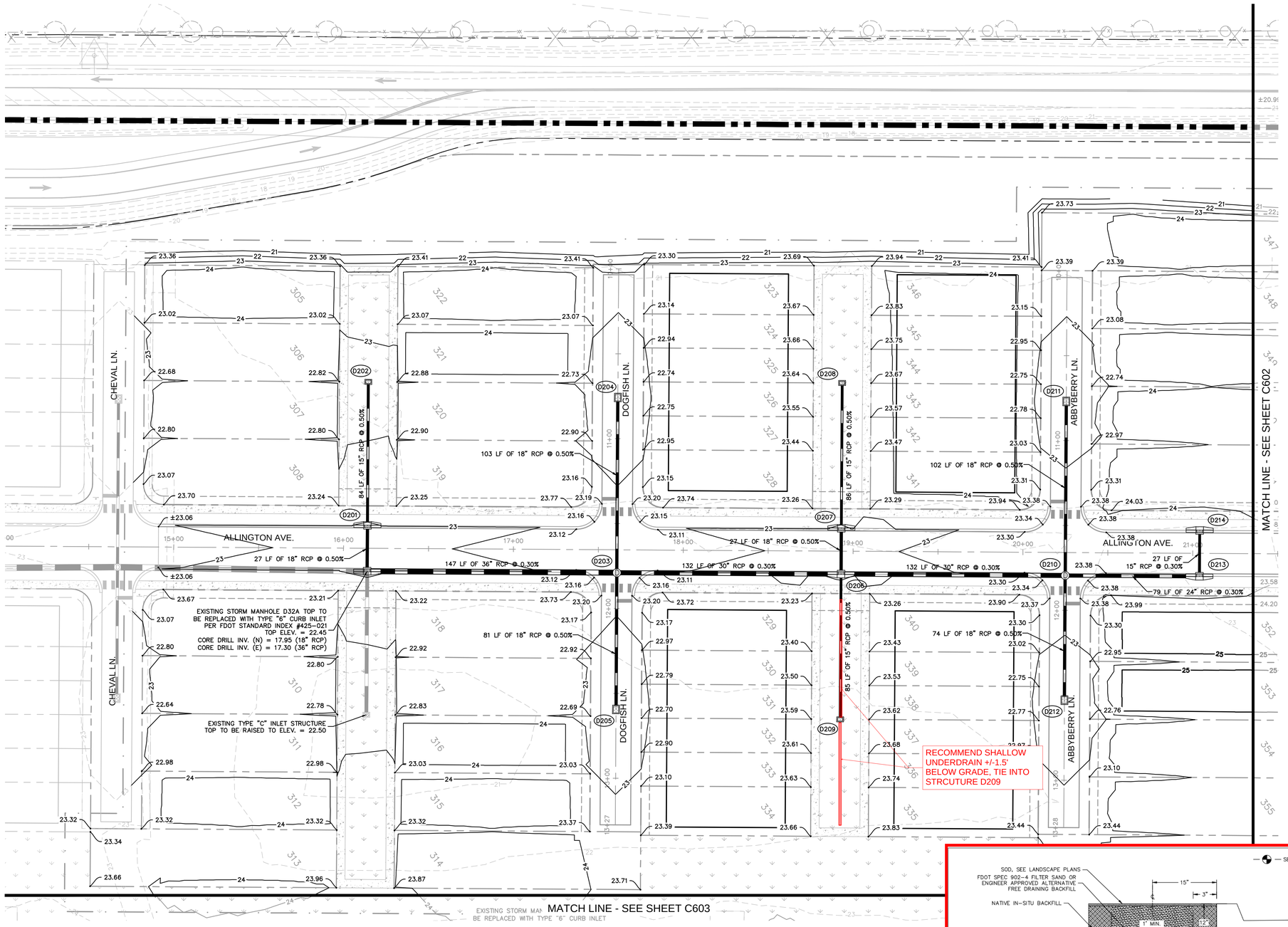
PAVING, GRADING, AND DRAINAGE PLAN

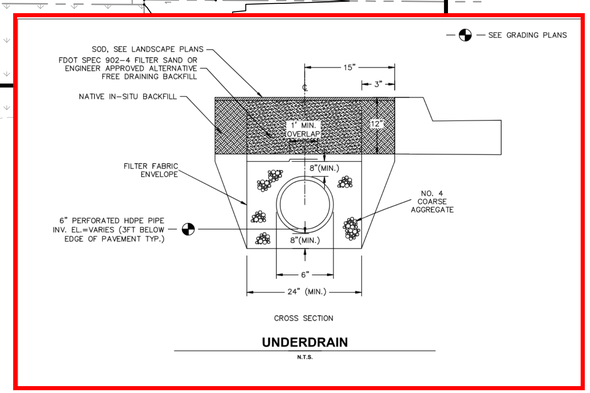
RIVINGTON PHASE 1

CITY OF DEBARY FLORIDA

SHEET NUMBER
C602

Posted By:Erstrom, Josh Sheet Set:RIVINGTON PHASE 1 Layout:C602 December 09, 2019 09:03:26am K:\ORL_Civil\149867000-Rivington\CADD\CONSTPHASE 1\PlanSheets\C600 - PSP PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





