



Rizzetta & Company

# Triple Creek Community Development District

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**Board of Supervisors' Meeting  
January 06, 2026**

**District Office:**  
2700 S. Falkenburg Rd. Suite 2745  
Riverview, Florida 33578

[www.triplecreekcdd.com](http://www.triplecreekcdd.com)

## **TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT AGENDA**

Rizzetta & Company, Inc. located at 2700 S. Falkenburg Rd. Suite 2745, Riverview, FL 33578.

<b>District Board of Supervisors</b>	Marc Carlton James Barthle II Shannon Lewis David Stafford Stephanie Anastacio	Chairman Assistant Secretary Assistant Secretary Vice Chairman Assistant Secretary
<b>District Manager</b>	Matt O'Nolan	Rizzetta & Company, Inc.
<b>District Counsel</b>	Lindsay Whelan Bennett Davenport	Kutak Rock Law Kutak Rock Law
<b>District Engineer</b>	Kyle Thornton	Halff

**All Cellular phones and pagers must be turned off during the meeting.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

**TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE 2700S. FALKENBURG RD. SUITE 2745, RIVERVIEW, FLORIDA 33578**

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**Board of Supervisors**  
**Triple Creek Community**  
**Development District**

12/29/2025

Call In # 321-754-9488 Conf ID: 486 950 528#

**FINAL AGENDA**

**Dear Board Members:**

The regular meeting of the Board of Supervisors of Triple Creek Community Development District will be held on **Tuesday, January 6, 2026, at 6:00 p.m.** at the **Hammock Club, located at 13013 Boggy Creek Drive, Riverview, FL 33579.** The following is the final agenda for this meeting:

**REGULAR MEETING**

**1. CALL TO ORDER/ROLL CALL**

**2. PUBLIC COMMENT**

**3. STAFF REPORTS**

- A. Discussion of HOA Collaboration
- B. Amenity Manager Report ..... Tab 1
- C. District Engineer
- D. District Counsel
  - 1. Discussion of Purchase and Sale Agreement ..... Tab 2

**4. BUSINESS ADMINISTRATION**

**5. BUSINESS ITEMS**

- A. Discussion of Marquee Sign ..... Tab 3
- B. Discussion of Reserve Study Proposal
- C. Discussion of JCS Security Proposal..... Tab 4
- D. Discussion of Reserve Study ..... Tab 5

**6. SUPERVISOR REQUESTS AND COMMENTS**

**7. ADJOURNMENT**

We look forward to seeing you at the meeting.

In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely yours,

*Matt O'Nolan*  
District Manager

Tab 1



Kelly Wilson, General Manager

## Board Report – Tuesday, December 16, 2025



**Summary** – Our focus continues to be creating & implementing processes & systems.

### Amenity Office Updates:

- Uploading & storing Resident's Brivo Applications & supporting documents into a secure searchable database – we are 100% completed.
- Brivo account updates – All resident access accounts must have images for reference. We will be reaching out to residents with step-by-step instructions on how to determine if they have images associated with their account. If resident images are not on file – residents must stop by the amenity office to take a quick picture for their account. Further details are coming soon.
- Improving Community Communication – Our weekly Newsletter updates delivered directly to resident's emails continue to show effectiveness with an average 70% open rate. Our enhanced communication method has benefited -
  - Event registrations.
  - Liability waivers.
  - Volunteer registrations.
  - Payments for various events & markets.
  - Surveys & voting abilities.
  - Important Community Updates & Developments.
  - Links to Resources.
  - By Appointment - Notary Services.
  - Residents are encouraged to email any/ all community concerns.
  - With more to come – Including SMS capabilities.

## Community Improvements / Updates:

- We received our new Hammock Club Pool Furniture – it looks amazing!!
- Concrete Cornhole game boards were delivered & set up at the Tripoli Pool area. We are currently determining the best way to manage the bags used to play the game.



- New trash cans were purchased & placed near the Neighborhood Center in the following areas -
  1. One at the mailboxes in front of Tripoli on Boggy Creek
  2. One behind the Tripoli Pool on the walking trail between the two ponds
  3. One at the corner of Bergstrom Bay and Woodsworth.
- Seven new benches will be installed in the north section of the community in January.
- Pressure washing will begin later January in designated areas.
- New gym flooring will be installed in both fitness centers in the upcoming weeks.

We are trying to schedule installation by the end of the year. The HC Fitness Center will be closed during the installation process for up to three days. Updates will be shared with residents once we have confirmed the dates.

- Six new yoga/ gym mats with a hanging stand will be added this month to the HC fitness center.
- The HC Lap Pool loose tiles will be repaired/ replaced – mid January. The lap pool will be closed for up to two weeks at that time. More details are coming soon.

## Holiday Amenity Office Hours:

December 24 / 10am – 3pm (Management Office Closed)

December 25 / CLOSED

December 31 / CLOSED

January 1 / CLOSED

**Kelly Wilson, General Manager, Triple Creek CDD**

Tab 2

## **PURCHASE AND SALE AGREEMENT**

**THIS PURCHASE AND SALE AGREEMENT** (this “**Agreement**”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025 (the “**Effective Date**”) by and between **TC VENTURE 1, LLC**, a Delaware limited liability company, hereinafter referred to as “**Seller**”, and **TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, together with its permitted successors and assigns hereinafter referred to as “**Purchaser**”.

### **WITNESSETH:**

**WHEREAS**, Seller owns certain land located in Hillsborough County, Florida, identified as a portion of Parcel Identification Number U-12-31-20-ZZZ-000003-14500.0, as shown on “Parcel D” on **Exhibit A** and as more particularly described in **Exhibit B**, both of which are attached hereto and made a part hereof, together with all improvements thereon and all rights and appurtenances thereto (the “**Property**”); and

**WHEREAS**, Seller agrees to sell, and Purchaser agrees to purchase, the Property under the terms and conditions outlined below.

**NOW, THEREFORE**, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, in hand paid, the receipt and sufficiency of which are hereby acknowledged, and the mutual covenants contained in this Agreement, Seller and Purchaser hereby agree as follows:

### **ARTICLE I**

#### **TERMS**

**Section 1.01. Purchase Price (“Purchase Price”).** The Purchase Price of the Property shall be Five Hundred Seventy One Thousand Five Hundred Seven and 20/100 Dollars (\$571,507.20). At Closing (as hereinafter defined), the Purchase Price, less the Earnest Money (as hereinafter defined) credited to Purchaser, and subject to adjustments and prorations provided for herein, shall be paid by Purchaser to Seller in cash.

**Section 1.02. Earnest Money.** Within five (5) days after the Effective Date, Purchaser shall deposit with First American Title Insurance Company, as escrow agent (“**Escrow Agent**”), a deposit in the amount of One Thousand and 00/100 Dollars (\$1,000.00) (“**Earnest Money**”). Such Earnest Money shall be held and disbursed by Escrow Agent in accordance with the terms of this Agreement. If Purchaser does not elect to terminate this Agreement at the end of the Inspection Period (as hereinafter defined), as hereinafter provided, the Earnest Money, shall (except pursuant to Article VIII hereof) become non-refundable and shall belong to Seller and shall be delivered to Seller by Escrow Agent and shall be applied as a credit against the Purchase Price at Closing.

### **Section 1.03. Inspection Period.**

(a) Seller agrees that Purchaser shall have sixty (60) days from the Effective Date (the “**Inspection Period**”) within which to determine in Purchaser’s sole and absolute discretion whether the Property is feasible for Purchaser’s intended development and use.

(b) Prior to the expiration of the Inspection Period, Purchaser shall have the right to terminate this Agreement for any reason or for no reason by giving written notice to Seller, whereupon this Agreement shall terminate, the Earnest Money shall be promptly refunded by Escrow Agent and neither party shall have any further rights or responsibilities hereunder.

**Section 1.04. Operating Documents (“Operating Documents”).** On the Effective Date (the “**Delivery Date**”), Seller shall deliver to Purchaser any and all documents and information with respect to the Property that Seller has in its possession, including but not limited to the following:

- (a) Copies of any deeds relating to the Property and any accompanying or related title work and/or title abstract(s);
- (b) Copies of real property tax bills;
- (c) Copies of any surveys with respect to the Property, including any topographical materials;
- (d) Copies of any environmental audits, reports and data relating to the Property;
- (e) Copies of any inspection reports, soil tests or geotechnical materials or reports relating to the Property;
- (f) Copies of any permits, licenses, leases, contracts, agreements or similar documents pertaining to the Property;
- (g) Copies of any appraisals;
- (h) Copies of any development standards, covenants, restrictions, easements and the like affecting the Property or any adjoining property; and
- (i) Copies of any traffic studies relating to the Property.

