

**ARLINGTON RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA PACKAGE**

**Thursday, September 18, 2025  
2:00 p.m.  
REGULAR MEETING**

**Remote Participation:  
Zoom: <https://us06web.zoom.us/j/89705015015>  
Meeting ID: 897 0501 5015**



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

# Agenda

**Board of Supervisors**

Robert Hoover, Chairperson  
Ted Kostich, Vice Chairperson  
Jerry Gianoutsos, Assistant Secretary  
Dominic Setaro, Assistant Secretary  
Steve Avallone, Assistant Secretary

**Staff:**

Lee Graffius, District Manager and Community Director  
Jennifer Goldyn, Regional Director  
Jennifer Kilinski, District Counsel  
Meredith Hammock, District Counsel  
David Hamstra, District Engineer

**Meeting Agenda**

**Thursday, September 18, 2025 – 2:00 p.m.**

**Public Conduct Notice:**

Public comments are allowed at specific times during the meeting, with each speaker limited to three minutes, subject to the Presiding Officer's discretion. Disorderly conduct, including personal attacks, is prohibited. The Presiding Officer and District Manager may remove any speaker who violates decorum policies. Board Supervisors and District staff will not respond to questions during the public comment period.

---

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Audience Comments on Agenda Items – Three- (3) Minute Time Limit**
4. **Staff Reports**
  - A. District Counsel
  - B. General Manager: Golf, Food & Beverage: Regular Report
  - C. District Engineer
  - D. Yellowstone: Regular Report .....Page 6
    - i. Pest Control Addendum.....Page 8
  - E. District Manager: Regular Report.....Page 10
    - i. Audit Non-Compliance Notice.....Page 12
  - F. Community Director: Regular Report.....Page 15
  - G. Landscapes Golf Management Transition Progress Report
5. **Business Items**
  - A. 2026 Insurance Renewal.....Page 18
  - B. Irrigation Well House Pump System
  - C. Gym Equipment Replacement
  - D. Security
6. **Consent Agenda**
  - A. Minutes: August 21, 2025, Regular Meeting & Budget Public Hearing.....Page 41
7. **Supervisor Issues**
8. **Audience Comments – Three- (3) Minute Time Limit**
9. **Adjournment**

*The next meeting is scheduled for Thursday, October 16, 2025, at 2:00 p.m.*

**District Office: Inframark**

313 Campus Street, Celebration, FL 34747  
407-566-1935  
[www.ArlingtonRidgeCDD.org](http://www.ArlingtonRidgeCDD.org)

**Meeting Location: Fairfax Hall**

4475 Arlington Ridge Blvd., Leesburg FL 34748  
<https://us06web.zoom.us/j/89705015015>  
Meeting ID: 897 0501 5015

# **Section 4**

## **Staff Reports**

## **Subsection 4D**

# **Yellowstone Regular Report**



**Date :** Friday September 9/5/2025

**Property :** Arlington Ridge CDD

**Senior Account Manager :** Alberto Torres

**Business Development Manager:** Michael Wilding

### **Maintenance Activities**

- Mowing of all areas completed weekly.
- Trim and detail shrubs beds at community entrance, Blvd. and Town Center
- Preform weekly detail to all Annual beds at community entrance
- Weed control is ongoing in all shrub beds to include pre and post-emergent herbicide
- Pruning of all shrubs is continuous during weekly visits.
- Continue treating visible fire ant mounds throughout property as needed
- Detail in the pool area has been completed as scheduled 8/5
- Lifting of trees is under way along the Arlington Boulevard
- Lifting of trees along US27 scheduled for the week of 9/8

Crew has been trimming the long hedge walls around the property including, tennis court, independence

- trail, Hopewell Pass, Waverly ct

### **Mowing Activities**

Preform weekly mowing and string trimming of roadways and entrances to the community. Berm within

- the community has been mowed as well.
- Perform weekly mowing service on all turf areas and community entrances.

### **Irrigation Activities**

- All irrigation timers have been inspected and checked for coverage.. Adjustments have been made.
- Irrigation Inspection completed.
- Irrigation timer at the tennis court has been replaced
- Approved separation is scheduled fo separate the irrigation from the golf court
- Irrigation timer from the town center has been replaced

### **Fertilization and Pest Control Activities**

Turf application was completed on August 13th and 14th, liquid Fertilizer and weed treatment and also

- treated for chinch and sod web worm prevention

The annual flowers have been approved and will be replaced in the next few weeks - Alberto to confirm

- date



# **Subsection 4Di**

## **Pest Control Addendum**



# Arlington Ridge CDD Addendum Exhibit A Landscape Management Service Pricing Sheet

## Pesticide Services

### Amenity Pest Services

\$3,600.00

*Includes quarterly service to the amenity buildings listed below.*

#### AMENITY PEST CONTROL

1. Spray liquid insecticide around exterior perimeter of 8 including the following addresses: 4950 Arlington Ridge Blvd (Gate House) 4460 Arlington Ridge Blvd (BRAC), 4463 Arlington Ridge Blvd (Admin), 4475 Arlington Ridge Blvd (Fairfax), 4479 Arlington Ridge Blvd (Social Center), 4483 Arlington Ridge Blvd (Pool Cabana), 4487 Arlington Ridge Blvd (Lexington), and 26820 Haywood Worm Road (Trailer).
2. Apply a three-foot band of granular bait around the exterior perimeter of all buildings.
3. Install and maintain 4 rodent control stations.
4. Wipe down any wasp nest and spider web activity around the windows and eaves of all buildings. (Within 18" of ground)
5. Interior service provided as needed on day of service.

September 1st 2025

Client Signature \_\_\_\_\_



**YELLOWSTONE**  
LANDSCAPE

*Excellence*  
IN COMMERCIAL LANDSCAPING



# **Subsection 4E**

## **District Manager Regular Report**



## **Arlington Ridge Community Development District**

c/o Inframark Management Services | 313 Campus Street | Celebration, FL 34747

### **District Manager's Report September 2025**

#### **Entrance Ponds**

As of writing this report on September 9<sup>th</sup> two contactors are still awaiting delivery by the manufacturer to complete the repairs to the front pond.