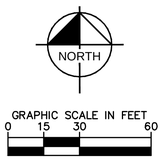
STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D201	STA: 16+14.00 (-13.50 LT) TYPE "6" CURB INLET PER FDOT INDEX #425-021 TOP: 22.45 N. INV IN: 18.09 (15" RCP) S. INV OUT: 18.09 (18" RCP)
D202	STA: 16+14.00 (-98.00 LT) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 22.50 S. INV OUT: 18.51 (15" RCP)
D203	STA: 17+60.99 (13.50 RT) TYPE "J" MANHOLE PER FDOT INDEX #425-001 AND #425-010 TOP: 23.23 E. INV IN: 17.74 (30" RCP) S. INV IN: 17.74 (18" RCP) N. INV IN: 17.74 (18" RCP) W. INV OUT: 17.74 (36" RCP)

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D204	STA: 10+75.73 (0.00) TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 22.50 S. INV OUT: 18.26 (18" RCP)
D205	STA: 12+59.46 (0.00) TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 22.50 N. INV OUT: 18.14 (18" RCP)
D206	STA: 18+93.00 (13.50 RT) TYPE "6" CURB INLET PER FDOT INDEX #425-021 TOP: 22.45 E. INV IN: 18.14 (30" RCP) N. INV IN: 18.14 (18" RCP) S. INV IN: 18.14 (15" RCP) W. INV OUT: 18.14 (30" RCP)

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D207	STA: 18+93.00 (-13.50 LT) TYPE "6" CURB INLET PER FDOT INDEX #425-021 TOP: 22.45 N. INV IN: 18.27 (15" RCP) S. INV OUT: 18.27 (18" RCP)
D208	STA: 18+93.00 (-99.01 LT) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 23.29 S. INV OUT: 18.70 (15" RCP)
D209	STA: 18+93.00 (99.00 RT) TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 23.23 N. INV OUT: 18.56 (15" RCP)

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D210	STA: 20+24.99 (13.50 RT) TYPE "J" MANHOLE PER FDOT INDEX #425-001 AND #425-010 TOP: 23.46 E. INV IN: 18.53 (24" RCP) S. INV IN: 18.65 (18" RCP) N. INV IN: 18.65 (18" RCP) W. INV OUT: 18.53 (30" RCP)
D211	STA: 10+76.96 (0.00) TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 22.50 S. INV OUT: 19.16 (18" RCP)
D212	STA: 12+52.92 (0.00) TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 22.50 N. INV OUT: 19.02 (18" RCP)

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D213	STA: 21+04.00 (13.50 RT) TYPE "6" CURB INLET PER FDOT INDEX #425-021 TOP: 23.10 N. INV IN: 18.77 (15" RCP) W. INV OUT: 18.77 (24" RCP)
D214	STA: 21+04.00 (-13.50 LT) TYPE "6" CURB INLET PER FDOT INDEX #425-021 TOP: 23.10 S. INV OUT: 18.85 (15" RCP)

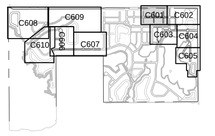


NOTES:

1. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
3. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
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14. VERTICAL DATUM IS NAVD 88.
15. FILL MATERIAL TO BE BROUGHT ON-SITE MUST MEET TYPE "A" OR "B" CHARACTERISTICS.
16. STEEL GRATE TOPS ARE REQUIRED FOR ALL DITCH BOTTOM INLETS AND ARE TO COMPLY WITH FDOT STANDARD PLANS INDEX #425-052.
17. UPLAND BUFFERS ARE TO REMAIN UNDISTURBED.

LEGEND

- PROPERTY LINE (TYP.)
- PHASE LINE (TYP.)
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- XX.XX / XX.XX — PROPOSED ELEV. TOP OF CURB / PROPOSED ELEV. BOTT. OF CURB
- XX.XX — PROPOSED SPOT ELEVATION
- EXISTING STORM PIPE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING WETLAND
- WETLAND BUFFER (TYP.)



KEY MAP

No.	REVISIONS	DATE	BY

Kimley»Horn

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189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 696

LICENSED PROFESSIONAL ENGINEER — BRENT A. CLEVELAND — LICENSE NO. 73788 — STATE OF FLORIDA — REGISTERED — PROFESSIONAL ENGINEER — DATE: 08/03/2021

KHA PROJECT	149867000
DATE	08/03/2021
SCALE	AS SHOWN
DESIGNED BY	DER
DRAWN BY	DER
CHECKED BY	BAL

PAVING, GRADING, AND DRAINAGE PLAN

RIVINGTON PHASE 2

CITY OF DEBARY FLORIDA

SHEET NUMBER
C601

Plotted By:Erstrom, Jack Sheet Set:RIVINGTON PHASE 2 Layout:C601 August 04, 2021 09:13:37am K:\ORL_Civil\149867000-Rivington\CADD\CONST\PHASE 2\Plans\RIVINGTON PHASE 2 - PGD PLAN.dwg
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Rivington CDD November 2026 Field Inspection

Monday, November 2, 2026

Prepared For Board of Supervisors

17 Items Identified

Justin Fisher

Inframark

Upcoming Projects

Approved:
- Pool Pump Repair.
- Plumbing Repair at Amenity Center.
- Maglock Install on Bathrooms.
- Tree Removal near Walking Path in Townhomes.

Proposed:
- Bush-Hogging in Townhomes.
- Electrical Fixtures at Monuments.

Waiting on estimates:
- Exterior Maintenance of Amenity Center.
- Pressure Washing of Hardscapes.
- Drainage between Townhomes.
- Mulch at Amenity Center and Focal Points.