The Operating Documents (i) are intended only to include third-party reports and similar work product such as geotechnical reports, environmental reports, and surveys and expressly exclude all internal work product prepared by Seller, (ii) do not include any items deemed by Seller to be confidential, privileged, or proprietary, (iii) do not include any items that include financial analysis, modeling, or other projections of income and expenses, and (iv) will be delivered AS IS, subject to the terms and conditions of the preparer and without recourse and without any

representation or warranty by Seller of any kind, including without limitation as to the accuracy or completeness of any such Operating Documents.

**Section 1.05. Right to Enter.** From the Effective Date until Closing, Purchaser, its agents, representatives and contractors, shall have the right to enter upon the Property at reasonable times for any lawful purpose, including without limitation, to make investigations, surveys, tests and studies; provided however, that Purchaser shall not unreasonably interfere with the normal operation of the Property. After completing any such investigations, surveys, tests or studies, Purchaser shall restore and repair any damage caused by Purchaser's investigations to substantially the same condition that existed immediately prior to such investigation, survey, test or study. Purchaser will indemnify and hold Seller harmless from and against any and all claims and expenses arising from or out of Purchaser's entry on the Property, except to the extent any such claims and/or expenses result from the negligence or misconduct of Seller or its employees, licensees, lessees, invitees or agents. Prior to entering onto the Property, Purchaser, as well as any consultants or other third parties performing investigations, surveys, tests or studies of the Property, shall deliver to Seller certificates evidencing commercial general liability insurance coverage against injury (including death) and property damage with a limit of not less than 1,000,000.00 per occurrence and \$2,000,000 in the aggregate.

## ARTICLE II

### CLOSING

**Section 2.01.** The consummation of the transaction described herein (the "**Closing**") will be conducted by the Escrow Agent by overnight mail on or before the later to occur of (a) thirty (30) days after the expiration of the Inspection Period or (b) ten (10) days after satisfaction of all conditions to closing (the "**Closing Conditions**") set forth in Article VIII; provided, however, that the Closing shall occur no later than the Closing Condition Deadline (the "**Closing Date**"), unless the parties mutually agree otherwise or this Agreement is terminated pursuant to its terms; provided, however, that the Closing may be extended in accordance with the terms of this Agreement. At Closing, Seller agrees to deliver to Purchaser: (i) a special warranty deed in recordable form conveying good and marketable fee simple title to the Property and containing the legal description identified on **Exhibit B**; (ii) evidence of Seller's authority required by Purchaser's title insurer; (iii) a "Certificate of Non-Foreign Status" affidavit; (iv) a commercially reasonable "Seller's Affidavit"; (v) a closing statement prepared by Escrow Agent. Purchaser and Seller agree to execute and deliver any and all other documents deemed reasonably necessary or desirable by said parties' respective attorneys and Purchaser's title insurer and lender to consummate this transaction; and (vi) a Notice of ROFO in recordable form as further set forth in Article XI. Any closing document requiring a legal description shall contain the legal description identified on **Exhibit B**.

## ARTICLE III

### CLOSING COSTS AND PRORATIONS

**Section 3.01.** Seller shall pay for State of Florida documentary stamp taxes, recording fees for the special warranty deed, normal and customary closing costs of Seller, fifty percent

(50%) of any escrow fee, all past due taxes and all rollback or deferred taxes. Purchaser shall pay fifty percent (50%) of any escrow fee, the title insurance premium and any cost of the Survey (as hereinafter defined). Each party shall pay its own attorney's fees. Real property ad valorem taxes, assessments and similar property taxes and charges (excluding personal property taxes and sales and use taxes), rents and utilities, shall be prorated between Seller and Purchaser as of the Closing Date. Seller shall be responsible for any and all personal property taxes, sales and use taxes and the like. If the current year's taxes are unknown then the taxes shall be prorated based on the previous year's taxes at Closing and adjusted later when the actual taxes are known. This adjustment shall survive the Closing.

## ARTICLE IV

### BROKER

**Section 4.01.** The parties represent and warrant to each other that there are no brokers or other persons owed any commission, finder's fee or other compensation respecting the transaction contemplated herein, and each agrees to indemnify and hold the other harmless from and against any and all claims for sales commissions or other similar compensation that may be asserted by any person or broker with respect to this transaction.

## ARTICLE V

### TITLE

**Section 5.01.** During the Inspection Period, Purchaser shall have the right (but not the obligation) to obtain, at its sole cost and expense, a current title insurance commitment ("Title Commitment"), and at Closing a title insurance policy pursuant thereto, issued by a licensed title insurance company committing to insure Purchaser's title to the Property in an insured amount equal to the Purchase Price, subject only to the Permitted Exceptions (as hereinafter defined). Purchaser shall have until the date that is fifteen (15) days prior to the end of the Inspection Period which to notify Seller of any objections or defects to title and/or the Survey ("Title Defects"). Within five (5) business days of receipt of Purchaser's notice of Title Defects, Seller shall provide written notice to Purchaser of those Title Defects it elects to cure and Seller shall have until Closing to cure said Title Defects. Any failure of Seller to provide such notice shall be deemed Seller's election to not cure any such Title Defects. Seller agrees to take such reasonable actions as necessary to satisfy all the B-1 requirements in the Title Commitment within its control and to satisfy, pay or bond-off at Closing from the sales proceeds or otherwise, (a) amounts secured by any mortgage lien or security interest encumbering the Property entered into by Seller; (b) all real estate taxes and assessments which are due and payable on or prior to the Closing (subject to pro-ration adjustments as provided herein); and (c) any liquidated final non-appealable liens or judgments affecting all or any portion of the Property arising by or out of the actions of Seller (collectively, the "Mandatory Removal Liens"). If Seller elects or is deemed to have elected not to cure any or all Title Defects, Purchaser may, prior to the expiration of the Inspection Period:

- (a) Accept the Property with such Title Defects;

- (b) Postpone Closing hereunder for a period specified by Purchaser, not to exceed fifteen (15) days, without the payment of additional earnest money or deposits, during which time said defects may be corrected by Seller and, if not then corrected, Purchaser may elect either (a) above or (c) below; or
- (c) Declare this Agreement null and void and receive a refund of the Earnest Money and neither party shall have any further rights or claims against the other.

If Seller fails to cure any Mandatory Removal Liens, Purchaser may (i) cure any such Mandatory Removal Liens as may be cured by the payment of money and deduct the amount of such payments from the Purchase Price, or (ii) elect to terminate this Agreement and not proceed with Closing.

Any exceptions listed in the Title Commitment to which Purchaser has not timely objected shall be deemed to be **“Permitted Exceptions”**.

**Section 5.02.** Seller represents and warrants to Purchaser that Seller owns good and marketable title to the Property. Marketable title shall be determined according to the Title Standards adopted by authority of The Florida Bar and in accordance with Florida law.

## ARTICLE VI

### SURVEY

**Section 6.01.** During the Inspection Period, Purchaser may, as determined in its sole discretion, obtain a current boundary line survey of the Property, containing a legal description of the Property and containing such other information as Purchaser may desire, prepared and certified to by a licensed, registered surveyor of the State of Florida, all as may be acceptable to Purchaser (the **“Survey”**). The Survey shall be certified by the surveyor to Purchaser and Seller.

## ARTICLE VII

### REPRESENTATIONS AND WARRANTIES

**Section 7.01.** Subject to all matters disclosed in any document delivered by Seller to Purchaser at Closing or on any exhibit attached hereto, and subject to any information discovered by Purchaser or other information disclosed to Purchaser by Seller after the date hereof and prior to the Closing and any other information of which Purchaser has knowledge or is deemed to have obtained knowledge (all such matters being referred to herein as **“Exception Matters”**), Seller does hereby make the following express representations, warranties and covenants:

- (a) Seller is the owner of good and marketable fee simple title to the Property, free and clear of all liens and encumbrances except (i) the lien of ad valorem taxes not yet due and payable, and (ii) the Permitted Exceptions.

(b) Intentionally deleted.<sup>1</sup>

(c) To Seller's actual knowledge, there is no default, or any event with the passage of time or giving of notice or both shall constitute a default, under any agreement and/or license affecting the Property.

(d) To Seller's actual knowledge, the Property is not currently subject to any environmental regulation, cause of action, obligation, directive, agreement or the like or any local, state or federal environmental law relating to any environmental matter, including, without limitation, the existence of any materials or substances designated as hazardous or toxic or otherwise harmful to health or the environment under any federal, state or local environmental laws and regulations ("Hazardous Substance"). To Seller's actual knowledge, no Hazardous Substance has been used, generated, stored, treated, released or disposed of on the Property or used, generated, stored, treated or disposed of on any adjacent property. Seller agrees to cooperate with any environmental investigation or study that Purchaser may make regarding the Property, including making available such information as Seller can provide concerning the history of the Property and all adjacent property. Should any Hazardous Substance be discovered on the Property prior to Closing, Purchaser, as its sole remedy, shall have the right to terminate this Agreement and have the Earnest Money refunded to Purchaser.