#### **Reclaimed Water Pump House**

One of the motors servicing the main pump house wells has failed. Florida Pro-Pump is currently performing a temporary repair to restore partial functionality. A discussion regarding the overall pump house system has been added to the agenda.

These pumps are critical for transferring water from the reclaimed water pond to the golf course and common areas for irrigation. Without them, irrigation cannot be maintained in these areas.

At present, the system is operating on a single pump, which has resulted in reduced water pressure on the golf course—approximately half of the normal PSI. To prevent overheating of the remaining operational pump, irrigation for the common areas is being delayed until later in the morning.

#### **Golf and F&B**

Chuck Everett the Interim GM for LGM has been on property since September 2<sup>nd</sup>. Chuck has been working diligently with the District, Golf and F&B staff to understand the processes and create a smooth transition on October 1<sup>st</sup>.

#### **Financials**

Reminder to the community financial reports will follow a new distribution schedule. The board will receive the financials by the 20th of each month. After their review and resolution of any questions, the finalized reports will be published on the website on the 25th—or the next closest business day. Financials will no longer be included in the monthly meeting agenda.

#### **Street Signage on White Plains Way**

An inquiry has been made about the possibility of adding a stop sign or a cautionary sign be added to the curve on White Plains Way just past the golf cart crossing area due to the speed of traffic making the bend and pedestrians and carts crossing the road.

## **Subsection 4Ei**

### **Audit Non-Compliance Notice**

August 15, 2025

 CERTIFIED MAIL  
 RETURN RECEIPT REQUESTED

**Arlington Ridge Community Development District**  
 Ms. Angel Montagna, Registered Agent  
 Inframark  
 313 Campus Street  
 Celebration, Florida 34747

Re: **Arlington Ridge Community Development District**  
 Notice of Noncompliance with section 218.32, *Florida Statutes*  
 — Fiscal Year 2023-2024 Annual Financial Report

Dear Ms. Montagna:

On August 12, 2025, in accordance with section 218.32(1)(f), *Florida Statutes*, the Florida Department of Financial Services (DFS) notified the Special District Accountability Program, administered by FloridaCommerce, that the special district referenced above (Special District) failed to file a Fiscal Year 2023-2024 Annual Financial Report with DFS.

The Annual Financial Report, which must be filed electronically on the DFS website, collects uniform revenue, expenditure, debt, and other data from counties, municipalities and special districts. It is separate from the Financial Audit Report and the Financial Statements. Section 218.32, *Florida Statutes*, states that all counties, municipalities and special districts, even those without revenues and expenditures, must file an Annual Financial Report no later than June 30 (nine months after the end of the fiscal year).

FloridaCommerce is providing this letter to help the Special District come into compliance and to put the Special District on notice that:

1. By October 14, 2025 (60 days from the date of this letter), the Special District must file its Fiscal Year 2023-2024 Annual Financial Report by logging in at <https://logerx.myfloridacfo.gov/Login> and following the instructions.
2. If the Special District is unable to meet the requirement described in paragraph one, the Special District must provide a written response to FloridaCommerce ([SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov)) before the expiration of the 60-day deadline stating the reason the Special District is unable to meet the deadline, the steps the Special District is taking to prevent the noncompliance from reoccurring, and the estimated date that the Special District will file the Annual Financial Report.
3. The Special District's written response does not constitute a time extension for filing the required report. FloridaCommerce will forward the written response, if any, to the Joint Legislative Auditing Committee (Committee) for its consideration in determining whether to proceed with further state action against the Special District in accordance with section 11.40(2)(b), *Florida Statutes*.
4. The failure of the Special District to file the Annual Financial Report within the 60-day deadline will be deemed as final action of the Special District under section 189.067(2), *Florida Statutes*.
5. Further action (public hearing, oversight review, petition for enforcement and/or a proposed declaration of inactive status requiring dissolution) may occur as follows:
  - a. **For Any Special District:** The Joint Legislative Auditing Committee (Committee) may (1) schedule a public hearing to determine if the Special District should be subject to further state

**Arlington Ridge Community Development District**

August 15, 2025

Page 2 of 2

action, and (2) direct FloridaCommerce to file a petition for enforcement in the Leon County Circuit Court or declare the Special District inactive.

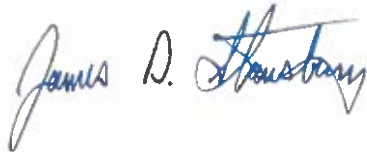
- b. **For Any Special District Created by a Special Act:** The Committee may, at the direction of the President of the Senate and the Speaker of the House of Representatives, (1) convene a public hearing on the issue of noncompliance, and (2) initiate the oversight review process of the Special District.
- c. **For Any Special District Created by Local Ordinance or Resolution:** The Committee will notify the county or municipality that enacted the local ordinance or resolution, such county or municipality may (1) convene a public hearing on the issue of noncompliance, and (2) initiate the oversight review process of the Special District.

6. Technical assistance is available:

- a. **Annual Financial Report and Login Credentials:** The Florida Department of Financial Services, 850-413-5571 or [LocalGov@MyFloridaCFO.com](mailto:LocalGov@MyFloridaCFO.com).
- b. **Special District General Requirements:** Jack Gaskins, Special District Accountability Program, 850-717-8430 or [SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov), Florida Special District Handbook ([www.FloridaJobs.org/SpecialDistrictHandbook](http://www.FloridaJobs.org/SpecialDistrictHandbook)).

Thank you for your prompt attention to this important matter.