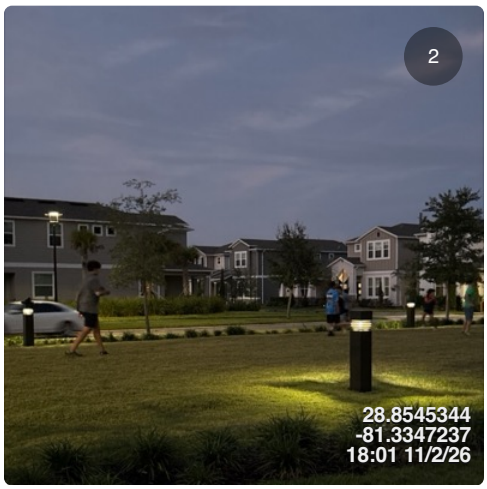
Item 1 - Bollard Lighting

Assigned To: Board Updates

Item Completed: Yes

The bollard lighting project was completed. Residents have commented through the portal on how happy they are.







Item 2 - Palm Health

Assigned To: United Land Services

This palm outside the amenity center showed signs of new growth. However, over the last few months it has regressed and shows signs of decline.

ULS Response:

We can get a tissue sample from the palm and test to see if we can identify any deficiencies.

Item 3 - Amenity Center Maintenance

Assigned To: Board Updates

The Amenity Center has some areas of wood that are rotting and need to be replaced.

Proposals to pressure wash and repaint the amenity center are needed.









Item 4 - Pool Closure

Assigned To: Board Updates

The pools remains closed. A proposal to repair the pumps has been approved. However, there is a larger concern of drainage around the amenity center. Inframark, Professional Aquatic Services and the District Engineer are meeting on site to discuss further action.









Item 6 - Little Libraries

Assigned To: Board Updates

The little libraries have become depleted. Additional books are needed to replenish the supply.



Item 7 - Low Voltage Lighting

Assigned To: Inframark Maintenance

Inframark will perform an audit of the uplighting outside the amenity center and replace the fixtures/bulbs necessary.

Item 8 - Restrap/Restake Tree

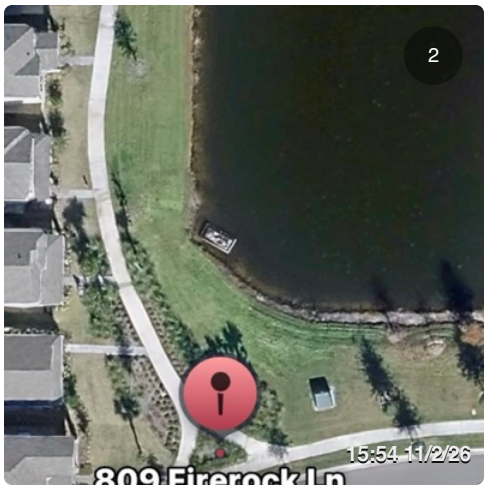
Assigned To: United Land Services

This tree pictured is leaning. It should be restaked and strapped.

ULS Response:

Production manager will restake the tree.





Item 9 - Broken Bench

Assigned To: Board Updates

Someone has once again broken one of the benches along the walking path. We replaced this less than 3 months ago for $599 per bench. I don't believe this can be adequately repaired.









Item 10 - Blue Daze Proposal

Assigned To: United Land Services

ULS to submit a proposal to install Blue Daze where other vegetation failed.

ULS Response:

ULS will submit the proposal for the blue daze ASAP.

Location:

Rivington Dr. & Ft. Florida





Item 11 - Fixture Replacement

Assigned To: Inframark Maintenance

These fixtures have been infiltrated by water. Inframark has submitted a quote for the next agenda to replace these fixtures.

Location:

Highfalls & Ft. Florida







Item 12 - Open Valve Boxes

Assigned To: United Land Services

Property-wide, continue to replace lids on open valve boxes. These could be considered trip hazards.

ULS Response:

We will replace the valve box lids if damaged by ULS.

Location:

Highfalls Ave & Ft. Florida





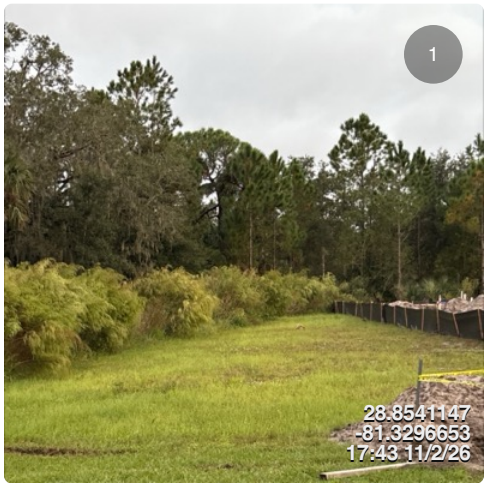
Item 13 - Conservation at Ryan Townhomes

Assigned To: United Land Services

ULS has submitted a proposal to bush-hog the boundary. This will allow them to properly maintain these areas during routine maintenance moving forward.

ULS Response:

Waiting on approval of proposal for bush hog.







Item 13 - CDD Swale Maintenance

Assigned To: United Land Services

This area was inspected by the District Engineer. It is working as designed. ULS will maintain this area on a bi-monthly or as needed basis.

ULS Response:

Crew will maintain the culvert moving forward.

Location:

Behind 764 Terrapin through 820 Terrapin



Item 14 - FPL Electrical Vault

Assigned To: Board Updates

The residents have yet to divert the water-runoff from their roof. Calls placed to FPL have gone unanswered.

Location:

764 Terrapin



Item 15 - Drainage Proposal

Assigned To: Board Updates

I met with the DE and DM to discuss areas where saturation continues to be an issue. The DE will research these areas to find out if there is a sock drain connected to the existing drainage. If not, this may be a viable solution. It was also noted outside 650 Cheval, the turf was built up not allowing for proper drainage. The formerly approved addition of French Drains by ULS has been put on hold.

Location:

633 Dogfish Ln

650 Cheval Ln



Item 16 - Electrical

Assigned To: Inframark Maintenance

There is a light out at the monument near the roundabout at Rivington Dr. and Rivington Ave..

Item 17 - Volusia County Water

Assigned To: Board Updates

Item Completed: Yes

Contact was made with Volusia County who came out and repositioned the cover to this valve box.





2002 West Grand Parkway North | Suite 100 | Katy, Texas 77449
6562473501 | nmontagna@infraMark.com |
www.inframark.com/maintenance

RECIPIENT:

Justin Fisher
833 Terrapin Drive
DeBary, Florida 32713

Estimate #661

Sent on	Nov 03, 2026
Total	**$225.00**

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Furnish and install one (1) traffic delineator at the desired location. Secure delineator in accordance with site conditions and manufacturer recommendations. Verify proper placement and visibility. Clean work area upon completion. Labor & Materials One (1) traffic delineator. Mounting hardware and anchoring materials as required. Delivery and installation labor.	1	$225.00	$225.00

Total **$225.00**

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: _____ **Date:** _____

2002 West Grand Parkway North | Suite 100 | Katy, Texas 77449
6562473501 | nmontagna@infraMark.com |
www.inframark.com/maintenance

RECIPIENT:

Justin Fisher
833 Terrapin Drive
DeBary, Florida 32713

Estimate #662

Sent on	Nov 03, 2026
Total	**$1,250.00**

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Remove and dispose of the existing landscape lighting fixtures at the intersection of Highfalls Avenue and Fort Florida Road. Furnish and install four (4) new LED landscape spotlights. Furnish and install two (2) direct-burial junction boxes. Install new low-voltage wiring as required. Furnish and install flexible conduit (flex) as needed to protect wiring and ensure a professional installation. Test all fixtures and connections to verify proper operation and illumination coverage. Labor & Materials Four (4) LED landscape spotlights. Two (2) direct-burial junction boxes. Low-voltage landscape lighting wire. Flexible conduit and fittings. Miscellaneous electrical connectors and installation materials. Labor for removal, installation, wiring, and testing.	1	$1,250.00	$1,250.00

Total **$1,250.00**

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: _____ **Date:** _____

Commercial HVAC Preventative Maintenance Agreement

Prepared for Rivington Living Center
833 Terrapin Dr
Debary Fl 32713

Site Address

Date 11/2/2026

Prepared By Sol Aire Air Conditioning Services

4380 St John's Pkwy #120
Sanford, FL 32771
License #CAC1824295

Maintenance Objectives

Our goal is to ensure optimal performance, reduce downtime, and extend the lifespan of your HVAC Systems. During each maintenance visit, our certified technician will perform a thorough inspection and cleaning to ensure your system(s) is running efficiently.

Scope of Services

- Filter Replacements - high quality pleated filters
- Refrigerant and Temperature checks
- System Check - Inspecting evaporator, condenser coil, and fan motor for proper operation
- Lubricate any moving parts to reduce wear & tear
- Drain line cleaning
- Test Capacitors and Contactors
- Electrical testing - looking for unsafe or improper wiring, tightening connections

Sometimes, our technician may discover a repair or service that falls outside of this maintenance agreement. If this happens, we will provide you with a separate estimate for the work before we proceed. You are never obligated to have us perform this additional work.

In order to prevent a return trip fee and to complete repairs in a timely manner while onsite you may pre-approve a not to exceed amount. The recommended amount for each unit is $500

I approve the NTE amount for onsite recommended repairs: _____

As a valued maintenance customer, all additional service calls and authorized repair work will be invoiced at our normal rate, but with a 15% discount applied.

Equipment Covered

Maintenance service will be completed on the below listed equipment

Package Units
2 Split Systems

Maintenance Schedule

Maintenance service to be completed per the highlighted schedule below (4) times per year.

January		July	
February		August	
March	FIlter and Drains	September	Filter and Drains
April		October	
May		November	
June	Full Visit	December	Full Visit

Pricing & Payment

Select your payment schedule

	Yearly investment		**$887.00**
Option 1 4 Payments per year	Quarterly	☐	$221.75
Option 2 2 Payments per year	Bi Annual	☐	$443.50
Option 3 1 Payment-includes 5% discount	Annual	☐	$842.65

Term and Renewal

This agreement is for a period of one (1) year from the date of signing. It will automatically renew each year with a 3.5% increase unless you or Sol Aire Air Conditioning Services cancels it. If either party wishes to cancel, a 30-day written notice is required.

Approval & Contact

Sol Aire Representative _____ Date _____

Customer Approval _____ Date _____

Warranty & Support

We stand by our work. All parts installed and repairs performed by Sol Aire Air Conditioning Services come with a one (1) year warranty on parts, unless othewise specified in writing. This agreement is a maintenance only plan and does not cover the cost of new parts or any repairs needed. This plan exludes work for power wiring, conduit, or structural support, roofing, ceiling tile or ceiling grid removal and replacement, fire alarm replacement or gas piping, hole cutting, dumpster holes or concrete pad work, plumbing or disconnect switches, any warranty on existing equipment, quick ship fees, production downtime, or server downtime, and any damages from condensate leaks.

This agreement also excludes asbestos abatement and bond premium. Any damage to your equipment cause by external factors such as power surgers, natural disasters, accidents, or misuse is also not covered.

ESTIMATE	#239
ESTIMATE DATE	Nov 2, 2026
TOTAL	$796.00

WEBAIR HVAC

INFRAMARK JUSTIN FISHER- FIELD INSPECTOR
313 Campus St
Kissimmee, FL 34747

(407) 569-7777
jfisher@azuria.com

SERVICE ADDRESS

833 Terrapin Dr
DeBary, FL 32713

CONTACT US

233 Agua Vista St
DeBary, FL 32713

(386) 402-5051
jasonweber@webairhvacllc.com

ESTIMATE

ANNUAL, QUARTERLY MAINTENANCE PLAN

See your financing options

Prequalify to find out how much you can borrow within minutes and pay as low as $36.33/mo*. PREQUALIFY

Your credit score will not be affected.

Services	qty	unit price	amount
2X SYSTEM QUARTERLY FULL SERVICE MAINTENANCE (PER YEAR)	1.0	$796.00	$796.00

Maintenance Bullet Points

1.) Clean drain system and test float switch

2.) Check indoor and outdoor coils for cleanliness, remove debris in outdoor unit

3.) Test all run/start components, inspect electrical connections, and test all motors and the compressor

4.) Confirm proper refrigerant levels/pressures

5.) Identify current or potential issues found

6.) Offer solutions to issues if any are found

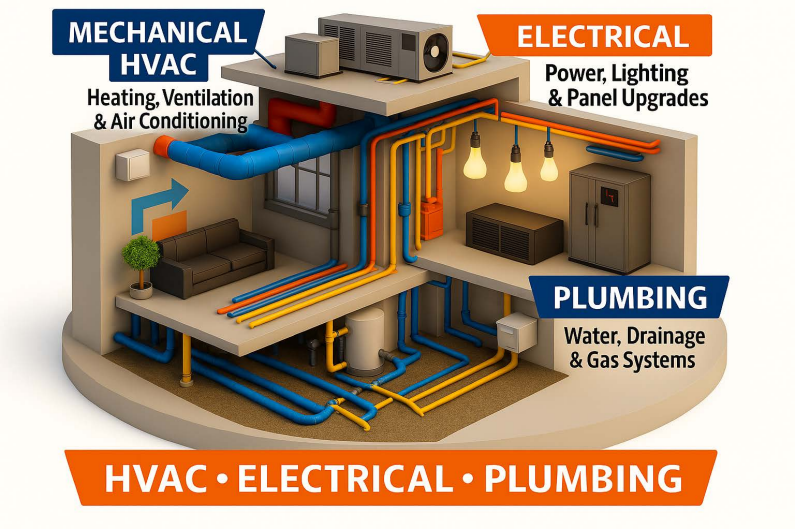
7.) Replace 20x20 pleated filters

Services subtotal: $796.00

Total **$796.00**

FRANK GAY COMMERCIAL SERVICES

Complete Commercial MEP Solutions



INDUSTRIES

- Hotels & Lodging
- Mobile Homes & RV Parks
- Property Management
- Retail & Shopping Centers
- Senior Living
- Restaurants & Bars
- Government & Military

HVAC

- A/C Equipment Installation
- Air Quality Testing
- Chillers
- Leak Finding
- Rooftop Units
- Thermostats and Controls
- Refrigeration Equipment

ELECTRICAL

- Panel Replacements
- Indoor/Outdoor Lighting
- Generators
- Circuit Breakers
- System Design
- Re-wiring
- Electrical Testing

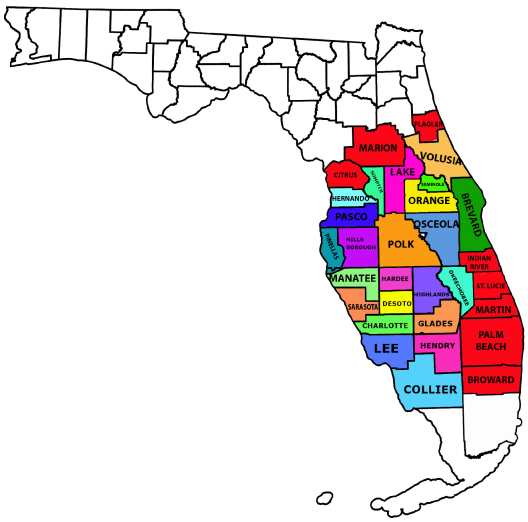
PLUMBING

- Drain Cleaning / Jetting
- Leak Detection & Repair
- Gas Piping
- Lift Stations
- Sanitary & Storm Repairs
- Water Heaters & Boilers

Company Highlights

- 24/7 Emergency Services
- Over 200 Certified Technicians Statewide
- Single point of contact for all your building needs

Service Area



Our Customers

Publix · Orange County Florida · MA Medical Group · Hilton Hotels & Resorts · Dollar Tree · AdventHealth · Disney · Hobby Lobby · rhp

Frank Gay Commercial Services
3763 Mercy Star Ct.
Orlando, FL 32808
(407) 777-2256

BILL TO
Rivington CDD c/o Infamark
313 Campus Street
Kissimmee, FL 34747 USA

ESTIMATE	ESTIMATE DATE
436843972	Sep 24, 2026

JOB ADDRESS
Rivington Community
833 Terrapin Drive
DeBary, FL 32713 USA

Job: 436741810

ESTIMATE DETAILS

Quarterly Preventative Maintenance Plan:

Frank Gay Commercial proposes a preventative maintenance plan which includes the following services to be performed on a quarterly basis to 2 existing HVAC units:

Scope of work:

> Inspect unit & Ductwork for energy efficiency
> Check amperages, relays, controls & Connections
> Check and replace belts & filters as needed
> Rinse condenser coil
> Clean & Spray evaporator
> Conduct 21 Point inspection:

- Check Refrigerant
- Inspect Compressor
- Inspect Fan Amps
- Inspect & Clean Condensor Coil
- Inspect & Clean Evaporator Coil
- Inspect Capacitors
- Inspect Contactor Points
- Check Cap & Valve Seals
- Inspect Thermostat
- Inspect Blower Amps
- Inspect Heat Strip Amps & Circuits
- Evaluate Evap. Coil Buildup
- Evaluate Blower Wheel Buildup
- Inspect Integrity of Wires
- Inspect Temperature Splits
- Lubricate Moving Parts

- Flush & Drain Vacuum Line
- Inspect Float Switch
- Clean Equipment & Return Grills
- Performance Check
- Air Leak Check

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
1	Misc Service: Quarterly PM Plan	2.00	$150.00	$300.00

SUB-TOTAL	$300.00
TAX	$0.00
TOTAL	$300.00

Thank you for choosing Frank Gay Commercial Services

CUSTOMER AUTHORIZATION

Customer(s) hereby jointly and severally agrees to purchase the products and services of Frank Gay Services, LLC dba Frank Gay Commercial Services ("Contractor") as listed herein, in accordance with the Additional Terms and Conditions described on the front and reverse (or additional pages) of this Agreement (collectively, "Agreement"). Customer(s) agrees and understands that this Agreement constitutes the entire understanding between the parties, and that there are no verbal understandings changing or modifying any of the Terms and Conditions of this Agreement. No alteration to or deviation from this Agreement will be valid without the written consent of both Customer(s) and Contractor. Customer(s) hereby acknowledges that Customer(s) has read this entire Agreement, understands the Additional Terms and Conditions of this Agreement, and has received a completed, signed, and dated copy of this Agreement.

Sign here Date

ADDITIONAL TERMS AND CONDITIONS

Professional Conduct. At the completion of the project, Contractor will remove all waste materials and rubbish from the site, together with tools, construction equipment, machinery and surplus materials. Contractor shall supervise and direct the work at Customer's property, using reasonable skill and attention. Contractor shall be solely responsible for the construction means, methods, technique, sequences, and procedures for all work performed at Customer's property pursuant to this Agreement. Customer shall not interfere with Contractor's work forces. Extra materials left over upon completion shall be deemed Contractor's property.

Delays. Contractor's failure to perform any term or condition of this Agreement as a result of conditions beyond its control do not constitute abandonment and are not included in calculating time frames for performance by Contractor. Contractor and Customer(s) have determined that a definite completion date is not of the essence to this Agreement.

Force Majeure. Contractor shall not be responsible for delays or failure to perform caused by events beyond its reasonable control, including but not limited to acts of God, labor shortages, material shortages, supply chain disruptions, epidemics, governmental orders, weather conditions, or carrier delays. Contract time and pricing may be equitably adjusted.

Risk of Loss. Risk of loss or damage to materials and equipment shall pass to Customer upon delivery to the site. Customer shall maintain property and casualty insurance sufficient to cover the work and materials.

Zoning and Conditions. Customer agrees to timely furnish all information necessary for Contractor to secure plans and permits for the work called for under this Agreement, and Customer warrants the work as contracted for does not violate any applicable zoning, classification and building codes. Unless specified otherwise, Customer agrees to disclose to Contractor the location of all property lines, underground restriction or underground utilities, easements or rights of way, pipes, power lines, septic tanks, utility lines or drain fields that may impact or affect the planned project, and shall indemnify Contractor and hold Contractor harmless from any loss or liability, including attorney fees and costs, resulting from any suits, claims, disputes, losses or problems related to the above.

Additional Work and General Exclusions. Contractor's scope of work is limited solely to the items expressly stated in the Agreement. Contractor is not obligated to correct, repair, or upgrade pre-existing conditions, latent defects, structural deficiencies, code violations, or issues resulting from the age, condition, design, or installation of existing systems or the work of others.

Unless expressly included in the Agreement, Contractor shall not be responsible for restoration, repair, or replacement of finishes, surfaces, or surrounding areas, including but not limited to drywall, ceilings, flooring, painting, patching, roofing, concrete, asphalt, landscaping, irrigation, paving, broken cable retrievals, or other building components that may be disturbed, removed, or damaged in the normal course of performing the work.

Any repairs, modifications, upgrades, or additional work required due to concealed or unforeseen conditions, system failures, inspector or authority requirements, utility provider requirements, or existing conditions of the premises shall constitute additional work and shall require a written change order at additional cost to Customer.

Change Orders and Substitutions. During the progress of the work under this Agreement, if Customer should order extra work not specified in the Agreement, Contractor may require such extra work to be considered an agreement separate and aside from this Agreement and may require payment for said extra work in advance. Should Contractor be unable to obtain any material(s) specified in the Agreement or any Change Order, Contractor shall have the right at its sole discretion to substitute comparable materials and such substitution shall not affect the Purchase Price.

Hazardous Materials. Contractor shall have no responsibility for the discovery, handling, removal, or remediation of hazardous materials, including but not limited to asbestos, mold, lead, or other toxic substances, whether known or unknown. Discovery of hazardous materials shall constitute a change in scope.

Contractor's Right to Cancel. If Contractor determines that this Agreement cannot be performed as intended due, for example, to incorrect pricing, unforeseen structural defects, or pre-existing conditions to Customer's property, Contractor may cancel this Agreement, notify Customer(s) of such cancellation in writing, and return all monies paid by Customer(s).

Customer's Representations. Customer(s) represents and warrants that (a) Customer(s) is the owner of the premises where the products and services are being provided by Contractor, or is the duly authorized agent or representative of the owner with full authority to approve the work, bind the owner, and agree to the terms and conditions of this Agreement; (b) Customer(s) will provide Contractor with reasonable access to the premises, including access to electrical outlets as may be required by Contractor; and (c) Customer(s) shall be responsible for the preparation, moving, removal, and reinstalling of all items as required by Contractor under this Agreement.

Contractor's Responsibility. Contractor shall not be responsible for (a) any damages arising in whole or in part from strikes, fires, accidents, floods, governmental actions, or any other causes beyond control of Contractor; (b) any incidental or consequential damages including, without limitation, lost profits or reduction in value of Customer's property arising from Contractor's delay in performing under this Agreement or due to Contractor's breach of this Agreement; and (c) unintentional damage to flooring, window treatments, landscaping, driveways, sidewalks, telephone installations, collateral or incidental damage to interior walls and personal property, it being understood that Customer(s) is responsible at Customer's cost for all preparations, protection, and/or moving of such items prior to Contractor's commencement of work.

Subcontracting. Contractor may subcontract any portion of the work without Customer consent. Customer may not assign this Agreement without Contractor's written consent

Manufacturer's Warranties/Service Calls. Customer understands that manufacturers of products and appliances provide factory warranties governing repair and replacement of those items. Any warranties offered by the manufacturer of the products purchased shall be provided to Customer(s). Customer understands it is Customer's responsibility to refer to each specific manufacturer's warranty guidelines and that it may be necessary for Customer as the owner to register the equipment with the manufacturer and maintain it according to the manufacturer's specifications. Contractor will provide a one-year labor warranty for each installation and will perform all service and repairs covered under that labor warranty. Contractor shall have no liability concerning any manufacturer's warranty. Manufactured date of products and equipment are not guaranteed to be the current year. Customer shall pay for all service calls not otherwise covered under the terms of a service contract or deemed a warranty claim under Contractor's workmanship warranty regardless of whether Contractor performs any work (including equipment and labor that is under

the warranty period). Service call warranties unrelated to an installation are limited to ninety (90) days from the date the service is performed and apply solely to defects in workmanship directly attributable to Contractor. All warranties, whether manufacturer warranties or Contractor warranties, are void and not enforceable unless and until Contractor has been paid in full for all work performed.

Payment Terms. Customer shall pay Contractor according to the payment schedule set forth in the Agreement or estimate. Unless otherwise stated, payment is due upon 48 hours from invoice date. Contractor may require a deposit prior to commencement of work and progress payments for ongoing work. Amounts not paid when due shall accrue interest at the rate of 1.5% per month (or the maximum rate allowed by law), whichever is less. Customer shall be responsible for all costs of collection, including reasonable attorney's fees, court costs, and collection agency fees.

Title to Materials. Title to all materials furnished by Contractor shall remain with Contractor until payment in full is received.

Suspension for Non-Payment. Contractor may suspend or terminate performance of work upon written notice if Customer fails to make timely payment. Contractor shall not be liable for damages or delays resulting from such suspension. Work shall resume only upon receipt of all past-due amounts and any reasonable remobilization costs.

Lien Rights. Contractor reserves all rights to file and enforce construction liens, bond claims, and other remedies available under Florida law for non-payment. Customer acknowledges receipt of all notices required by Chapter 713, Florida Statutes, if applicable.

Dispute Resolution and Venue. Any dispute arising out of this Agreement shall be governed by Florida law and venued exclusively in the county where the work is performed. Contractor may elect to pursue claims in small claims court, arbitration, or court of competent jurisdiction. In any action arising out of this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs.

Miscellaneous. No waiver of any breach of this Agreement shall be construed as a waiver of any prior, concurrent, or subsequent breach hereof. The section headings contained in this Agreement are inserted for convenience only and shall not affect in any way the meaning or interpretation of this Agreement. In construing this Agreement, the gender and number of words used may be changed to meet the context. This Agreement shall be governed by and construed in accordance with the laws of the state in which it is performed, except as may be preempted by federal law. Any part of this Agreement contrary to the law of this state shall not invalidate other parts of this Agreement. If a provision of this Agreement is held to be invalid or unenforceable, this Agreement shall continue in full force and effect and shall be construed as if the invalid or unenforceable provision was omitted.

PROFESSIONAL AQUATIC SERVICES

ESTIMATE	#22407
ESTIMATE DATE	Nov 6, 2026
EXPIRATION DATE	Nov 21, 2026
TOTAL	$3,116.00

Rivington CDD
Rivington CDD
833 Terrapin Dr
DeBary, FL 32713

(407) 569-7777
jfisher@azuria.com

CONTACT US

3940 St Johns Parkway
Sanford, FL 32771

(321) 926-3536
admin@professionalaquaticservices.com

ESTIMATE

Submersible pump

Services	amount
To install a Submersible Sump Pump/Effluent Pump 1/3 hp with Piggyback Diaphragm Switch This sump and light effluent pump features 1/3 horsepower Permanent Split Capacitor (PSC) motors providing lower current draw, energy efficiency, improved performance, and cooler-running for durability. The 6EC Series sump and light effluent pump offers multiple switch options for automatic operation. Built on the industry's best 6E platform, the 6EC Series consumes only 5.0 amps while producing 53 gpm @ 5' of head and reaching a maximum shut-off of 28'. Available with either 10' or 20' power cords. 53 GPM, 28Ft Shut off Piggyback Vertical Diaphragm Switch allows for smaller footprint instilation 3 Year Warranty	$1,782.00
Core drill through pack wall at an appropriate location, determined on site, to provide a penetration for the sump pump discharge line. Install discharge line through the new penetration so the sump pump can pump accumulated water out of the pack. Seal the line and penetration for a watertight finish. Includes all labor, materials, and job site cleanup.	$1,334.00

Subtotal	$3,116.00
Total	**$3,116.00**

PROFESSIONAL AQUATIC SERVICES

ESTIMATE	#22408
ESTIMATE DATE	Nov 6, 2026
EXPIRATION DATE	Nov 21, 2026
TOTAL	$2,507.00

Rivington CDD
Rivington CDD
833 Terrapin Dr
DeBary, FL 32713

(407) 569-7777
jfisher@azuria.com

CONTACT US

3940 St Johns Parkway
Sanford, FL 32771

(321) 926-3536
admin@professionalaquaticservices.com

ESTIMATE

Option #1

Services	amount
Clear clogged drain line by blowing out debris to restore proper flow. Following cleanout, perform a camera inspection of the line to identify any damaged or compromised sections. Findings will be documented and reviewed with the customer, and any required repairs will be quoted separately.	$2,507.00

Total **$2,507.00**

AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 1197 Customer: HR RIVINGTON, LLC

Technician: Mike Williams

Date: 10/16/2026 Time: 10:30 AM

Customer Signature: _____

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
1	x	x		x					
1	x	x		x					
3	x	x		x					
4	x	x		x					
5	x	x		x					
6	x	x		x					
7	x	x		x					
8	x	x		x					
9	x	x		x					
10	x	x		x					
11	x	x		x					
12	x	x		x					
13	x	x		x					
14			x						
15			x						
16			x						
17			x						

CLARITY
- ☐ < I'
- ☒ 1-2'
- ☐ 2-4'
- ☐ > 4'

FLOW
- ☒ None
- ☐ Slight
- ☐ Visible

METHOD
- ☒ ATV
- ☐ Airboat
- ☐ Backpack
- ☐ Boat
- ☐ Truck

CARP PROGRAM
- ☐ Carp observed
- ☐ Barrier Inspected

WATER LEVEL
- ☒ High
- ☐ Normal
- ☐ Low

WEATHER
- ☒ Clear
- ☐ Cloudy
- ☐ Windy
- ☐ Rainy

FISH and WILDLIFE OBSERVATIONS
- ☐ Alligator
- ☐ Anhinga
- ☐ Bass
- ☐ Bream
- ☐ Catfish
- ☐ Coots
- ☐ Cormorant
- ☐ Egrets
- ☐ Gallinules
- ☐ Gambusia
- ☐ Herons
- ☐ Ibis
- ☐ Osprey
- ☐ Otter
- ☐ Snakes
- ☐ Turtles
- ☐ Woodstork
- ☐ _____
- ☐ _____

NATIVE WETLAND HABITAT MAINTENANCE
- ☐ Arrowhead
- ☐ Bacopa
- ☐ Blue Flag Iris
- ☐ Bulrush
- ☐ Chara
- ☐ Cordgrass
- ☐ Golden Canna
- ☐ Gulf Spikerush
- ☐ Lily

Beneficial Vegetation Notes:
- ☐ Naiad
- ☐ Pickerelweed
- ☐ Soft Rush
- ☐ _____
- ☐ _____

AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 1197 Customer: HR RIVINGTON, LLC

Technician: Mike Williams

Date: 11/05/2026 Time: 08:30 AM

Customer Signature: _____

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
1	x	x	x	x					
2	x	x	x	x					
3	x	x	x	x					
4	x	x	x	x					
5	x	x	x	x					
6	x	x	x	x					
7	x	x	x	x					
8	x	x	x	x					
9	x	x	x	x					
10	x	x	x	x					
11	x	x	x	x					
12	x	x	x	x					
13	x	x	x	x					
14			x						
15			x						
16			x						
17			x						

CLARITY
- ☐ < I'
- ☒ 1-2'
- ☐ 2-4'
- ☐ > 4'

FLOW
- ☒ None
- ☐ Slight
- ☐ Visible

METHOD
- ☒ ATV
- ☐ Airboat
- ☐ Backpack
- ☐ Boat
- ☐ Truck

CARP PROGRAM
- ☐ Carp observed
- ☐ Barrier Inspected

WATER LEVEL
- ☒ High
- ☐ Normal
- ☐ Low

WEATHER
- ☒ Clear
- ☐ Cloudy
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- ☐ Rainy

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- ☐ Alligator
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- ☐ Catfish
- ☐ Coots
- ☐ Cormorant
- ☐ Egrets
- ☐ Gallinules
- ☐ Gambusia
- ☐ Herons
- ☐ Ibis
- ☐ Osprey
- ☐ Otter
- ☐ Snakes
- ☐ Turtles
- ☐ Woodstork
- ☐ _____
- ☐ _____

NATIVE WETLAND HABITAT MAINTENANCE
- ☐ Arrowhead
- ☐ Bacopa
- ☐ Blue Flag Iris
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Beneficial Vegetation Notes:
- ☐ Naiad
- ☐ Pickerelweed
- ☐ Soft Rush
- ☐ _____
- ☐ _____