(e) There are no actions, suits or proceedings pending or, to Seller's actual knowledge, threatened against, by or affecting Seller or which affect title to the Property or which question the validity or enforceability of this Agreement or of any action taken by Seller under this Agreement, in any court or before any governmental authority, domestic or foreign.

(f) The execution of and entry into this Agreement, the execution and delivery of the documents and instruments to be executed and delivered by Seller on the Closing Date, and the performance by Seller of Seller's duties and obligations under this Agreement and of all other acts necessary and appropriate for the full consummation of the purchase and sale of the Property as contemplated by and provided for in this Agreement, are consistent with and not in violation of, and will not create any adverse condition under, any contract, agreement or other instrument to which Seller is a party or the Property is subject, any judicial order or judgment of any nature by which Seller is bound or the Property is subject, or the articles of incorporation or the bylaws or other organizational documents of Seller; and this Agreement, and the covenants and agreements of Seller under this Agreement, are the valid and binding obligations of Seller, enforceable in accordance with their terms.

(g) The person or persons signing this Agreement by or on behalf of Seller have the full power and authority to bind Seller to the terms of this Agreement without obtaining the consent of any other person, and there is no obstacle to the enforcement of

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<sup>1</sup> NTD – If Purchaser wants to keep provisions related to its intended use, such intended use will need to be specified.

this Agreement and the consummation of the transaction contemplated hereby by Seller at Closing.

(h) Seller will pay or cause to be paid promptly when due all city, state and county ad valorem taxes and similar taxes and assessments, all sewer and water charges and all other governmental charges levied or imposed upon or assessed against the Property between the Effective Date and the Closing Date, and will pay or cause to be paid all expenses incurred in the use, occupancy and operation of the Property between the Effective Date and the Closing Date.

(i) Except as set forth in the Title Commitment, the Property is not subject to any use, development or occupancy restrictions (except those imposed by applicable zoning laws), special taxes, assessments or utility "tap-in" fees (except those generally applicable throughout the tax district in which the Property is located), or charges or restrictions, whether arising by operation of law, unrecorded agreement, the passage of time or otherwise.

(j) To Seller's actual knowledge, the Property is not occupied, used or operated in violation of, is not otherwise in violation of, and Seller has received no notice of any violations or potential violation of, any zoning, building, health, environmental or other laws, codes, ordinances, regulations, orders or requirements of any federal, city, county, state or other governmental authority having jurisdiction thereof, or any private restrictive covenants affecting the Property.

(k) There are no pending, or, to Seller's actual knowledge, threatened or contemplated condemnation actions involving all or any portion of the Property or any interest therein; and, to the Seller's actual knowledge, there are no existing, proposed or contemplated plans to widen, modify or realign any public rights-of-way located adjacent to any portion of the Property.

(l) Except as set forth in the Title Commitment, access to the Property from streets and roads adjoining the Property is not limited or restricted.

(m) Between the date hereof and the Closing Date, Seller shall operate the Property in the ordinary course of business and shall maintain and repair the Property so that, on the Closing Date, the Property will be in substantially the same condition as it exists on the Effective Date, normal wear and tear excepted.

(n) Between the date hereof and the Closing Date, Seller shall not make or enter into any lease or other agreement for the use, occupancy or possession of all or any part of the Property without the prior written approval of Purchaser.

(o) To Seller's actual knowledge, all of the Operating Documents and any other information and data furnished by Seller to Purchaser with respect to the Property will be true, correct, and complete and not misleading.

Seller will not cause or permit any action to be taken which will cause any of the foregoing representations, warranties or covenants to be untrue or unperformed on the Closing

Date; and Seller will not cause or permit any action to be taken which will cause any of the conditions of Purchaser's obligations set forth in Article VIII below to be unsatisfied or unperformed on or as of the Closing Date.

Any reference in this Agreement to "knowledge" or "actual knowledge" of Seller, or the receipt of notices or other communications by Seller, shall be deemed to mean the actual knowledge of, or receipt of notice or communication by, Jim McGowan, and not any implied, imputed or constructive knowledge of such individual or of Seller, and without any independent investigation or inquiry having been made. Purchaser acknowledges and agrees that neither such party nor any other employee or agent of Seller shall have any duty or obligation under this Agreement or other law to make any affirmative investigation or inquiry of the matters covered by the foregoing provisions in order to determine the accuracy or truthfulness thereof.

**Section 7.02.** Purchaser does hereby make the following express representations and warranties:

(a) Any and all actions required by Purchaser to authorize the execution and delivery of this Agreement and the consummation of the transaction contemplated hereby have heretofore been taken, and this Agreement shall constitute a valid and binding agreement, enforceable against Purchaser in accordance with the terms hereof.

(b) Purchaser shall take, or cause to be taken, all actions necessary to cause the foregoing warranties and representations to remain, true and correct, in all respects, continuously from the Effective Date through the Closing Date, and shall refrain from taking any action which may cause, or threaten to cause, any such warranties and representations to become incorrect or untrue at any time during such period.

The representations and warranties contained in Sections 7.01 and 7.02 are made as of the Effective Date and shall be deemed to be remade on and as of the date of the Closing, and shall cease and terminate on the date that is six (6) calendar months after the Closing Date (the "Survival Period").

**Section 7.03.** Limitations Regarding Seller's Representations and Warranties.

(a) EXCEPT AS EXPRESSLY PROVIDED IN THIS AGREEMENT OR IN THE DEED, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS, WHERE IS" BASIS AND "WITH ALL FAULTS, LIABILITIES, AND DEFECTS, LATENT OR OTHERWISE, KNOWN, DEEMED KNOWN OR UNKNOWN." SELLER HAS NOT MADE, DOES NOT MAKE, AND EXPRESSLY DISCLAIMS ANY AND ALL REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS, OR GUARANTEES OF ANY KIND OR CHARACTER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, WITH RESPECT TO THE PROPERTY, INCLUDING BUT NOT LIMITED TO: (I) THE VALUE, NATURE, QUALITY, OR CONDITION OF THE PROPERTY (INCLUDING WATER, SOIL, AND GEOLOGY); AND (II) COMPLIANCE WITH ENVIRONMENTAL PROTECTION, POLLUTION, OR LAND USE LAWS, RULES, REGULATIONS,

ORDERS, OR REQUIREMENTS, INCLUDING THE PRESENCE OF HAZARDOUS MATERIALS IN, ON, OR UNDER THE PROPERTY.

(b) Seller shall have no liability whatsoever to Purchaser with respect to any Exception Matters. If Purchaser obtains knowledge or is deemed to have obtained knowledge of any Exception Matters before the Closing, Purchaser shall consummate the acquisition of the Property subject thereto; provided, however, if Purchaser first obtains or is deemed to have obtained knowledge of any Exception Matters between the end of the Inspection Period and the Closing, which Exception Matters materially and adversely affect the value to Purchaser of the transactions contemplated by this Agreement, Purchaser may as its exclusive remedy terminate this Agreement and receive a refund of the Earnest Money upon written notice given within five (5) business days after Purchaser obtains or is deemed to have obtained such knowledge of any Exception Matters. Upon any such termination of this Agreement, neither party shall have any further rights or obligations hereunder except as expressly provided for herein. Purchaser agrees to inform Seller promptly in writing if it obtains knowledge that any representation or warranty of Seller is inaccurate in any material respect, or if it believes that Seller has failed to deliver to Purchaser any document or material which Seller is obligated to deliver hereunder.

(c) This Section 7.03 shall survive Closing and any earlier termination of this Agreement.

## ARTICLE VIII

### CONDITIONS OF PURCHASER'S OBLIGATION

**Section 8.01.** Notwithstanding any provision of this Agreement to the contrary, Purchaser's obligations hereunder are conditioned upon the following matters being satisfied and/or true and correct as of the Closing Date.

(a) There being no material adverse change in the condition of the Property, the title thereto or any other aspect thereof since the expiration of the Inspection Period;

(b) Seller shall not be in default of this Agreement and all warranties and representations of Seller shall be true, accurate and complete in all material respects as of the time made and as of the Closing;

(c) Intentionally deleted<sup>2</sup>; and

(d) Seller shall have provided to the Title Company all documents reasonably necessary for the Title Company to be unconditionally committed to issue, immediately following the recording of the Deed, a title policy, with liability in the amount of the Purchase Price, with extended coverage, insuring Purchaser's fee estate in the Premises subject only to (i) non-delinquent property taxes, (ii) the Permitted Exceptions, and (iii) any item voluntarily imposed by Purchaser at the Closing.