Sincerely,



James D. Stansbury, Chief  
Bureau of Community Planning and Growth

JDS/jg

cc: Florida Department of Financial Services

# **Subsection 4F**

## **Community Director Regular Report**



## **Arlington Ridge Community Development District**

c/o Inframark Management Services | 313 Campus Street | Celebration, FL 34747

### **Community Director Report September 2025**

#### **Lexington Spa**

The pools are scheduled to be closed on October 7. In September Derrick spent his first day pressure washing the pool deck. He will continue to work his way around the pool deck to get all the algae killed and removed. Yellowstone trimmed the landscaping and treated for weeds. Florida Aqua Group did routine cleaning and filter replacement. In October the cabana ceiling fans will be replaced.

#### **Heritage Trail Depression**

The Heritage Trail storm drainpipe should have been repaired by the date of the meeting. Requests for documentation have been requested from Duke to show if any work was done by them in the last year.

#### **Cart Barn Garage Door**

A new garage door has been ordered for the back entrance to the cart barn due to the old one failing. This project may have been completed by the date of the meeting.

#### **Tree Trimming**

The removal of the remainder of the dead pine trees on Roanoke was completed on September 9<sup>th</sup>. Trimming of the Village Green area trees was scheduled for September 11 & 12. The RV lot tree trimming is scheduled to be completed on October 2<sup>nd</sup>.

#### **Exterior Pressure Washing**

Derrick has been working diligently to pressure wash the sidewalks and buildings in the Village Green area. To date he has done the Administration Office, Fairfax Hall, St. Charles Social Center and the back side of Lexington Spa and the restaurant sidewalks. He has devised a way to use a water tank and the truck to hit areas normally outside of dedicated water access and will be working on the remaining areas around the Village Green and more of the common area sidewalks.

# **Section 5**

## **Business Items**



# **Subsection 5A**

## **Insurance Renewal**



## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

### Arlington Ridge Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

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

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

## About FIA

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

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

### Competitive Advantage

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

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

### How are FIA Members Protected?

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

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

### What Are Members Responsible For?

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

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at [www.fia360.org](http://www.fia360.org).**

Quotation being provided for:

**Arlington Ridge Community Development District  
c/o Inframark Management Services - Celebration 313 Campus Street  
Celebration, FL 34747**

**Term: October 1, 2025 to October 1, 2026**

**Quote Number: 100125510**

## **PROPERTY COVERAGE**

### **SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE**

<b>COVERED PROPERTY</b>	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$13,159,648
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
<b>Inland Marine</b>	
Scheduled Inland Marine	\$1,255,447

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

	<b><u>Valuation</u></b>	<b><u>Coinsurance</u></b>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

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

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

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

**TOTAL PROPERTY PREMIUM**

**\$104,511**

**Extensions of Coverage**

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

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

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

## CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

## Deadly Weapon Protection Coverage

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

**AUTOMOBILE COVERAGE**

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

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

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

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

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

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

Cyber Liability sublimit included under POL/EPLI

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





## PREMIUM SUMMARY

**Arlington Ridge Community Development District  
c/o Inframark Management Services - Celebration 313 Campus Street  
Celebration, FL 34747**

**Term: October 1, 2025 to October 1, 2026**

**Quote Number: 100125510**

### PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$104,511
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$12,627
Public Officials and Employment Practices Liability	\$8,700
Deadly Weapon Protection Coverage	Included
<b>TOTAL PREMIUM DUE</b>	<b>\$125,838</b>

### IMPORTANT NOTE

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

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

### Additional Notes:

Optional Additional Coverage: \$100,000 in Crime Coverage would result in an additional premium of \$500



**PARTICIPATION AGREEMENT**  
**Application for Membership in the Florida Insurance Alliance**

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

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

Arlington Ridge Community Development District

\_\_\_\_\_  
 (Name of Local Governmental Entity)

By: \_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Print Name

Witness By: \_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Print Name

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

By: \_\_\_\_\_  
 Administrator



## PROPERTY VALUATION AUTHORIZATION

**Arlington Ridge Community Development District**  
**c/o Inframark Management Services - Celebration 313 Campus Street**  
**Celebration, FL 34747**

### QUOTATIONS TERMS & CONDITIONS

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

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

<input checked="" type="checkbox"/>	Building and Content TIV	\$13,159,648	As per schedule attached
<input checked="" type="checkbox"/>	Inland Marine	\$1,255,447	As per schedule attached
<input type="checkbox"/>	Auto Physical Damage	Not Included	

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

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

**Arlington Ridge Community Development District**

Policy No.: 100125510  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch					Roof Covering	
1	Restaurant & Pro Shop		2005	10/01/2025		\$1,803,115		\$2,555,521
	4467 Arlington Ridge Blvd Leesburg FL 34748		Joisted masonry	10/01/2026		\$752,406		
	Complex			Asphalt shingles				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch					Roof Covering	
2	Administrative Bldg		2005	10/01/2025		\$370,040		\$461,257
	4463 Arlington Ridge Blvd Leesburg FL 34748		Joisted masonry	10/01/2026		\$91,217		
	Complex			Asphalt shingles				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch					Roof Covering	
3	Multi-Purpose Building - Fairfax Hall		2005	10/01/2025		\$2,353,372		\$2,575,080
	4475 Arlington Ridge Blvd Leesburg FL 34748		Joisted masonry	10/01/2026		\$221,708		
	Complex			Asphalt shingles				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch					Roof Covering	
4	Theatre/Arts & Crafts Building		2005	10/01/2025		\$672,090		\$756,233
	4479 Arlington Ridge Blvd Leesburg FL 34748		Joisted masonry	10/01/2026		\$84,143		
	Complex			Asphalt shingles				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch					Roof Covering	
5	Fun Pool		2005	10/01/2025		\$369,196		\$369,196
	4483 Arlington Ridge Blvd Leesburg FL 34748		Below ground liquid storage tank / pool	10/01/2026				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch					Roof Covering	
6	Fitness Center "Lexington Spa"		2005	10/01/2025		\$1,427,480		\$1,588,611
	4487 Arlington Ridge Blvd Leesburg FL 34748		Joisted masonry	10/01/2026		\$161,131		
	Cross gable			Asphalt shingles				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch					Roof Covering	
7	Pool Cabana		2005	10/01/2025		\$70,274		\$70,274
	4483 Arlington Ridge Blvd Leesburg FL 34748		Joisted masonry	10/01/2026		\$0		
	Pyramid hip			Asphalt shingles				

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

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

**Arlington Ridge Community Development District**

Policy No.: 100125510  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
8	RV Lot Fence with Security Gate		2005	10/01/2025	\$28,476		\$28,476	
	4483 Arlington Ridge Blvd Leesburg FL 34748		Non combustible	10/01/2026	\$0			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
9	Front Gate House with Swinging Gate Arms		2005	10/01/2025	\$100,824		\$103,463	
	4950 Arlington Ridge Blvd Leesburg FL 34748		Joisted masonry	10/01/2026	\$2,639			
	Gable				Asphalt shingles			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
10	Stacked Stone Wall with Letters and Logo at Main Entry		2005	10/01/2025	\$15,836		\$15,836	
	Arlington Ridge Blvd & US 27 Leesburg FL 34748		Masonry non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
11	Maintenance Barn		2005	10/01/2025	\$661,850		\$782,206	
	26812 Haywood Leesburg FL 34748		Non combustible	10/01/2026	\$120,356			
	Flat				Metal panel			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
12	Pesticide/Chemstorage Building		2005	10/01/2025	\$53,949		\$73,480	
	Haywood Worm Farm Road Leesburg FL 34748		Joisted masonry	10/01/2026	\$19,531			
	Simple hip				Asphalt shingles			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
13	Storage Building (Trailer)		2005	10/01/2025	\$18,053		\$24,810	
	Haywood Worm Farm Road Leesburg FL 34748		Modular classrooms / offices	10/01/2026	\$6,757			
	Flat				Metal panel			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
14	Golf Maintenance Pavilion		2005	10/01/2025	\$10,558		\$10,558	
	26816 Haywood Worm Farm Road Leesburg FL 34748		Frame	10/01/2026				
	Pyramid hip				Asphalt shingles			

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

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

**Arlington Ridge Community Development District**

Policy No.: 100125510  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
15	Security Gates & Chain Link Fencing		2005	10/01/2025	\$11,613		\$11,613	
	Haywood Worm Farm Road Leesburg FL 34748		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
16	Cart Barn		2005	10/01/2025	\$209,461		\$229,309	
	4463 Arlington Ridge Blvd Leesburg FL 34748		Joisted masonry	10/01/2026	\$19,848			
	Simple hip			Asphalt shingles				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
17	Pump House w/Pumps		2005	10/01/2025	\$60,706		\$80,026	
	4838 Independence Trl. Leesburg FL 34748		Non combustible	10/01/2026	\$19,320			
	Simple hip			Asphalt shingles				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
18	Golf Course Hole 5 Restroom Building		2005	10/01/2025	\$56,213		\$56,213	
	4556 Antietam Creek Trl. Leesburg FL 34748		Joisted masonry	10/01/2026				
	Pyramid hip			Asphalt shingles				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
19	Golf Course Hole 16 Restroom Building		2005	10/01/2025	\$57,428		\$57,428	
	3834 Arlington Ridge Blvd. Leesburg FL 34748		Joisted masonry	10/01/2026				
	Pyramid hip			Asphalt shingles				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
20	Tees and Greens		2005	10/01/2025	\$1,000,000		\$1,000,000	
	4463 Arlington Ridge Blvd Leesburg FL 34748		Property in the Open	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
21	3 Large Pool Pergolas \$25,338 each		2005	10/01/2025	\$76,014		\$76,014	
	4483 Arlington Ridge Blvd Leesburg FL 34748		Non combustible	10/01/2026				

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

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

**Arlington Ridge Community Development District**

Policy No.: 100125510  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
22	2 Small Pool Pergolas \$25,338 each		2005	10/01/2025	\$50,676			
	4483 Arlington Ridge Blvd Leesburg FL 34748		Non combustible	10/01/2026			\$50,676	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
23	2 Masonry Fence Columns w/Attached Kneewall and Railing (2)		2005	10/01/2025	\$7,390			
	Arlington Ridge Boulevard Leesburg FL 34748		Non combustible	10/01/2026			\$7,390	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
24	Split Rail Fencing		2005	10/01/2025	\$21,115			
	Various Leesburg FL 34748		Non combustible	10/01/2026			\$21,115	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
25	Blue Ridge Activity Center		2006	10/01/2025	\$1,030,201			
	4460 Arlington Ridge Blvd. Leesburg FL 34748		Joisted masonry	10/01/2026	\$109,798		\$1,139,999	
	Pyramid hip			Asphalt shingles				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
26	Lap Pool		2006	10/01/2025	\$212,734			
	4483 Arlington Ridge Blvd. Leesburg FL 34748		Below ground liquid storage tank / pool	10/01/2026			\$212,734	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
27	Pool Fence		2005	10/01/2025	\$327,161			
	Independence Trail to Heritage Trail Leesburg FL 34748		Non combustible	10/01/2026			\$327,161	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
28	Monument w/ Digital Information Sign		2023	10/01/2025	\$12,669			
	4475 Arlington Ridge Blvd. Leesburg FL 34748		Non combustible	10/01/2026			\$12,669	

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

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

**Arlington Ridge Community Development District**

Policy No.: 100125510  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
29	Vinyl Perimeter Fence (3,280 Ft)		2006	10/01/2025	\$275,000			
	Various Leesburg FL 34748		Property in the Open	10/01/2026			\$275,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
30	Chain Link Perimeter Fence		2006	10/01/2025	\$75,000			
	Various Leesburg FL 34748		Property in the Open	10/01/2026			\$75,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
31	Jacuzzi incl. Decking & Hardscaping		2006	10/01/2025	\$22,500			
	4483 Arlington Ridge Blvd. Leesburg FL 34748		Below ground liquid storage tank / pool	10/01/2026			\$22,500	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
32	Pool Privacy Wall		2006	10/01/2025	\$25,000			
	4483 Arlington Ridge Blvd. Leesburg FL 34748		Masonry non combustible	10/01/2026			\$25,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
33	The Commons - Restroom Building		2023	10/01/2025	\$25,000			
	Arlington Ridge Blvd. Leesburg FL 34748		Joisted masonry	10/01/2026			\$25,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
34	The Commons - Pickle Ball Courts #1-2		2023	10/01/2025	\$7,000			
	Arlington Ridge Blvd. Leesburg FL 34748		Property in the Open	10/01/2026			\$7,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
35	The Commons - Tennis Courts #3-6		2023	10/01/2025	\$10,300			
	Arlington Ridge Blvd. Leesburg FL 34748		Property in the Open	10/01/2026			\$10,300	