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<sup>2</sup> NTD – If Purchaser wants to keep provisions related to its intended use, such intended use will need to be specified

In the event any of the above conditions have not been met on and as of the Closing Date, Purchaser may either (1) elect to close the acquisition of the Property notwithstanding the lack of these conditions being met, (2) extend the Closing Date for up to forty-five (45) days after the expiration of the Inspection Period (the “**Closing Condition Deadline**”) to allow for the satisfaction of these conditions, or (3) terminate this Agreement whereupon the Earnest Money shall be forthwith refunded to Purchaser by Escrow Agent and neither party shall have any further rights or responsibilities hereunder. If the above conditions have not been met on and as of the Closing Condition Date, then Purchaser shall either elect to close the acquisition of the Property notwithstanding the lack of these conditions being met or terminate this Agreement whereupon the Earnest Money shall be forthwith refunded to Purchaser by Escrow Agent and neither party shall have any further rights or responsibilities hereunder. If Purchaser fails to make an election within five (5) business days of the Closing Condition Deadline, Purchaser shall be deemed to have elected to close the acquisition of the Property notwithstanding the lack of these conditions being met.

## ARTICLE IX

### DEFAULT

**Section 9.01.** (a) If Purchaser breaches this Agreement and such default remains uncured ten (10) days after Purchaser shall have received written notice thereof from Seller, and Seller has not breached this Agreement, then the Earnest Money shall be paid to Seller as complete liquidated damages, and Purchaser shall be relieved of all further obligations and liabilities under this Agreement. The right to receive and retain the Earnest Money as full liquidated damages is Seller’s sole remedy in the event of a default by Purchaser. Purchaser and Seller acknowledge that Seller’s damages would be difficult or impossible to ascertain and that the liquidated damages herein provided represent a good faith estimate of Seller’s probable damages resulting from Purchaser’s default and that the agreed upon liquidated damages are not punitive or penalties and are just, fair and reasonable.

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Seller’s Initials

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Purchaser’s Initials

(b) If Seller breaches this Agreement or if any representation or warranty made by Seller in this Agreement shall be false, untrue or incomplete and such default or breach remains uncured ten (10) days after Seller shall have received written notice thereof from Purchaser, and Purchaser has not breached this Agreement, then Purchaser, may, as its sole remedy hereunder, elect to either: (a) terminate this Agreement and be entitled to the immediate return of the Earnest Money as its sole and exclusive remedy and relief, (b) enforce specific performance of this Agreement, as its sole and exclusive remedy and relief, or (c) waive such default or breach by Seller and close the purchase, notwithstanding such default or breach by Seller. If, due to the intentional actions of Seller, the remedy of specific performance is unavailable, Purchaser shall be entitled to pursue any and all remedies available at law or equity against Seller; provided, however, in no event shall Purchaser be entitled to seek or obtain consequential, indirect or punitive damages. If Purchaser terminates this Agreement in accordance with this Section, then the parties shall have no further rights or obligations under this Agreement except for those provisions which expressly survive termination of this Agreement.

## ARTICLE X

### PROPERTY MATTERS

**Section 10.01.** Risk of loss resulting from any condemnation or eminent domain proceeding which is commenced or has been threatened prior to Closing, and risk of loss to the Property due to any other cause whatsoever, remains with Seller until Closing. If, prior to Closing, there shall occur any actual or threatened condemnation of a material portion of the Property, then Seller shall promptly notify Purchaser of same and Purchaser shall have the option of either (a) terminating this Agreement whereupon the Earnest Money shall be refunded to Purchaser and neither party shall have any further rights or obligations hereunder or (b) complete the Closing, in which event all condemnation proceeds collected by Seller prior to Closing shall be credited against the Purchase Price and, at Closing, Seller shall assign to Purchaser any and all condemnation proceeds that have not been paid at the time. As used in this Section 10.01 “**material portion**” shall mean a taking that materially adversely affects ingress and/or egress to the Property or a taking of more than 3% of the acreage of the Land.

## ARTICLE XI

### RIGHT OF FIRST OFFER TO PURCHASE

**Section 11.01 Right of First Offer to Purchase.** For a period of time commencing on the Effective Date and terminating nine (9) months thereafter (the “**ROFO Period**”), Seller hereby grants to Purchaser, its successors and assigns, the right to purchase the property identified as Parcels “A”, “B” and “C” on **Exhibit A** attached hereto on the follow terms and conditions (the “**Additional Property**”):

(a) If Seller elects to sell the Additional Property (or any portion thereof), to any third-party purchaser, Seller shall provide written notice to Purchaser of the terms and conditions upon which Seller would be willing to sell the Additional Property (or such portion of the Additional Property) (the “**Seller’s Notice**”). Seller’s Notice shall set forth the material economic terms and conditions (including, without limitation, a statement regarding whether the Additional Property (or such portion) will be sold free and clear of all deeds of trust, mortgages, or other similar instruments affecting the Additional Property) under which Seller is willing to sell the Additional Property (or such portion) to Purchaser (the “**Material Terms**”), but shall not constitute an agreement between the parties or an offer to sell such Additional Property. Seller agrees to bargain in good faith on any terms not stated in Seller’s Notice.

(b) Purchaser shall have thirty (30) days after receipt of Seller’s Notice (the “**Purchaser Response Period**”) to notify Seller in writing whether or not Purchaser desires to purchase the Additional Property on the terms stated in Seller’s Notice (the “**Purchaser’s Notice**”). If Purchaser notifies Seller of Purchaser’s desire to purchase the Additional Property within the Purchaser Response Period, Seller and Purchaser shall promptly enter into a purchase and sale agreement for the Additional Property on the Material Terms stated in Seller’s Notice.

(c) If: (i) Purchaser either: (A) elects not to purchase the Additional Property on the terms and conditions stated in Seller's Notice; or (B) fails to deliver Purchaser's Notice to Seller within the Purchaser Response Period; or (ii) if Purchaser delivers a Purchaser's Notice, but Seller and Purchaser fail to agree on and execute a purchase and sale agreement within thirty (30) days after the date of Seller's receipt of Purchaser's Notice, then Purchaser shall be deemed to have waived its right of first offer to purchase the Additional Property and Seller may proceed with the sale to a third party purchaser on the terms set forth in the Seller's Notice. Upon request of Seller, Purchaser shall promptly execute and deliver an executed recordable waiver of the right to purchase the Additional Property sold by Seller in compliance with the foregoing requirements (the "**ROFO Waiver**"); provided, however, that Purchaser will be required to deliver in escrow such properly executed ROFO Waiver to the title company or title agent performing the closing of the ROFO Property in advance of such closing to facilitate such closing. Any subsequent election by Seller to sell the Additional Property (or portion thereof) prior to the expiration of the ROFO Period shall require Seller to re-offer the Additional Property (or such portion) to Purchaser on the terms offered to such third party (the "**Seller's Revised Notice**") and the same procedures shall apply with respect to Seller's Revised Notice as are set forth above with respect to Seller's Notice.

(d) At Closing a Notice of ROFO shall be recorded evidencing the provisions of this Article XI. The provisions of this Article XI shall survive Closing and the delivery of the deed for a period of nine (9) months.

## ARTICLE XII

### MISCELLANEOUS PROVISIONS

**Section 12.01. Assignment.** Purchaser shall not have the right at any time to assign this Agreement to any entity controlled by members of Purchaser without Seller's prior consent, in its sole discretion. Upon such assignment and assumption of this Agreement by such assignee, Purchaser shall have no further liability hereunder.

**Section 12.02. Waiver.** The failure of any party to exercise any right hereunder, or to insist upon strict compliance by the other party, shall not constitute a waiver of either party's right to demand strict compliance with the terms and conditions of this Agreement.

**Section 12.03. Notice.** Any notice or payment required or permitted to be given hereunder shall be sufficient if hand delivered or sent by certified or registered mail, postage prepaid, with return receipt requested, telecopy or overnight delivery to the following addresses:

Purchaser:	Triple Creek Community Development District c/o Rizzetta & Company, Inc. 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 Attention: District Manager MONolan@rizzeta.com
------------	---

Copy to: Kutak Rock, LLP  
107 W. College Avenue  
Tallahassee, Florida 32301  
Attention: Lindsay C. Whelan, Esq.  
Lindsay.Whealan@kutakrock.com

Seller: TC VENTURE 1, LLC  
7807 Baymeadows Drive East, Suite 205  
Jacksonville, Florida 32256  
Attention: Jim McGowan  
JMcGowan@greepointellc.com

Copy to: Driver, McAfee, Hawthorne & Diebenow, PLLC  
1 Independent Drive, Suite 1200  
Jacksonville, Florida 32202  
Attention: Maggie Howell Travis, Esq.  
mtravis@drivermcafee.com

Notice shall be deemed received by the party to whom it is sent, if hand delivered, upon delivery, if mailed, three (3) business days after deposit with the U.S. Postal Service, if emailed, upon receipt of confirmation of delivery, and if by overnight delivery, upon delivery.