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

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





**Arlington Ridge Community Development District**

Policy No.: 100125510  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
36	The Commons - Bocce Courts (2)		2005	10/01/2025	\$15,000		\$15,000	
	Arlington Ridge Blvd. Leesburg FL 34748		Property in the Open	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
37	Fuel Storage Tanks (2)		2005	10/01/2025	\$7,500		\$7,500	
	Arlington Ridge Blvd. Leesburg FL 34748		Property in the Open	10/01/2026				
			Total:	Building Value \$11,550,794		Contents Value \$1,608,854		Insured Value \$13,159,648

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

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

**Arlington Ridge Community Development District**

**Policy No.:** 100125510  
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1	Pool Chair Lift		Other inland marine	10/01/2025	\$7,500	\$1,000
				10/01/2026		
2	Pool Chair Lift		Other inland marine	10/01/2025	\$7,500	\$1,000
				10/01/2026		
3	13 Irrigation Controllers Control Boxes		Other inland marine	10/01/2025	\$40,000	\$1,000
				10/01/2026		
4	John Deere 2500B Precision Cut - Greens Mower (2)	1TC250BGLDT070650/1TC250BGHFT095066	Mobile equipment	10/01/2025	\$53,154	\$1,000
				10/01/2026		
5	SMITHCO Tournament Geens - Roller Ultra (2)	T8290/T8291	Mobile equipment	10/01/2025	\$39,000	\$1,000
				10/01/2026		
6	John Deere 2500B Precision Cut - Tee Mower (2)	1TC140BGJKT120194/1TC250BGTKT120191	Mobile equipment	10/01/2025	\$32,000	\$1,000
				10/01/2026		
7	John Deere Z930M Ztrak	1TC930MCPJT065479	Mobile equipment	10/01/2025	\$9,500	\$1,000
				10/01/2026		
8	John Deere 7400A TerrainCut - Trim Mower	TBD11111111111111	Mobile equipment	10/01/2025	\$37,100	\$1,000
				10/01/2026		
9	John Deere 7700A PrecisionCut - Fairway Mower (2)	1TC770AVVGR030339/1TC770AVAGR030343	Mobile equipment	10/01/2025	\$60,000	\$1,000
				10/01/2026		
10	John Deere 1200A Bunker and Field Rake	1TC1200AEKT250522	Mobile equipment	10/01/2025	\$11,500	\$1,000
				10/01/2026		
11	Greens Spiker for 1200A Bunker Rake		Mobile equipment	10/01/2025	\$3,000	\$1,000
				10/01/2026		
12	John Deere ProGator 2020A (gas) for Sprayer	1TC202ATTKT110530	Mobile equipment	10/01/2025	\$21,500	\$1,000
				10/01/2026		
13	John Deere HD300 SelectSpray for ProGator 2020A	1TC300GXCKT080110	Mobile equipment	10/01/2025	\$17,500	\$1,000
				10/01/2026		
14	John Deere ProGator 2020A (gas) (2)	1TC202ATTKT110625/1TC202ATJKT110628	Mobile equipment	10/01/2025	\$44,000	\$1,000
				10/01/2026		
15	John Deere Gator TX Turf Used (4)	1MOTURFJEGM110101/1MOTURFJHGM110095/1MOTURFJHFM100634/1MOTURFJGJM110865	Mobile equipment	10/01/2025	\$16,000	\$1,000
				10/01/2026		
16	TURFCO Trailer Mounted Turbine Blower w/27 hp Kohler		Mobile equipment	10/01/2025	\$7,800	\$1,000
				10/01/2026		
17	Lely Spreader L1250 3pt 930# Capacity	232051J1826811	Mobile equipment	10/01/2025	\$4,665	\$1,000
				10/01/2026		
18	John Deere 5055E Utility Tractor (2)	1PY5055EKJJ106037/1PY5055ECKK108238	Mobile equipment	10/01/2025	\$47,000	\$1,000
				10/01/2026		

Sign: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Arlington Ridge Community Development District**

**Policy No.:** 100125510  
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

19	John Deere 5055E 4WD Utility Tractor for 520M Loader	1PY5055EAJJ106545	Mobile equipment	10/01/2025	\$30,000	\$1,000
				10/01/2026		
20	John Deere 520M Loader for 5055E 4wd Tactor	1P0520MXVKD059695	Mobile equipment	10/01/2025	\$5,600	\$1,000
				10/01/2026		
21	Greengroomer 920 HDE 6x4 Electric Lift Greens Groomer w Heavy Duty White Brushes	1111111922520	Mobile equipment	10/01/2025	\$3,450	\$1,000
				10/01/2026		
22	Grandy Spreader 36" Walk Behind Drop Spreader	36GANDY	Mobile equipment	10/01/2025	\$865	\$1,000
				10/01/2026		
23	BUSH HOG 1812 Flex Wing Rotary Cutter	1HAVG1190570036	Mobile equipment	10/01/2025	\$18,500	\$1,000
				10/01/2026		
24	Trimax - Snake Mower - 320 (Imperial)	TBD1111111111112	Mobile equipment	10/01/2025	\$32,243	\$1,000
				10/01/2026		
25	Toro Procore 648	09200-315000947	Mobile equipment	10/01/2025	\$18,000	\$1,000
				10/01/2026		
26	SIP - Peerless 2000 Automatic Reel Grinder		Other inland marine	10/01/2025	\$4,000	\$1,000
				10/01/2026		
27	SIP - Ideal 1000 Automatic Bed Knife Grinder		Other inland marine	10/01/2025	\$3,500	\$1,000
				10/01/2026		
28	Range Picker - Yamaha Utility Cart	JW6-700352	Other inland marine	10/01/2025	\$17,000	\$1,000
				10/01/2026		
29	Beverage Cart Yamaha 2022		Rented, borrowed, leased equipment	10/01/2025	\$3,500	\$1,000
				10/01/2026		
30	Digital Sign		Other inland marine	10/01/2025	\$15,000	\$1,000
				10/01/2026		
31	Golf Carts (50 carts at \$7666)		Rented, borrowed, leased equipment	10/01/2025	\$383,303	\$1,000
				10/01/2026		
32	Pickle Ball Court Light Poles (5 at \$5000each)		Other inland marine	10/01/2025	\$25,000	\$1,000
				10/01/2026		
33	Tennis Court Light Poles (6 at \$5000 each)		Other inland marine	10/01/2025	\$30,000	\$1,000
				10/01/2026		
34	Keycard Access Readers & Equipment		Other inland marine	10/01/2025	\$50,000	\$1,000
				10/01/2026		
35	Decorative Street Signs (200@\$1,000 each)		Other inland marine	10/01/2025	\$25,000	\$1,000
				10/01/2026		
36	Frontier Rotary Tiller		Rented, borrowed, leased equipment	10/01/2025	\$4,465	\$1,000
				10/01/2026		
37	Weidenmann Sweeper		Rented, borrowed, leased equipment	10/01/2025	\$57,153	\$1,000
				10/01/2026		
38	John Deere Ztrack Zero Turn Mower		Rented, borrowed, leased equipment	10/01/2025	\$12,500	\$1,000
				10/01/2026		

Sign: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_



**Arlington Ridge Community Development District**

**Policy No.:** 100125510  
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

39			Rented, borrowed, leased equipment	10/01/2025	\$18,877	\$1,000
	Toro Workman GTX Lithium			10/01/2026		
40			Rented, borrowed, leased equipment	10/01/2025	\$12,311	\$1,000
	Toro Workman GTX EFI Gas			10/01/2026		
41			Rented, borrowed, leased equipment	10/01/2025	\$26,461	\$1,000
	Toro Bunker Rake with Attachments			10/01/2026		
Total					\$1,255,447	



## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

### Workers Compensation

## Arlington Ridge Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

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

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

Quotation being provided for:

**Arlington Ridge Community Development District**  
**4463 Arlington Ridge Blvd**  
**Leesburg, FL 34748**

**Term: October 1, 2025 to October 1, 2026**  
**Coverage Provided by:** Florida Insurance Alliance  
**Quote Number:** WC100125510

#### TYPE OF INSURANCE

<b>Part A</b>	<b>Workers Compensation</b> <ul style="list-style-type: none"> <li>• <b>Benefits: FL Statutory (Medical, Disability, Death)</b></li> </ul>
<b>Part B</b>	<b>Employers Liability:</b> <ul style="list-style-type: none"> <li>• <b>\$1,000,000- Each Accident</b></li> <li>• <b>\$1,000,000- Disease- Policy Limit</b></li> <li>• <b>\$1,000,000- Disease- Each Employee</b></li> </ul>

<b>Class Code</b>	<b>Description</b>	<b>Payroll</b>	<b>Rate</b>	<b>Premium</b>
9015	Building or Property Management- All Other Employees	\$6,375	2.68	\$170.85
Total Manual Premium				\$170.85
Increased ELL 1M/1M/1M				\$120.00
				\$290.85
Workplace Safety Credit – 2%				\$0.00
Drug Free Workplace Credit – 5%				\$0.00
Experience Modification				1.000000
Standard Premium				\$290.85
Expense Constant				\$160.00
Terrorism				\$0.64
<b>Policy Total</b>				<b>\$850.00</b>

#### Additional terms and conditions, including but not limited to:

1. Please review the quote carefully, as coverage terms and conditions may not encompass all requested coverages.
2. The Coverage Agreement premium shall be pro-rated as of the first day of coverage from the minimum policy premium.
3. Down payment is due at inception.
4. The Trust requires that the Member maintains valid and current certificates of workers' compensation insurance on all work performed by persons other than its employees.
5. If NCCI re-promulgates a mod, we will honor the mod as promulgated. If the mod changes during the fund year, we reserve the right to apply a correct mod back to the inception date of the Coverage Agreement.
6. Safety and Drug Free program credits (if applicable) are subject to program requirements.
7. Payrolls are subject to final audit.
8. Deletion of any coverage presented, Package and/or Workers' Compensation, will result in re-pricing of account.

# **Section 6**

## **Consent Agenda**

## **Subsection 6A**

# **August 21, 2025 Regular Meeting & Budget Public Hearing Minutes**



**MINUTES OF MEETING**  
**ARLINGTON RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Arlington Ridge Community Development District was held Thursday, August 21, 2025 at 2:00 p.m. at Fairfax Hall, located at 4475 Arlington Ridge Boulevard, Leesburg, Florida 34748.