**Section 12.04. Survival.** The provisions of this Agreement and all warranties, representations and covenants made herein, shall be merged into the documents executed by the parties at Closing and shall not survive Closing unless expressly stated otherwise.

**Section 12.05. Governing Law; Venue.** This Agreement shall be governed by and construed and enforced in accordance with the substantive, and not the conflict, laws of the State of Florida. Venue shall be in Hillsborough County, Florida.

**Section 12.06. Binding Effect.** This Agreement shall be fully binding on and enforceable against all parties hereto and their respective heirs, administrators, successors and assigns.

#### **Section 12.07. TIME IS OF THE ESSENCE OF THIS AGREEMENT.**

**Section 12.08. Severability.** If any part of any provision of this Agreement shall be invalid or unenforceable under applicable law, said part shall be ineffective to the extent of such invalidity only, without in any way affecting the remaining parts of said provisions or the remaining provisions of this Agreement.

**Section 12.09. Entire Agreement.** This Agreement constitutes the entire agreement of the parties with respect to the purchase and sale of the Property. This Agreement may not be changed orally, but only by an agreement in writing signed by both Seller and Purchaser.

**Section 12.10. Counterparts and Electronic Signatures.** This Amendment may be executed in counterparts, each of which shall be deemed to be an original, but all of which shall

constitute one and the same instrument. This Amendment may be executed by PDF or by using an e-signature or digital transaction management platform such as DocuSign® with the same force and effect as original signatures.

[Remainder of page intentionally left blank]

DRAFT

IN WITNESS WHEREOF, each of the parties hereto has signed and sealed this Agreement on the date shown below its signature.

**SELLER:**

**TC VENTURE 1, LLC**, a Delaware limited liability company

By: \_\_\_\_\_ (SEAL)  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_, 2025

**PURCHASER:**

**TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Chairperson, Board of Supervisors  
Date: \_\_\_\_\_, 2025

Acknowledged and agreed to this  
\_\_\_\_ day of \_\_\_\_\_, 2025 by the  
Escrow Agent

First American Title Insurance Company

By \_\_\_\_\_  
Name \_\_\_\_\_  
Title \_\_\_\_\_

## **EXHIBIT A**

### **IDENTIFICATION OF THE PROPERTY AND THE ADDITIONAL PROPERTY**



## **EXHIBIT B**

### **LEGAL DESCRIPTION OF THE PROPERTY**

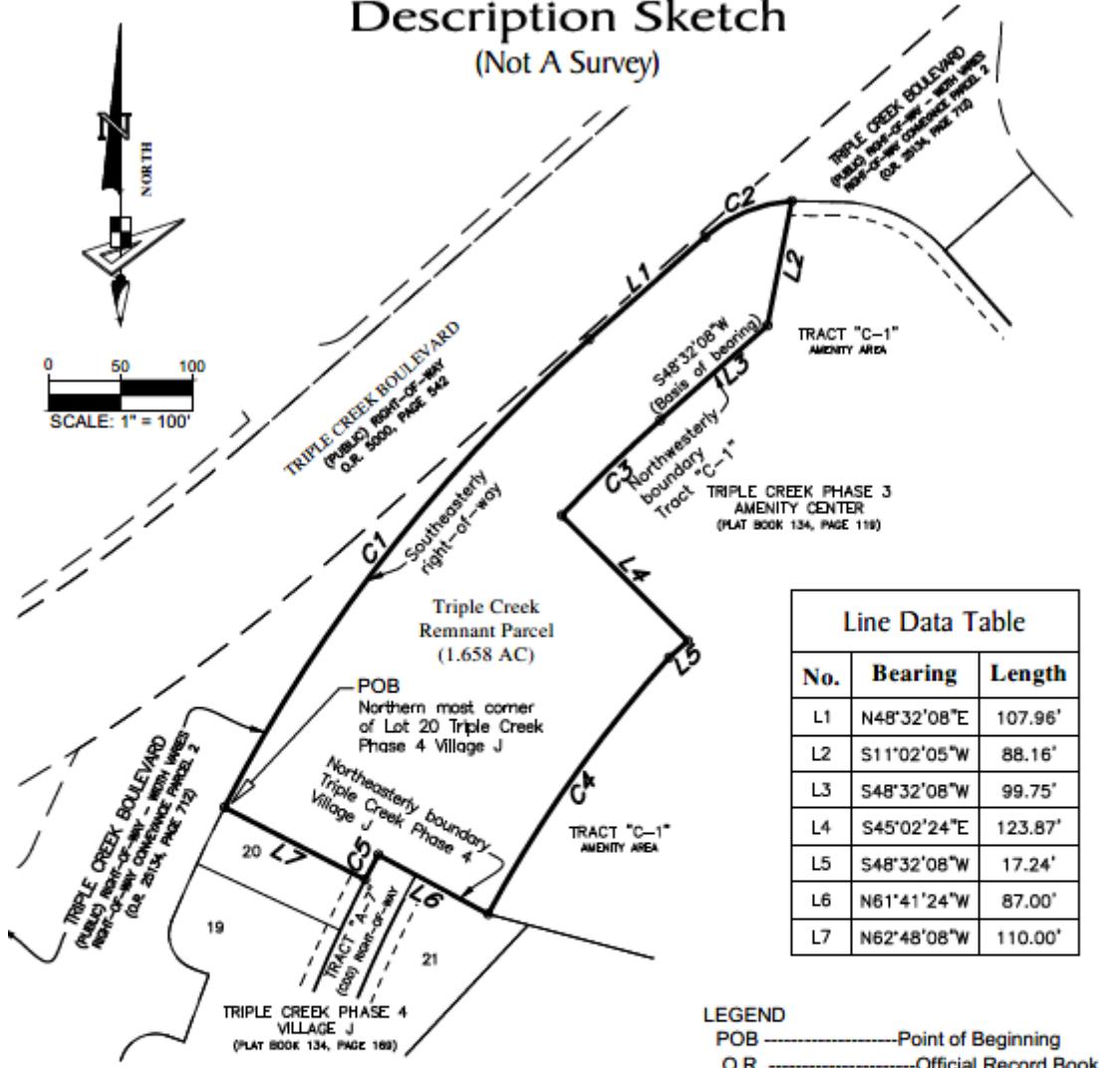
A parcel of land lying in the Southeast 1/4 of Section 11, Township 31 South, Range 20 East, Hillsborough County, Florida, bounded on the North by Triple Creek Boulevard as described in Official Records Book 25134, Page 712; Bounded on the East by TRIPLE CREEK PHASE 3 AMENITY CENTER, according to the plat thereof, as recorded in Plat Book 134, Page 119 and bounded Southwesterly by TRIPLE CREEK PHASE 4 VILLAGE J, according to the plat thereof, as recorded in Plat Book 134, Page 169, all of the Public Records of Hillsborough County, Florida, and being more particularly described as follows::

**BEGIN** at the Northern most corner of Lot 20 of said TRIPLE CREEK PHASE 4 VILLAGE J; thence along the Southeasterly right-of-way of said Triple Creek Boulevard the following three (3) courses; 1) northeasterly, 415.24 feet along the arc of a non-tangent curve to the right having a radius of 1115.00 feet and a central angle of 21°20'16" (chord bearing N 37°52'00" E, 412.85 feet); 2) N 48°32'08" E, a distance of 107.96 feet; 3) easterly, 66.53 feet along the arc of a tangent curve to the right having a radius of 100.00 feet and a central angle of 38°07'15" (chord bearing N 67°35'46" E, 65.31 feet); thence leaving said South right-of-way, along the Northwesterly boundary of said TRIPLE CREEK PHASE 3 AMENITY CENTER the following six (6) courses; 1) S 11°02'05" W, a distance of 88.16 feet; 2) S 48°32'08" W, a distance of 99.75 feet; 3) southwesterly, 95.41 feet along the arc of a tangent curve to the left having a radius of 1040.00 feet and a central angle of 05°15'23" (chord bearing S 45°54'27" W, 95.38 feet); 4) S 45°02'24" E, a distance of 123.87 feet; 5) S 48°32'08" W, a distance of 17.24 feet; 6) southwesterly, 219.04 feet along the arc of a non-tangent curve to the left having a radius of 918.00 feet and a central angle of 13°40'17" (chord bearing S 35°08'44" W, 218.53 feet); to the Northeasterly boundary of said TRIPLE CREEK PHASE 4 VILLAGE J; thence along said Northeasterly boundary the following three (3) courses; 1) N 61°41'24" W, a distance of 87.00 feet; 2) southwesterly, 19.51 feet along the arc of a non-tangent curve to the left having a radius of 1005.00 feet and a central angle of 01°06'44" (chord bearing S 27°45'14" W, 19.51 feet); 3) N 62°48'08" W, a distance of 110.00 feet; to the **POINT OF BEGINNING**.

Containing 1.658 acres.



# Description Sketch (Not A Survey)



Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C1	1115.00'	415.24'	21°20'16"	N37°52'00"E	412.85'
C2	100.00'	66.53'	38°07'15"	N67°35'46"E	65.31'
C3	1040.00'	95.41'	5°15'23"	S45°54'27"W	95.38'
C4	918.00'	219.04'	13°40'17"	S35°08'44"W	218.53'
C5	1005.00'	19.51'	1°06'44"	S27°45'14"W	19.51'

See Sheet 1 for Signature & Revisions

West Florida  
213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Fax: (813) 248-2266  
www.geopointsurvey.com  
Licensed Business No.: LB7768

**GeoPoint**  
Surveying, Inc.

Tab 3



Reference #: **sk- 148002-2b**  
Product Manager: **Rob P**  
Date: **December 17, 2025**

Pillars/Base: **White**  
Face: **White**  
Letters: **Tallest=12"**, Logo: **5"x28"**  
LED Display: **Full Color**



**SIGNS  
PLUS**  
NEW IDEAS-NEW TECHNOLOGY, INC.  
**800-848-4262**  
info@SignsPlusSigns.com  
www.SignsPlusSigns.com



#### APPROVAL

DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

SIGNATURE \_\_\_\_\_

A FAX SIGNATURE IS BINDING UPON BOTH PARTIES



970 Cattlemen Rd , Sarasota, Florida 34232  
t. 800-848-4262 f. 941-378-4062

Triple Creek

13013 Boggy Creek Drive  
Riverview FL 33579

Attention: Matt

Rob Probus

Product Manager

RobP@SignsPlusLED.com

Quote #: 148002-Q2

Date: Dec 17, 2025

Qty	Description
1	6mm ***High-Resolution*** Ascend LED Sign: Single Sided 3' 0"x 6' 0" (HxW) - Active LED Screen Size of 3' 0"x 6' 0" with a Pixel Matrix of 144x 288 - High Resolution with 41,472 Pixels - 1'x 2' Self-contained Aluminum Modular System - Display Pictures, Text, Graphics, Images, and Video Clips - Brightness, up to 10,000 Nits, Average LED Life: 100,000 Hours - Fully Sealed & Waterproof Aluminum LED Panels, IP67 Rated, Front & Back - 6-YEAR Limited Warranty & 10-YEAR Part Availability for LED Panels. Refer to Warranty Document for Complete Details. - Ascend Media Player, Always-on Cloud Based Software Included - Industrial Waterproof Controller, Quad-core Processor, 16 GB On-board Storage PLUS Cloud Storage - Remote Diagnostics - Lifetime In-house Tech Support Included - Remote Calibration for LED Panel Brightness - 100% Solid State System. Zero Moving Parts - LED Panels have No Internal Serviceable Parts - LED Panels Removeable with Quick & Easy Latch System - Bidirectional Data-flow Between LED Panels - Non-daisy Chained PRECISE POWER Control System - Fanless System with Solid Aluminum Heatsinks - 60 Frames per Second for Smoother & More Realistic Imaging - Image Refresh Rate >3,000 HZ for Reduced Motion Blur - 16.7 Quadrillion Colors (On Average the Human Eye can Distinguish 710 Million Colors) - 100 Levels of Auto Brightness Control - ISO 9001 Certified Factory Compliance: FCC Part 15 & ETL Electrical Requirements: 1 Circuit, 120-Volt, Max Draw: 7.50 Amps
1	Remote Diagnostics & Sign Communication Via Cell Data Modem with a Life-of-the-Sign Prepaid Data Plan.
1	Custom Single Sided Polyarmour Monument Sign Structure with Embedded LED Digital Display. - Non-illuminated - Overall Sign Size: 7'-11" x 10'-6" (HxW) - Lightweight and Durable Synthetic EPS Monument Sign - Exclusive PolyArmor Protective Exterior Provides Superior Impact Resistance - Exceptional Durability - Fade, Weather and Insect Resistant Finish - Faux Stucco Finish Texture is 100% Aggregated Acrylic
1	Installation Included per Signs Plus Installation Agreement form. Engineering, Excavating, Concrete, & All Labor & Material Included. Permitting Included, permit Acquisition Included.
1	Web Based / Cloud Hosting Software Included. PC, Laptop, iPad, Smartphone.

Prices are valid for 60 days. Unless otherwise noted in Special Instructions freight & applicable sales tax will be added to your invoice. Organizations exempt from sales tax must include exempt certificate with order.

**Total Investment: \$31,890.00**

## Terms

- 50% deposit of total investment due with order. Balance of signs due before we ship. Balance of installation due once installed.

Unless otherwise indicated in the buyer approved sign installation agreement, Form SIA-0422.2, sign permits, footers, sign erection, electrical service, electrical connection and planters or other decorative masonry or other structures are the responsibilities of the buyer. All signs subject to zoning and code per city/county. Signs Plus furnishes engineered footer drawings when applicable. Buyer acknowledges and agrees that any cancellation may result in charges that exceed the deposit. In the event of payment default disruptions of the LED display operation may occur. The Buyer is responsible for all collection costs incurred by Signs Plus, including but not limited to court costs, filing fees and attorney fees. All legal proceedings will be in Sarasota County, Florida. A 2% convenience fee applies to all credit card transactions.

## Special Instructions

Ascend 6-year LED manufacturer's advanced replacement parts warranty with Lifetime Technical Support.

Lifetime FREE web-based software training and support.

10-year parts availability guarantee.

Refer to Signs Plus Warranty Statement for complete details.

Sign Installation Included per Buyer approved Signs Plus Installation Form.

## Approval / Authorization

*I have read and fully understand the contents of this document and I agree to the stated terms and conditions.*

Authorized Signature: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

Customer:	Ship Sign To:	Invoice To:
Triple Creek 13013 Boggy Creek Drive Riverview, FL 33579  Attention: Matt	Triple Creek 13013 Boggy Creek Drive Riverview, FL 33579  Attention: Matt	Triple Creek 13013 Boggy Creek Drive Riverview, FL 33579  Attention: Matt

# ASCEND

## TO HIGHER RESOLUTION



### We're Making Something Different.

Signs Plus Ascend uses our Advanced Modular System with ultra-bright LEDs, lightweight aluminum frames and waterproof aluminum LED panels. This transformative 100% solid-state design with its future proof functional elements results in long term value.



### Get In Touch

 800-848-4262

 [info@signsplussigns.com](mailto:info@signsplussigns.com)

 4242 McIntosh Ln, Sarasota, FL 34232



# New Ideas New Technology

Present your message with a Full Color LED sign to grab the attention of passersby with something truly eye-catching. LED signs of the past have large pixel pitches resulting in coarse images with little detail.

That's why Signs Plus introduced our Ascend high resolution LED screens that will become the focal point and transform your presence within your community.

Increase your prominence with the Ascend and make the focal point **YOUR LOCATION.**

[www.signsplussigns.com](http://www.signsplussigns.com)



**SIGNS  
PLUS**  
NEW IDEAS-NEW TECHNOLOGY, INC.



 **ASCEND**



## We're Making Something Different



### Ascend Raises Your Organization to the **TOP LEVEL**

- Precise Power Control**  
20% Energy Savings  
Creates Less Heat  
Longer Life
- Future Proof**  
Upgrade to Higher Resolution or add LED Panels to Increase Size or Both! Without Replacing Your Sign.
- Remote Diagnostics & Lifetime Technical Support**  
Our In-house Team Provides Support for the Life of Your Sign.
- No Internal Servicable Parts**  
Traditional LED Cabinets have Dozens. The Ascend Advanced Modular System has ZERO.



# NEW IDEAS = BETTER SPECS.

Signs Plus Ascend uses our Advanced Modular System with ultra-bright LEDs, lightweight aluminum frames and waterproof aluminum LED panels. This transformative 100% solid-state design with its future proof functional elements results in long term value.



## Light Weight Frames

Combining structural aluminum and CNC Machining for extreme precision and reduced weight.



## Connectivity

Network with Wi-Fi, Ethernet, Fiber Optic or Cellular Technology.



## Waterproof LED Panel

IP 67 Rating.  
Fully Sealed LED Modules  
Increased Lifespan  
IP67 Rating, Front and Back



## Ascend Media Player

Always-on Cloud Software Control with Remote Diagnostic System.



## 6-Year Warranty

6-Year Module Replacement  
Plus 10-Year Parts  
Availability Guarantee.



## SMD LEDs

Ultra Bright up to 10,000 nits  
100,000 Hours Lifetime  
More colors than the Eyes Can See!



## LED Display Control

Program Display with PC, Mac, Smartphone, Tablet, or any other Internet-connected Device.



**A smaller pixel pitch of 4, 6, or 8mm produce higher resolution creating sharper images with crisp details..**

**A larger pixel pitch of 12, 16 or 20mm results in low resolution and coarse images with little to no details..**



# ASCEND

## Technical Specifications

### to Higher Resolution

Pixel Pitch	LED Panel Matrix	Pixels per Square Foot	Min. Text Size	Brightness	LEDs per Pixel
8mm	40 x 80	1,600	2.4"	10,000 Nits	1R, 1B, 1G (SMD)
6mm	48 x 96	2,304	2"	10,000 Nits	1R, 1B, 1G (SMD)

Full Color	281 Quadrillion Colors
Average LED life	100,000 hours
Control type	Waterproof Industrial Solid-state Quad-core CPU&GPU Controller
Communication Options	Direct Ethernet, Wireless, Fiber, Verizon
Video File Formats	AVI, WMV, MPG, RM/RMVB, MOV, DAT , VOB, MP4, FLV,
Text Formats	TXT, RTF, WORD, PPT, Excel, etc.
Image Formats	BMP, JPG, PNG, TIF, GIF, etc.
Refresh Rate	> 3,000 HZ for Reduced Motion Blur
Frame Rate	≥ 60 frames-per-second for Smoother & More Realistic Imaging
Dimming	100 levels - Light Sensor or Software
Software	Ascend Media Player, Always-on Cloud
Operating System	Cloud OS, Connect using PC, Mac, iPad,
Storage Capacity	Cloud Storage
LED Panel Construction	Patented Aluminum LED Panels, 100% Solid State System, Zero Moving Parts
Cabinet Construction	Ascend LED Panels Eliminates Traditional LED Cabinet
Service	LED Panels have No Internal Serviceable Parts
Tech Support	Remote Diagnostics with Lifetime In-House Tech Support
LED Module Weatherability	IP67 Rated - Front and Back - Fully
Thermal Control	Advanced Solid Aluminum Heat Sink Technology
Data-flow	Bidirectional Data-flow Between LED Panels
Power Control	Non-daisy Chained PRECISE POWER Control System
Sign Face & Structural Warranty	Limited Lifetime Warranty
Removing LED Panels	Easy & Fast Latch System
Future Proof	Easy Upgrade of Pixel Pitch or Larger Screen Size
Calibration	Remote Calibration for LED Panel Brightness
Working Voltage	AC 110-volt to 240-volt ± 15%, 50-60-HZ, Sign Size Specific
Certifications	UL, ETL, FCC, RoHS, ISO 9001
LED Panel Warranty	<u>6-year LED Panel Replacement Warranty</u>

∞ Researchers say a healthy human eye distinguishes between 1 - 10 millions colors, we've got them all covered!

∞ Refer to sign quote for specific warranty information for your sign

∞ All components are certified to comply with FCC Rules, Part 15

**SIGNS**  
**PLUS**  
NEW IDEAS-NEW TECHNOLOGY, INC.

info@SignsPlusSigns.com

800.848.4262



## Tab 4



# Security Services Proposal

# Table of Contents

<b>Meet Our Owner</b>	3
<b>Our Team</b>	4
<b>Licensing &amp; Training</b>	5
<b>Equipment &amp; Technology</b>	6
<b>Proposed Cost for Services</b>	7
<b>Contact Us</b>	8
<b>Thank You</b>	9

# Founder & Owner

Introducing our experienced and dedicated team leader.



**30**

**Years of Experience**

In the Security and Investigative Industry

**3**

**States Licensed to Service**

Florida, New York, Maine

John Scanlon, the owner of JCS Investigations, has an extensive background in the private investigation and security industry. He is committed to safeguarding communities with the support of his skilled team. His expertise encompasses private security, crime prevention, community safety, police science, and both mobile and site surveillance. Originally from New York, John has established his home in Brandon, Florida, where he is eager to assist in protecting your community and businesses from vandalism, burglaries, and trespassing.

We are prepared to serve you and appreciate the opportunity to contribute to a safer environment for your business or community. Through effective communication, dedication, and the collaboration of our teams, we are confident that this will be a productive and rewarding partnership.

The following proposal is designed for your review to familiarize you with our team's policies and training. It also includes an overview of our competitive pricing and the exceptional services we are excited to offer.

# Our Team



## Who We Are

We firmly believe that each team member plays a vital role in achieving success, and we extend this principle to our prospective security personnel.

As our organization also includes a team of private investigators, we thoroughly vet each candidate to ensure the integrity of our officers. We personally meet each potential employee in the field prior to hiring to evaluate qualities that cannot be captured on paper. Our success is driven by our highly motivated staff, who value and encourage open communication and, above all, foster trusting relationships.

JCS Investigations is a large security organization with extensive reach, serving various establishments, communities, events, and conventions throughout Florida. We maintain a close-knit team and are selective in choosing both our employees and contracts. Some have likened us to a Private Police Department due to the advanced technologies and equipment we provide.

We guarantee excellence from our enthusiastic team, dedicated to keeping you safe, secure, and thriving.

## The JCS Standard

### 1. Identification

All security officers must display their JCS ID and carry their Florida State-issued Security or "D" License at all times while on duty at any post or patrol.

### 2. Reporting

Our team is trained and required to file comprehensive reports on all incidents, access issues, and maintenance matters observed onsite.

### 3. Uniform

JCS uniforms are tailored to meet the regulations of our clients' facilities, as we represent both our company and yours. Uniforms must be clean, free from stains and excessive wrinkles, and paired with the appropriate uniform bottoms. Closed-toed shoes should be worn, free from any personal adornments.

### 4. Attitude

Each security officer at JCS Security Services is committed to maintaining a standard of excellence, demonstrating motivation and confidence in every situation, always with a positive demeanor.

# Licensing & Training

## How we prepare to best serve you

Our security officers are required to hold a valid Security License issued by the state of Florida, in accordance with the guidelines set by the Department of Agriculture. This includes additional licensing for our armed guards, specifically the Florida G License.

Each officer must complete a minimum of 40 hours of professional training provided by a security officer school or training facility licensed by the Florida Department of Agriculture and Consumer Services.

Our company expects more than the standard two-year renewal process dictated by Chapter 493. We conduct an annual assessment of our team members' mental and physical fortitude and their adherence to our company's standards. JCS Security Services also provides regular tactical training to ensure our team possesses the skills necessary to protect effectively and de-escalate conflicts.

Our team includes licensed Community Association Managers (CAMs) who train our officers on community expectations and maintenance standards. This enables them to effectively assist the Board and Management company in identifying maintenance needs. We strive to go above and beyond for our clients by offering this exceptional service.

Moreover, we engage in communication workshops to enhance our ability to defuse difficult or tense situations, foster problem-solving, and build a positive rapport with community members. We are committed to addressing complaints or concerns to serve and protect homes more efficiently, ensuring that our clients and their patrons feel at ease and satisfied with our services.



## JCS Investigations Licensing

Agency License A: 3000004

Agency License B: 3100293

Class D: All Officers

Class G: All Armed Officers

# Equipment & Technology

We heavily invest in ways to innovate the space we operate in



## ALPRs

On all patrol vehicles to make tracking vehicles tied with crimes easier

## Radar Speed Indicators

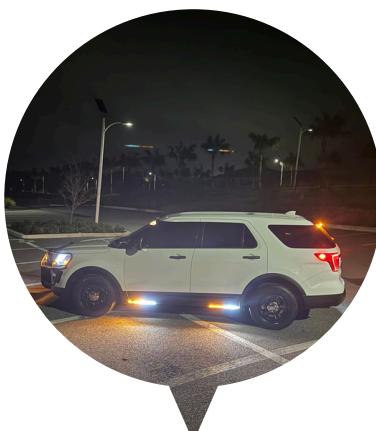
For placement onsite to slow down speeding

## Mobile Command Center

Our Central Monitoring Station

## Emergency Service Unit

First response for any health and safety emergencies onsite



## Patrol Scooters

Used for patrols where onsite officers are present

## Light Towers

Utilized for events, disaster recovery and construction projects (\$125/day)

## Undercover Anti-Crime Vehicles

Unmarked/Ghost vehicles utilized to fight crime

## Bodycams

Worn by our patrol team for next level documentation

# Proposed Cost of Service

## Triple Creek CDD

Our onsite officers are all licensed, and trained in accordance with the policies outlined earlier in this proposal.

During our shifts you will receive security reports. These reports will include timestamps, detail of the incident, photos, bodycam footage (*if applicable*), and who the officer is responding.

Included in this scope are JCS marked and unmarked vehicles for the roving officer to patrol. If you provide JCS with access to your onsite security cameras, our live command center team will also monitor and dispatch when necessary for rapid response.

Service	Scope	Price
<b>Onsite Roving Officer</b>	Friday 4p-2a, Saturday 4p-2a, Sunday 4p-2a ( <i>Monday</i> ) \$25/hr; Vehicle Included	\$39,000 estimated annual cost
<b>Onsite Roving Officer</b>	<b>During school year:</b> Monday-Thursday 4p-3a (159 days total during 2026) Friday 4p - Monday 3a (117 days total during 2026) <b>During School Breaks (Summer &amp; Winter):</b> 24 hours, 7 days a week (89 days total for '26/'27 school yr) \$25/hr; Vehicle Included	\$154,650 estimated annual cost (Will vary with school calendar year to year)
<b>Onsite Roving Officer</b>	24 hours, 7 days a week \$25/hr; Vehicle Included	\$219,000 Annually

Invoices are issued Net 30. Termination of contract is 30 days written notice for all parties

## Additional Included Services (*if requested*)

**Armed Officer:**  
Available at same rate

### **Maintenance Reports:**

In addition to our security and incident reporting, our team will complete maintenance reports as things are identified and provide to those on the approved distribution list

### **Speed Radars:**

Use of our Speed Radars. Help get a better control of speeding in your community

### **Community Tipline:**

Direct phone line and ticket submission form for community members to report security related issues directly to us

### **License Plate Runs:**

We will run reports on license plates caught in the community, or identified with ALPR cameras when connected with a crime

# Contact JCS Investigations



Email

[Michael@myjcsservices.com](mailto:Michael@myjcsservices.com)

Phone

**727-459-9457**



# Thank You!

We appreciate your consideration of JCS Investigations to protect your assets and needs

Exceptional Service

Community Focused

Service Driven

Committed to Quality and  
Satisfaction

Safety

Innovative Practices for a  
Better Future

Tab 5

## Independent Works LLC.

**Margery Schultz, RS / 15 Years of Reserve Study Experience / 2,100 Reports Completed**  
**(727) 204-6000 / [www.IndependentWorksLLC.com](http://www.IndependentWorksLLC.com)**

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Proposal Contact: Matt O’Nolan, District Manager

Association Name: Triple Creek CDD

Association Address: Multiple – 12586 Bergstrom Bay Drive, Riverview, FL 33579

### **Standard Reserve Study Proposal**

#### **Scope of Work:**

- **Pre-inspection meeting including, and not limited to:** a budget review, component review, condition assessment, full reserve study with inspection, one free revision, revised financials while determining final budget.
- **Report includes:** Item Parameter Chart Detail, Expenditures, Annual Chart, Monthly Chart, Supplementary and Components Charts, Separate Category Chart showing SIRS Components & Reserve Study Components

#### **Structures and Improvements to be Included**

Please see addendum

#### **Reserve Study Methodology and Procedures**

Your report will include a preliminary on-site meeting with the board of directors, management and any other interested parties to discuss your association’s reserve history, budget/financials and to answer any questions about the structural integrity reserve study process with the reserve specialist/analyst completing the report. A list of professional references can be provided, if so desired.

A thorough on-site inspection of your common area improvements/reserve components. Accurate measurements will be made using construction blueprints and site plans combined with field measurements made by the reserve specialist/analyst completing the report.

Detailed reserve funding analyses using the Component Funding analysis in compliance with applicable statutory requirements, market standards for similar properties/associations, and your association’s specific reserve funding goals. Our state-of-the-art software and reserve study reports are approved by the American Institute of Certified Public Accountants (AICPA).

An electronic preliminary draft report for your association’s review so that any possible factual inaccuracies or differences of opinion can be addressed before a final structural integrity reserve study report is issued. We allow each association one set of agreed upon changes/revisions to the preliminary draft report at no charge. Additional scenarios/revisions will be billed separately.

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Proposal Contact: Matt O'Nolan, District Manager

Association Name: Triple Creek CDD

Association Address: Multiple – 12586 Bergstrom Bay Drive, Riverview, FL 33579

One electronic and one printed final report will be provided. Additional printed copies can be provided at a nominal per report fee.

### **Association Information Required:**

- We will need copies of as-built construction blueprints, engineering analyses, bylaws, articles of incorporation and the association's declaration.
- We will need a copy of your current reserve budget, reserve account balance, income statements, etc..
- As much recent factual cost history for your reserves as is available. This information will be reconciled with actual costs incurred for similar upgrades at similar properties and our data sources.

### **Addendum:**

**STANDARD RESERVE STUDY EXPENDITURES INCLUDED:** **Clubhouses:** Roofs, Exterior Paint & Waterproofing, HVAC, Furnishings/Finishes, Equipment, Video Surveillance, Renovations

**Site:** All Site Pools, Interior Resurfacing, Equipment, Pavers, Furniture, Fencing & Gates, Site Lighting, Landscaping & Irrigation, Marquee Signage, Asphalt Pavement, Concrete Flatwork, Playgrounds, Outparcel Buildings, Sports Courts, Lighting, Resurfacing, Fencing & Gates, Retaining Walls, Pedestrian Bridges, Lift Station, Ponds, Aeration & Dredging, Entry Monuments, Mailboxes, Tripoli Park Additions

## Independent Works LLC.

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Proposal Contact: Matt O'Nolan, District Manager

Association Name: Triple Creek CDD

Association Address: Multiple – 12586 Bergstrom Bay Drive, Riverview, FL 33579

### **Fee Structure**

This fee is inclusive of all related expenses to complete the final reserve study. Fees will be honored for **30 Days** from the date indicated on this proposal. This proposal assumes that the reserve specialist will have free access to all portions of all buildings included in the reserve study. The second half of the total fee is due upon delivery of draft report.

**Once this proposal is signed and returned, and half of the total invoice is collected, the pre-inspection meeting can be scheduled. The remaining 50% of the invoice will be paid upon receipt of the draft report. A free final report will be issued at any time upon the request of the association.**

#### **Please Choose Option(s) Below**

- \$4,995.00 Standard Reserve Study Inspection & Report**

Respectfully submitted,

*Margery Schultz*

Margery Schultz

Reserve Specialist

Accepted By: \_\_\_\_\_

SIGNATURE

DATE

NAME (PLEASE PRINT)

TITLE

EMAIL ADDRESS (PLEASE PRINT)

PHONE #

## Independent Works LLC.

**Margery Schultz, RS / 15 Years of Reserve Study Experience / 2,100 Reports Completed**  
**(727) 204-6000 / [www.IndependentWorksLLC.com](http://www.IndependentWorksLLC.com)**

Proposal Contact: Matt O'Nolan, District Manager

Association Name: Triple Creek CDD

Association Address: Multiple – 12586 Bergstrom Bay Drive, Riverview, FL 33579

### **Properties / Reserve Studies Completed**

The Cosmopolitan, South Beach



Portofino Towers 1-5 & Master Association, Pensacola Beach



Marina Palms Residences, Miami Beach



### **Properties / Reserve Studies**

- The Cosmopolitan, Miami Beach
- Paraiso Bayviews, Miami
- Portofino Tower, Miami
- Destin Yacht Club, Destin
- Riva Ft. Lauderdale, Ft. Lauderdale
- Palms 2100, Towers 1 & 2, Ft. Lauderdale
- Clipper on the Bay, Miami
- Vizcayne N, S, Master, Miami
- Point of Americas, Ft. Lauderdale
- Mirage, Surfside
- Oceanique Resort, Indian Harbor
- Sky Harbour East, Ft. Lauderdale
- Las Olas Beach Club, Ft. Lauderdale
- Coronado, Aventura
- 1000 Venetian Way, Miami
- Bayshore Yacht/Tennis Club, Indian Shores
- Marina Palm Residences, Miami Beach
- Avenue Lofts, Ft. Lauderdale
- Islandia I, Jensen Beach
- Prado, West Palm Beach
- Portofino Towers 1-5 & Master, Pensacola Beach
- Biscayne 21, Miami

**Independent Works LLC.**

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Paraiso Bayviews, One Paraiso and Paraiso Bay (3 Towers), Miami



Portofino Tower & Master Association, Miami Beach



Aston Martin Residences CA, Inc., Miami Beach