Present and constituting a quorum were:

Robert Hoover	Chairperson
Ted Kostich	Vice Chairperson
Jerry Gianoutsos	Assistant Secretary
Dominic Setaro	Assistant Secretary
Steve Avallone	Assistant Secretary

Also present were:

Lee Graffius	District Manager
Meredith Hammock	District Counsel: Kilinski/Van Wyk
Chris Loy	District Counsel: Kilinski/Van Wyk
David Hamstra	District Engineer: Pegasus Engineering
Jason DeWildt	General Manager: Troon
Various Residents	

*This is not a certified or verbatim transcript but rather represents the context and summary of the meeting and actions taken. 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. Graffius called the meeting to order and called the roll. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Audience Comments on Agenda Items –  
Three (3) Minute Time Limit**

- A Resident (Lot 357), requested a better pavement patch and filling the dozen small holes from the chemical grouting procedure and the area of turf near the mailbox at the Manassas depression repair.
- A Resident (Lot 325), raised concerns about eliminating the guards at the front gate, including the cost per household, surveying the residents, and savings on homeowner insurance.
- A Resident (Lot 768), suggested adding silver tees to the golf course and replacement of aged gym equipment to the September agenda.
- A Resident (Lot 1031), raised concerns about eliminating the guards at the front gate, and suggested cutting other items from the budget to save assessment fees.
- A Resident (Lot 48), stated their wish for the gates to remain staffed.
- A Resident (Lot 86), via Zoom, spoke on the discussion regarding changing the front entrance from staffed to unmanned without first obtaining resident input.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

- Ethics training for Supervisors is due by December 31, 2025.
- There was discussion regarding the District's right to ensure the amenities are not being used to make a profit, as well as the District's right to request documentation to include financial information from the Fairfax Players as they use District property and charge admission. The District's desire is not to require funding to run through the management of the District. There should be an annual financial report containing funds taken through admissions, donations, advertising and funds expended for the use of the performances and equipment. Ms. Charmaine Tenwikel, as the representative of the Fairfax Players, agreed to provide the requested documentation.

**C. Yellowstone: Regular Report**

- Yellowstone provided an update on their progress as the District's new landscaping vendor.

- Irrigation mapping is progressing. Separation of the irrigation controls at the front entrance from the golf course will improve ability to control timing and usage.
- Mr. Graffius discussed the cost of splitting the irrigation, and having funds in the budget to complete the project.

**F. General Manager: Golf, Food & Beverage: Regular Report**

Mr. Kostich made a MOTION to approve closure of the restaurant on Sunday and Monday, and the coffee shop on Monday and Tuesday for the month of September due to significant financial losses. There being no second, the motion failed.

- The General Manager stated Troon did not have financials ready for the meeting.
  - A lightning strike affected the HVAC in the restaurant and repairs were completed.
- B. District Engineer**
- Mr. Hamstra discussed Depression #11 on Heritage Trail. Depression is due to a damaged storm pipe. The Board received two proposals.

Mr. Kostich made a MOTION to approve the Proposal from Insituform in the amount of \$9,650 to repair the damaged storm drainpipe on Heritage Trail  
Mr. Avallone seconded the motion.

Upon VOICE VOTE, with Mr. Kostich, Mr. Gianoutsos, Mr. Setaro and Mr. Avallone voting in favor, and Mr. Hoover opposed, approval was given (by a margin of 4-1), to approve the Proposal from Insituform in the amount of \$9,650 to repair the damaged storm drainpipe on Heritage Trail.

- Mr. Graffius is still working to get Duke Energy to reimburse the costs as the issue may have been caused by boring activity.

- Mr. Hamstra discussed contacting the City for the Manassas pavement repair.
  - Mr. Hamstra discussed suggestions to remove the excess grouting on the pavement.
- D. District Manager: Regular Report**
- Mr. Graffius presented the report, a copy of which was included in the agenda package.

- Mr. Graffius discussed the request to take unspent funds from irrigation, landscape maintenance, landscape replacement for the storm clean-up, and tree removal budget to remove additional dead pines, large branches and dead wood from the Village Green area. Seeing no descent from the Board, budget amendments will be conducted during the normal time, at the end of the fiscal year, if necessary.
- Discussion ensued regarding front entrance gate damage following a lightning strike. Aztek is repairing the gates using parts from two identical gates in the maintenance building. An electrical inspection by Blueprint and Duke identified issues with the amperage. The repair is estimated to cost approximately \$6,000 and will only restore the current arm controls.
  - FEMA denied the first claim due to the presence of gates at the front entrance, impacting the District's status as 100% public. An appeal is being prepared to address this denial, with concerns that a failed appeal could affect future financial aid if another hurricane strikes.
  - Insurance claims have all been paid out. The funds for the bunkers are in reserve, and with LGM taking over the repair work.
- Financial statements were distributed to the Board on the 20th, with a request for any questions by the 25th before posting them to the website.

**i. Presentation of 2<sup>nd</sup> Quarter Website Audit Compliance Report**

Mr. Graffius presented the report, a copy of which was included in the agenda package.

**E. Community Director: Regular Report**

Mr. Graffius presented the report, a copy of which was included in the agenda package.

*The record shall reflect the Board recessed the meeting from 3:19 p.m. to 3:30 p.m.*

**FIFTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Resolution 2025-05, Adopting Fiscal Year 2026 Meeting Schedule**

Mr. Avallone made a MOTION to adopt Resolution 2025-05, Adopting the Annual Meeting Schedule for Fiscal Year 2025/2026. Mr. Hoover seconded the motion.
---

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0) to Adopt the Annual Meeting Schedule for Fiscal Year 2025/2026.

**B. Golf Course Food & Beverage Contract**

The following key points were negotiated:

- Increasing the minimum funds balance in the checking account from \$25,000 to \$50,000.
- Discussion focused on the revised termination clause where during the first three years, termination is allowed only for default by either Landscape Golf Management (LGM) or the District. In renewal years (years four and five), termination may be for default or without cause, with a provision requiring the District to pay 25% of the remaining management fee for that renewal year over 90 days if terminated without cause.
- The meeting covered changes in the food & beverage agreement. LGM requested adjustments to Exhibit B by revising the timing of cleaning tasks (daily tasks changed to weekly, bi-weekly, or quarterly) without removing the scope and removing the annual loss payment or reimbursement. It was noted the monthly management fee for F&B is \$20,000 less than Troon's. LGM requested transition funds not to exceed \$10,000 to cover expenses for the Interim LGM manager to shadow Mr. Dewildt, and commence the transition process for a start date of October 1, 2025. Discussion ensued regarding finalization of the agreement with LGM including legal considerations, the Board-approved transition fee scheduled for September 1, 2025, and the need to finalize red lines on the contract.

Mr. Avallone made a MOTION to approve the Landscape Golf Management (LGM) request for transition services reimbursement in an amount not to exceed \$10,000 for the month of September 2025.

Mr. Gianoutsos seconded the motion.

Upon VOICE VOTE, with Mr. Hoover, Mr. Gianoutsos, Mr. Setaro and Mr. Avallone voting in favor, and Mr. Kostich opposed, approval was given (by a margin of 4-1) to approve the LGM request for transition services reimbursement in an amount not to exceed \$10,000 for the month of September 2025.

Mr. Avallone made a MOTION to authorize Mr. Gianoutsos to become the Liaison for Food & Beverage.  
Mr. Setaro seconded the motion.

Upon further discussion, Mr. Avallone rescinded the prior motion.

Mr. Setaro made a MOTION to approve the Golf and Food & Beverage contracts in substantial form for both agreements subject to finalization by District Counsel, and authorizing the Chairperson, or in the absence of the Chairperson, the Vice Chairperson, to execute said agreements.  
Mr. Avallone seconded the motion.

Upon VOICE VOTE, with Mr. Hoover, Mr. Gianoutsos, Mr. Setaro and Mr. Avallone voting in favor and Mr. Kostich opposed (by a margin of 4-1), the Golf, Food & Beverage Contracts were approved in substantial form subject to finalization by District Counsel, and authorizing the Chairperson, or in the absence of the Chairperson, the Vice Chairperson, to execute said agreements.

**C. Veterans Club Request to Add Electric, Fans and Rails to Bocce**

- Clarification that the Veterans Club is offering funding for modifications to Bocce, specifically for adding electric fans, railings, and benches, rather than requesting their installation. The discussion cited previous handling of similar issues by using direct invoice payments from the Veterans Club without funds transferring from the District.

**D. Front Entrance Security Proposal**

- An update was provided on the progress for the consideration of a change to the front entrance security system. Proposals are expected in September for the Board's consideration. Per District Counsel, specific details of security are exempt from

public record and will require a Shade Session should the Board decide to move forward with changes.

**E. Fairfax Players Financial Reporting Discussion**

This item was addressed under Staff Reports – District Counsel.

**SIXTH ORDER OF BUSINESS**

**Public Hearing to Adopt the Fiscal Year 2026 Budget**

**A. Fiscal Year 2026 Budget**

**B. Public Comment**

Mr. Setaro made a MOTION to open the Public Hearing for residents' comments to adopt the Fiscal Year 2026 Budget.  
Mr. Gianoutsos seconded the motion.

Upon VOICE VOTE, approval was given (by a margin of 5-0), to open the Public Hearing for residents' comments to adopt the Fiscal Year 2026 Budget.

- There were no audience comments.
- Mr. Graffius stated no changes were made except for the reduction of the Management Services line item by \$15,000 being entered, and an increase of \$15,000 to the Chesapeake R&M line item.

Mr. Hoover made a MOTION to close the Public Hearing for residents' comments to adopt the Fiscal Year 2026 Budget.  
Mr. Gianoutsos seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to close the Public Hearing for residents' comments to adopt the Fiscal Year 2026 Budget.

**C. Consideration of Resolution 2025-06, Adopting Fiscal Year 2026 Budget**

Mr. Hoover made a MOTION to adopt Resolution 2025-06, the Annual Appropriation Resolution of the District Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date. Mr. Avallone seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to Adopt Resolution 2025-06, as stated above.

## SEVENTH ORDER OF BUSINESS

## Public Hearing to Impose and Levy the Fiscal Year 2026 Assessments

### A. Public Comment

Mr. Setaro made a MOTION to open the Public Hearing to impose and levy Fiscal Year 2026 Assessments. Mr. Hoover seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to open the Public Hearing to impose and levy Fiscal Year 2026 Assessments.

There being no comments or discussion,

Mr. Hoover made a MOTION to close the Public Hearing to impose and levy Fiscal Year 2026 Assessments. Mr. Kostich seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to close the Public Hearing to impose and levy Fiscal Year 2026 Assessments.



**B. Consideration of Resolution 2025-07, to Impose and Levy the Fiscal Year 2026 Assessments**

Mr. Hoover made a MOTION to adopt Resolution 2025-07, A Resolution of the District Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date.  
Mr. Avallone seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to adopt Resolution 2025-07, as stated above.

**EIGHTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Minutes: July 17, 2025, Regular Meeting & July 22, 2025 Continued Meeting**

Mr. Graffius requested any additions, corrections or deletions to the minutes.

There being none,

Mr. Kostich made a MOTION to accept the Minutes of the July 17, 2025 Regular Meeting and July 22, 2025 Continued Meeting.  
Mr. Avallone seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to accept the Minutes of the July 17, 2025 Regular Meeting and July 22, 2025 Continued Meeting.

**NINTH ORDER OF BUSINESS**

**Supervisor Issues**

- Supervisor Kostich clarified that items such as the front gate options or issues concerning Fairfax players must be discussed formally in Board meetings and not off the record. No decisions on these issues were made outside the official forum.
- Supervisor Gianoutsos mentioned several safety concerns including excessive speeding with vehicles passing at 40 to 45 mph versus a golf cart's 25 to 45 mph capability, and unsafe golf cart operation by youngsters. Possible options included

requesting the City of Leesburg for random patrol and police intervention for observations.

- Supervisor Hoover expressed concerns about the makeshift temporary repairs in key areas like the restaurant and Fairfax kitchen. He also referred to future investment considerations in food and beverage management with the help of LGM.

**TENTH ORDER OF BUSINESS**

**Audience Comments – *Three (3) Minute Time Limit***

- A Resident (Lot 644), brought up a concern with unauthorized people on the golf course playing after hours, and the safety of the golf rangers on the course during twilight hours without proper lighting.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Avallone made a MOTION to adjourn the meeting.  
Mr. Gianoutsos seconded the motion.

The next meeting is scheduled to be held Thursday, September 18, 2025 at 2:00 p.m.

There being no further business,

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to adjourn the meeting at 4:30 p.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson