



# *Arlington Ridge Community Development District*

**January 15, 2026**

## **Agenda Package**

**Remote Participation:**

**Zoom:**

**<https://us06web.zoom.us/j/89705015015>**

**Meeting ID: 897 0501 5015**

313 Campus Street  
Celebration, Florida 34747

## **CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# **Agenda**

# Arlington Ridge Community Development District

## Board of Supervisors

Robert Hoover, Chairperson  
 Ted Kostich, Vice Chairperson  
 Jerry Gianoutsos, Assistant Secretary  
 Dominic Setaro, Assistant Secretary  
 Walter Kolodziey, Assistant Secretary

## Staff:

Lee Graffius, District Manager / Community Director  
 Jennifer Goldyn, Regional Director  
 Patrick Collins, District Counsel  
 Meredith Hammock, District Counsel  
 David Hamstra, District Engineer  
 Kiel Alderink, Golf Course/F&B General Manager  
 Jennifer Stewart, District Accountant  
 Tabitha Blackwelder, Administrative Assistant

## Meeting Agenda

**Thursday, January 15, 2026 – 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.

---

<b>1.</b>	<b>Call to Order and Roll Call</b>	
<b>2.</b>	<b>Pledge of Allegiance</b>	
<b>3.</b>	<b>Audience Comments on Agenda Items – Three (3) Minute Time Limit</b>	
<b>4.</b>	<b>Staff Reports</b>	
A.	District Accountant	
B.	District Counsel	
C.	District Engineer	
D.	Yellowstone: Regular Report .....	Page 9
E.	Landscapes Golf Management: Regular Report.....	Page 11
F.	District Manager / Community Director: Regular Report .....	Page 14
<b>5.</b>	<b>Business Items</b>	
A.	Resolution 2026-03; Removing and Designating New Treasurer.....	Page 17
B.	Use of Recreational Facilities- Billiards Rules .....	Page 19
C.	Ratification of Liquor Insurance Coverage.....	Page 21
D.	Jurin Semi-Annual Roof Inspection Report.....	Page 24
E.	Golf Membership Agreement Discussion	
<b>6.</b>	<b>Consent Agenda</b>	
A.	Minutes: December 18, 2025, Regular Meeting.....	Page 101
<b>7.</b>	<b>Supervisor Request &amp; Comments</b>	
<b>8.</b>	<b>Audience Comments – Three (3) Minute Time Limit</b>	
<b>9.</b>	<b>Adjournment</b>	

*The next meeting is scheduled for Thursday, February 19, 2026, 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 4A**

### **District Accountant**

## **Subsection 4B**

### **District Counsel**

## **Subsection 4C**

### **District Engineer**

## **Subsection 4D**

### **Yellowstone Regular Report**



**Date :** December 6,2025

**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
- Pruning of all shrubs is continuos during weekly visits.
- Continue treating visible fire ant mounds throughout property as needed
- Annual Flower bed change out is scheduled for January 16-2026
- Detail work with in the Pool area has been completed on December 2
- The crews are currently working on leaf removal to keep up with the leaf drop.

#### **Mowing Activities**

- Preform weekly mowing and string trimming of roadways and entrances to the community
- Perform weekly mowing service on all Zoysia/St Augustine along Arlington Ridge Blvd and Heritage trail
- Identified Drain Areas have been string trimmed and cleared.

#### **Irrigation Activities**

- Irrigation Inspection completed.
- The three main lines have been repaired, 1 Overflow, 1 the entrance parkinglot, 1 Waverly CT

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

- Turf weeds application scheduled to be completed in January
-

## **Subsection 4E**

# **Landscape Golf Management Regular Report**

# January Board Update

## Golf, Food & Beverage & Membership Activity

Daily utilization across both **golf and food & beverage** continues to trend positively, with increased day-to-day participation from members and guests. While total revenue remains below last year, the variance is **primarily attributable to reduced outing and banquet activity**, not a decline in daily play or dining.

We believe this shortfall is largely the result of **unbooked event inventory during the prior management transition period**, rather than current demand or operational performance. Importantly, core utilization remains healthy and improving.

A key positive indicator is **membership revenue performance**. Membership revenue currently stands at **\$538,166.58**, compared to **\$475,532.87** during the same period last year. While overall member counts remain on par year-over-year, **revenue per member is stronger**, reflecting improved pricing, mix, and membership quality.

---

## Events & Engagement Strategy

To address the gap in outings and banquet revenue, we are launching a **structured events recovery initiative** beginning this month. This includes:

- **Targeted digital marketing campaigns** for golf outings, corporate events, and social functions
- **Direct outreach efforts** to:
  - Local businesses and corporate offices
  - HOAs and residential communities
  - Non-profits, charities, and civic organizations
  - Wedding planners and event coordinators
  - Schools, booster clubs, and local sports organizations

We are also expanding **golf-driven engagement events**, including **Nine & Dine**, to further activate the community and increase food and beverage attachment.

---

## Capital Improvements & Facilities

All capital items approved at the previous board meeting have been received and placed into service, including:

## New patio tables and chairs

- New **tavern chairs**
- A **flat-top griddle**
- A **new ice machine for Chathams**
- A **pizza dough mixer**

These investments support both guest experience and operational efficiency. Thank you to the Board for its continued support.

---

## Food & Beverage Operations

The kitchen team has completed **another full deep clean**, and operational standards continue to improve.

As part of a broader effort to align service levels with demand and improve cost control, we have implemented **adjusted food and beverage operating hours**. Early results have been positive, allowing us to maintain service quality while better matching labor and operating costs to actual traffic patterns.

We hosted a successful event on **Monday the 5th**, and will continue scheduling **community-focused Monday events** over the coming weeks to drive engagement and incremental traffic during traditionally slower periods.

---

## Agronomy & Course Conditions

Our agronomy focus remains on nurturing the **overseeded ryegrass**. With the Bermuda fully laid down, we have been able to **topdress the greens** to improve seed coverage and consistency.

Fertilization and watering programs remain ongoing, and overall course conditions are **stabilizing and improving** as we remain disciplined with the agronomy plan.

---

## Outlook

Daily usage trends, improved membership revenue, and operational discipline indicate a strengthening foundation. The current revenue variance is **event-driven and addressable**, and we are taking deliberate steps to rebuild the events pipeline while continuing to enhance the member and guest experience.

## **Subsection 4F**

### **District Manager/ Community Director: Regular Report**



## Arlington Ridge Community Development District

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

## District Manager/Community Director Report January 2026

### Lexington Spa

The pools are scheduled to be closed on February 3. During the January closure Derrick did monthly pressure washing on the inside and outside walls of the pergolas, parts of the pool deck and soft pressure washed the Sauna floors.

### Fairfax Hall Exterior

The repair and painting project is currently scheduled to begin on January 26<sup>th</sup>. The entire project is estimated to take about 3 weeks. My plan is to have small boards painted with color options ready before the meeting this month to review. I am working on two alternative color schemes or staying with the current color scheme.

### B.R.A.C. Roof Proposals

Due to the holiday season, we do not expect to have proposals for the Blue Ridge Activity Center until the January Agenda. Jurin Roofing did our biannual inspection, and the report is in the agenda packet. I did reach out to vendors for bids on the BRAC roof and given the short time between the agenda packet requirement and meeting, we will not have all of them until the February meeting.

### Former Pine Tree Areas

Yellowstone is working on a proposal for the pine tree areas discussed at last month's meeting. The goal is to place something durable and not require a significant amount of irrigation. I also have sent out a request for additional dead pine removals as more trees have died.

### AR CDD Liquor Insurance

While working with our insurance provider to secure better rates for the golf course coverage, our agent identified that, because the liquor licenses are held in the District's name, we are required to maintain a separate policy to protect the District. This policy has been written, paid for, and is included on the agenda for ratification. It would have cost \$1,200 and was prorated to keep in line with our other policies.

### Front Entrance Gates

During recent entrance security shade meetings, the board discussed replacing the front gate barrier arm system. This system, originally installed in 2006, has become increasingly difficult to maintain as vendors struggle to source replacement parts. Guards are instructed to request visitor information; however, visitors may decline to provide details. In such cases, guards must still record the date, time, and license plate number before granting access. The only exception occurs when work is being performed on the visitor lane, requiring visitors to use the resident lane.

### Benches

A resident requested the board consider adding benches to common areas specifically the end of Heritage Trail and the end of Independence Trail.

## **Section 5**

# **Business Items**

**Subsection 5A**

**Resolution 2026-03; Removing and**

**Designating New Treasurer**

## **RESOLUTION 2026-03**

### **A RESOLUTION REMOVING LEAH POPELKA AS TREASURER AND APPOINTING STEPHEN BLOOM AS TREASURER OF THE ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT**

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

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT:**

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

Adopted this 15<sup>th</sup> day of January, 2026

---

Chair / Vice Chair

---

Secretary / Assistant Secretary

## **Subsection 5B**

# **Use of Recreational Facilities:**

## **Billiards Rules**

- vi. Advertisements regarding card games, in any form, are prohibited.
- vii. Debits created or owed from playing cards are unenforceable.

### **1.9 USE OF O'HARA'S BILLARD ROOM**

- a. O'Hara's Billiard Room is open daily from 7:00am to 11:00 p.m.
- b. No gambling is allowed.
- c. No one under the age of 18 is permitted in the Billiards Room.
- d. Sitting on the tables is prohibited. All shots must be performed with at least one foot on the floor at all times. No jump shots are allowed.
- e. Play is limited to 3 games when Authorized Users are waiting to use the tables. Players should sign in for proper rotation of play.
- f. Return balls, cue sticks, and chalk to their proper place at the conclusion of play and brush the tables.
- g. Use is first come, first served, unless a CDD sponsored event is scheduled and as limited by section (e) above.

### **1.10 USE OF THE BOCCE, TENNIS COURTS; PICKLE BALL COURTS ("The Commons")**

- a. The Commons recreational area is open daily from 7:00am to 10:00pm.
- b. Limited equipment for play may be available in the storage boxes in the court area.
- c. Use is first come first served unless reservations for groups, leagues, tournaments and clinics, as approved by the District through the CDD Administration Office, are posted.
- d. An Authorized User may make a court reservation by contacting the CDD Administration Office. Reservations are allowed for one court, up to 72 hours in advance during regular business hours, for any open times slots.
- e. The length of time for a tennis court reservation is 1-1/2 hours for singles or 2 hours for doubles. All other court reservations shall be in two-hour blocks.
- f. For all sports courts, if the Authorized User arrives more than 15 minutes late for a reservation, that court will be forfeited if others are waiting.
- g. Appropriate attire and tennis shoes are required of all players on all courts.
- h. Authorized Users, and Guests, must be at least 18 years of age to play on all courts.
- i. A Guest utilizing the courts must have a valid guest access card or be accompanied by an Authorized User.
- j. Common courtesy and sports etiquette required for all games.
- k. Bocce balls shall not be tossed or thrown outside of the court.

## **Subsection 5C**

# **Ratification of Liquor Insurance Coverage**



## Coverage Agreement Endorsement

**Endorsement No.:** 1

**Member:** Arlington Ridge Community Development District

**Effective Date:** 12/11/2025

**Agreement No.:** 100125510

**Coverage Period:** October 1, 2025 to October 1, 2026

---

In consideration of **an additional premium of \$1,007.00**, the coverage agreement is amended as follows:

**Liquor Liability**

Added:

This endorsement adds Liquor Liability Coverage to the policy.

---

**Subject otherwise to the terms, conditions and exclusions of the coverage agreement.**

Issued: December 11, 2025

Authorized by:

A handwritten signature in black ink, appearing to read 'Paul O'Dell', is placed over a horizontal line next to the 'Authorized by:' label.



**PUBLIC ENTITY  
GENERAL LIABILITY – LIQUOR LIABILITY EXCEPTION**

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**EXCLUSION – LIQUOR LIABILITY EXCEPTION**

This endorsement modifies insurance provided under the following:  
**GENERAL LIABILITY COVERAGE FORM (FIA 300)**

This endorsement amends the **Exclusion c. Liquor Liability** under **SECTION I – COVERAGES, 2. Exclusions**, but only as respects the activities, places or events described in the Schedule below for the specified date(s) of such activities, places or events:

**SCHEDULE**

<b>DESCRIPTION AND LOCATION OF ACTIVITY, PLACE OR EVENT:</b>	<b>SPECIFIED DATE(S):</b>
Arlington Ridge Community Development District	December 11, 2025 - October 1, 2026

Only as respects the Activity, Place or Event described in the above Schedule, and only for the Specified Date(s) of that described Activity, Place or Event, the **Exclusion c. Liquor Liability**, is deleted in its entirety and replaced by the following:

**Bodily injury or property damage** for which any covered party may be held liable by reason of:

- (1) Causing or contributing to the intoxication of any person;
- (2) The furnishing of alcoholic beverages to a person under the legal drinking age or under the influence of alcohol; or
- (3) Any statute, ordinance or regulation relating to the sale, gift, distribution or use of alcoholic beverages.

This exclusion applies only if you are in the business of manufacturing, distributing, selling, serving or furnishing alcoholic beverages.

Exception to Exclusion:

This exclusion does not apply to "bodily injury" or "property damage" arising out of the selling, serving or furnishing of alcoholic beverages.

All other terms and conditions of the policy remain unchanged.

# **Subsection 5D**

# **Jurin Semi-Annual Roof Inspection**

# **Report**



*The Golden Name In Roofing*

## FALL 2025 SEMI-ANNUAL ROOF INSPECTION REPORT

4463 ARLINGTON RIDGE BLVD  
LEESBURG, FL 34748



### PREPARED FOR:

Arlington Ridge CDD  
1412 S Narcoossee Rd  
Saint Cloud, FL 34771

November 19, 2025



#### JURIN ROOFING SERVICES, INC. Corporate Office

29716 Highway 27, Dundee, FL 33838  
(800) 710-7525 • [www.jurinroofing.com](http://www.jurinroofing.com)  
FL Contractor #CCC1325665  
FL Business License # 23829  
FL Residential License #CRC1330652

*Northern Office*  
560 Seminary Street, Pennsburg, PA 18073

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



The Florida Roofing, Sheet Metal & Air Conditioning Contractors Assoc.



---

## Gold Maintenance Plan

### Fall 2025 Semi-Annual Roof Inspection Report

Prepared by: Jurin Roofing Services



### Arlington Ridge

4463 Arlington Ridge Blvd

---

#### JURIN ROOFING SERVICES, INC.

##### Northern Office

560 Seminary Street, Pennsburg, PA 18073

##### Southern Office

29716 Highway 27, Dundee, FL 33838

(800) 710-7525 • [www.jurinroofing.com](http://www.jurinroofing.com)

FL Contractor #CCC1325665

Business License # 23829





# 1 - Admin Building

## EXTERIOR

**Comments:** *The exterior of the building appears to show no signs of water staining.*

## PHOTOS



Exterior of building



Exterior of building



Exterior of building



Exterior of building



## OVERVIEW OF ROOF SECTION PHOTOS



Overview



Overview

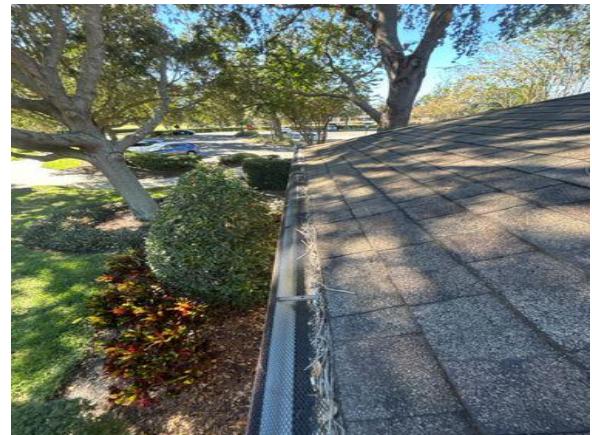
## PERIMETER REVIEW

**Comments:** The perimeter appears to be in good condition. A few spots of debris were spotted along the roof system.

## PHOTOS



Example of perimeter



Example of perimeter



Debris



Example of metal perimeter



Debris



Debris

## PENETRATION FLASHINGS

**Comments:** The penetrations appear to be in good condition. Only one section of the penetrations appeared to have a few loose shingles.



## PHOTOS



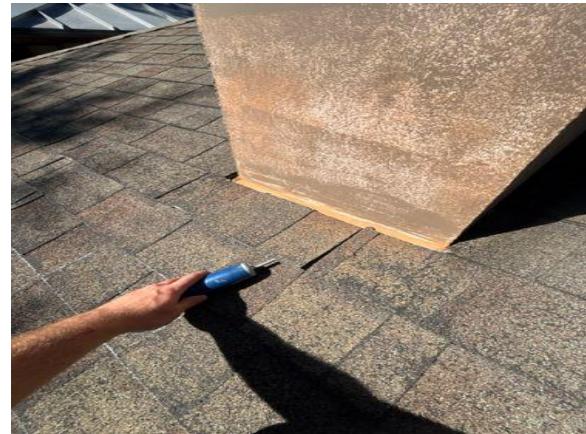
Example of pipe penetration



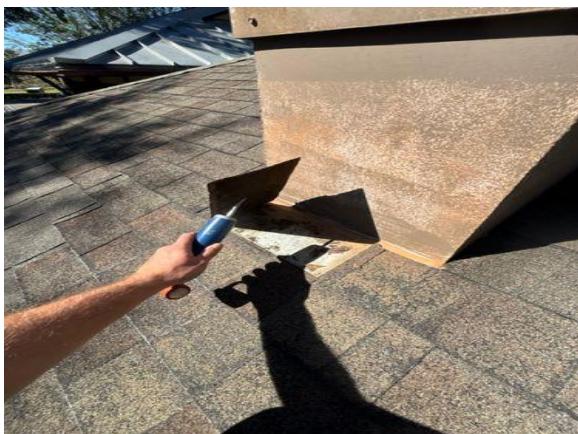
Example of big vented penetration



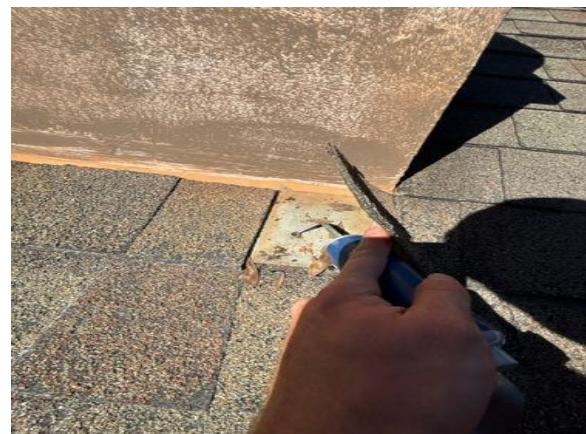
Example of goose neck penetration



Loose shingle



Closer look at loose shingle



Closer look at loose shingle, exposed screw



## GENERAL FIELD/SEAMS

**Comments:** The general field and seams appear to be in fair condition. The roof appears to have several sections of worn down and weathered shingles.

## PHOTOS



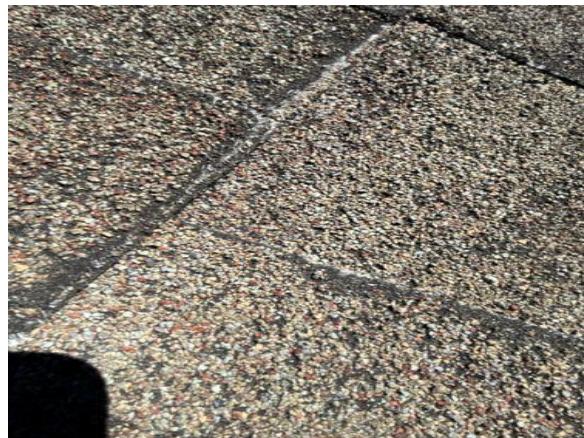
Example of general field and seams



Loose shingle



Weathered shingles



Closer look at weathered shingles



Example of part of the roof system has been touched and repaired. Noticed that there are two different types of shingle colors on roof system.

## CONCLUSION

**Comments:** *The roof appears to be in fair condition. A few sections of loose shingles appeared to be present on the roof system. In addition, there also appeared to be several sections of weathered shingles along with some debris.*

## RECOMMENDATIONS

**Comments:** *Recommend continued semi-annual roof inspections.*



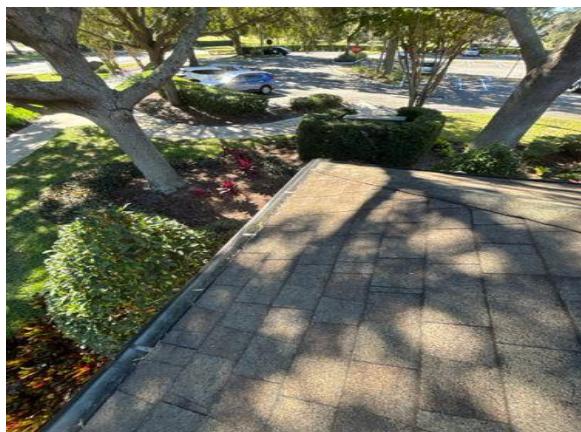
## COMPLETED REPAIR PHOTOS



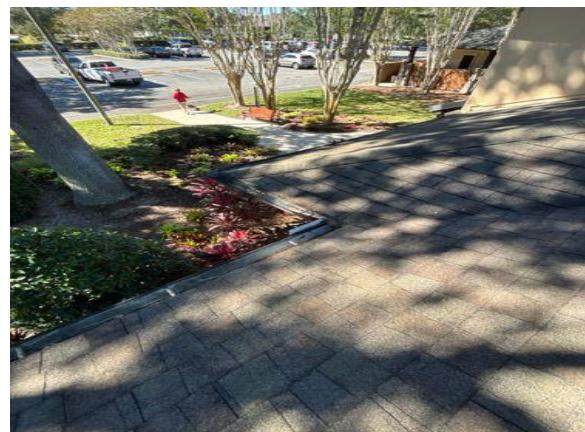
Debris removed



Debris removed



Debris removed



Debris removed

## ADDITIONAL REPAIRS NEEDED

N/A



## 2 - Grill & Shop

### EXTERIOR

**Comments:** *The exterior of the building appears to show no signs of water staining.*

### PHOTOS



Exterior of building



Exterior of building



Exterior of building



Exterior of building



## OVERVIEW OF ROOF SECTION PHOTOS



Overview



Overview

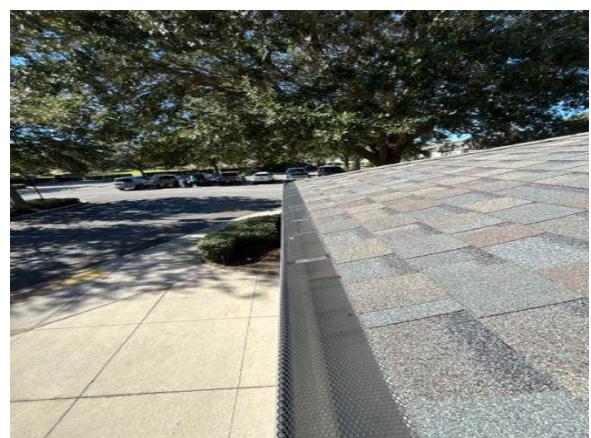
## PERIMETER REVIEW

**Comments:** The perimeter looks to be in fair condition. It appeared that several sections of cracking siding and debris were located on the roof system.

## PHOTOS



Example of perimeter



Example of gutter edge



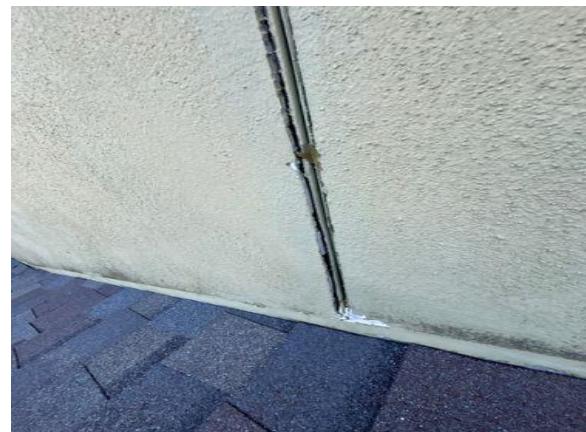
Example of metal edge



Cracking on siding



Closer look at gap in siding



Gap in siding



Cracking



Loose caulking



Cracking



Missing gutter protector



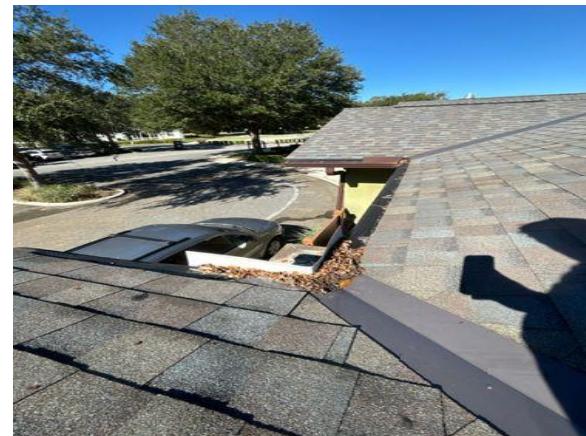
Debris



Debris



Debris



Debris



Missing downspout

## PENETRATION FLASHINGS

**Comments:** The penetrations appear to be in poor condition. A sky lights flashing appears to be in poor condition, showing signs of several loose flashings. Two penetrations appear to be missing grease pals as well.

## PHOTOS



Example of pipe penetration



Example of large, vented penetration



Example of sky light penetration



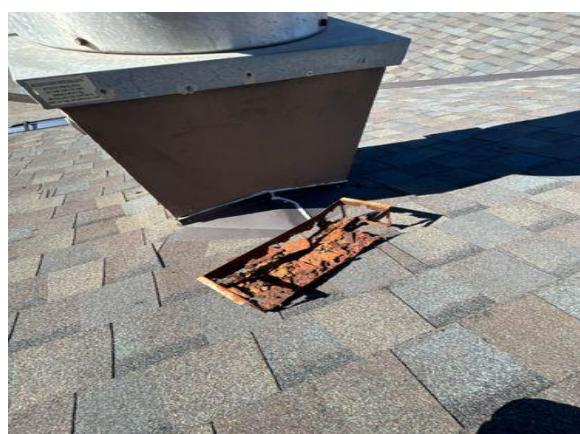
Example of drain penetration



Missing grease pan



Missing grease pan



Fallen rusted grease pan



Rusted grease pan



Large unit penetration



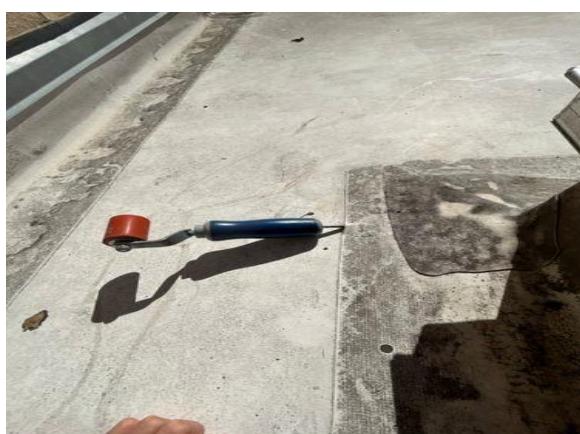
Large stack penetrations



Loose flashing



Loose flashing



Loose flashing



Loose flashing



Loose flashing

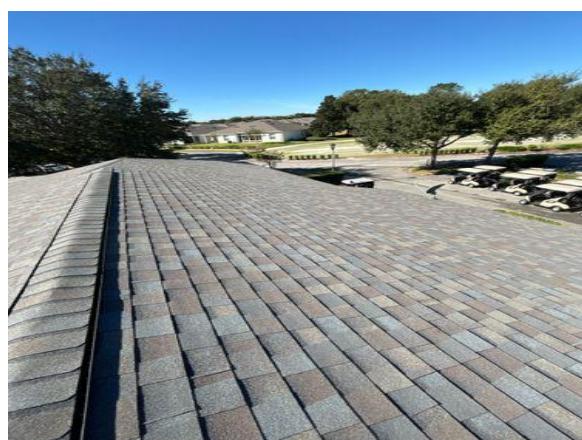


Loose flashing

## GENERAL FIELD/SEAMS

**Comments:** The general field and seams appear to be in good condition. A small section of debris looked to be located on the general field and seams, as well as one popped nail under a shingle.

## PHOTOS



Example of general field and seams



Example of metal general field and seams



Example of TPO general field and seams



Popped nail



Debris

## CONCLUSION

**Comments:** The roof appears to be in fair condition. The general field and seams appear to have small amounts of debris. Though the penetrations appear to be missing a couple of grease pals along. Also, the sky light penetrations look to have a flashing consisting of several openings.



## RECOMMENDATIONS

**Comments:** Recommend continued semi-annual roof inspections.

## COMPLETED REPAIR PHOTOS



Debris removed



Debris removed



Debris removed



Debris removed



Debris removed



Debris removed

## ADDITIONAL REPAIRS NEEDED

**Comments:** Caulked flashings along skylight are recommended to be fully repaired.



## PHOTOS



Loose flashing caulked



Loose flashing caulked



Loose flashing caulked



Loose flashing caulked



## 3 - Fairfax

### EXTERIOR

**Comments:** The exterior of the building appears to be in good condition. Only one section of exterior appears to be cracking.

### PHOTOS



Exterior of building



Exterior of building



Exterior of building



Cracking

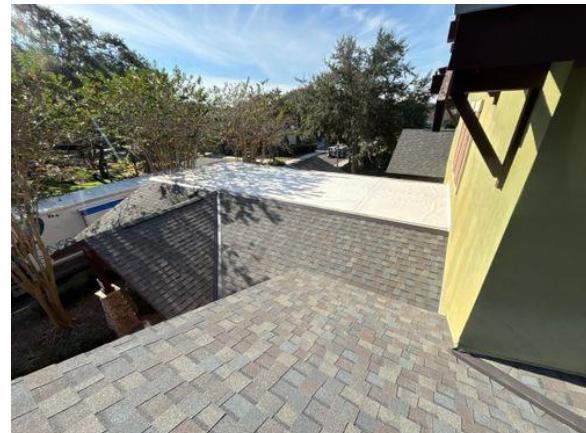


Exterior of building

## OVERVIEW OF ROOF SECTION PHOTOS



Overview



Overview

## PERIMETER REVIEW

**Comments:** *The perimeter appears to be in fair condition. A few loose flashings and sections of debris appeared to be present.*



## PHOTOS



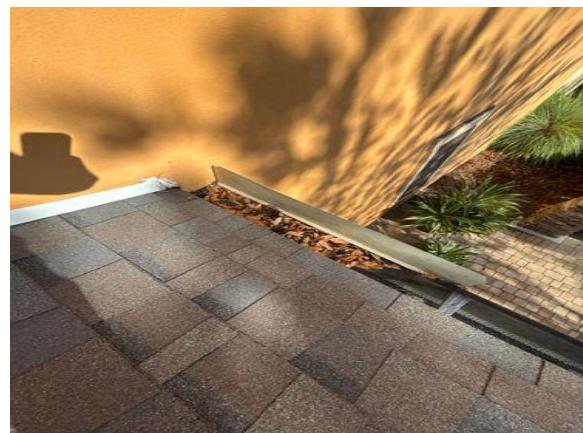
Example of perimeter



Example of perimeter



Debris



Debris



Example of perimeter



Debris



Loose flashing



Loose flashing



Loose flashing



Loose flashing

## PENETRATION FLASHINGS

**Comments:** The penetrations appear to be in fair condition. A few sections of loose flashings appeared to be present on the roof system, though other deficiency's took priority.



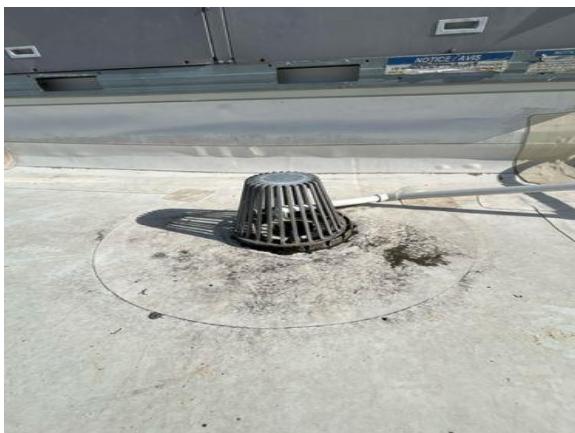
## PHOTOS



Example of vented penetration



Example of unit penetration



Example of drain penetration



Example of roof hatch penetration



Loose flashing



Loose flashing



Loose flashing



Loose flashing



Rusted grease pal



Loose flashing

## GENERAL FIELD/SEAMS

**Comments:** The general field and membrane appear to be in fair condition. A hole was located on the membrane surface.



## PHOTOS



Example of general field and seams



Example of general field and seams



Ponding water



Hole



Hole overview



Hole close up



## CONCLUSION

**Comments:** The roof appears to be in fair condition. Several loose flashings appeared to be present on the roof surface, along with a hole and some debris.

## RECOMMENDATIONS

**Comments:** Recommend continued semiannual roof inspections.

## COMPLETED REPAIR PHOTOS



Repair



Repair



Repair



Repair



Repair



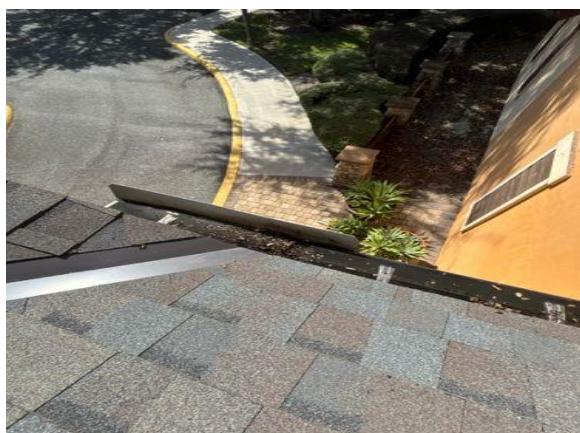
Repair



Repair overview



Debris removed



Debris removed



Debris removed



Repair



Repair



Repair



Repair

## ADDITIONAL REPAIRS NEEDED

**N/A**



## 4 - Cart Barn

### EXTERIOR

**Comments:** *The exterior of the building appears to show normal signs of aging and weathering.*

### PHOTOS



Exterior of building



Exterior of building



## OVERVIEW OF ROOF SECTION PHOTOS



Overview

## PERIMETER REVIEW

**Comments:** *The perimeter of the roof appears to be in good condition. There looks to be some misplaced brackets on the gutter.*

## PHOTOS



Example of perimeter



Example of perimeter



Misplaced gutter brackets

## PENETRATION FLASHINGS

**Comments:** *The penetrations appear to be in good condition. A couple of shingles surrounding the penetrations appear to be loose.*

## PHOTOS



Example of vented penetration



Slightly shifted shingles



Loose shingles

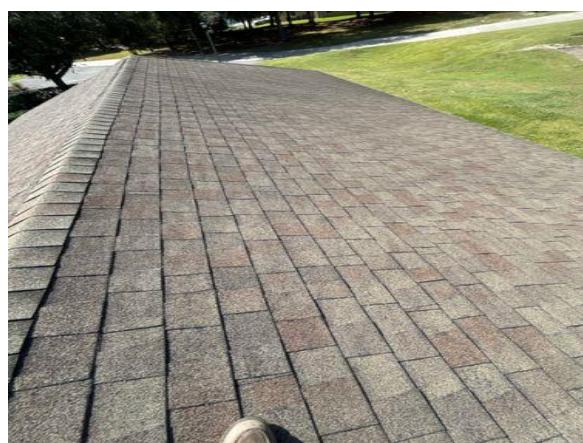


Missing shingle

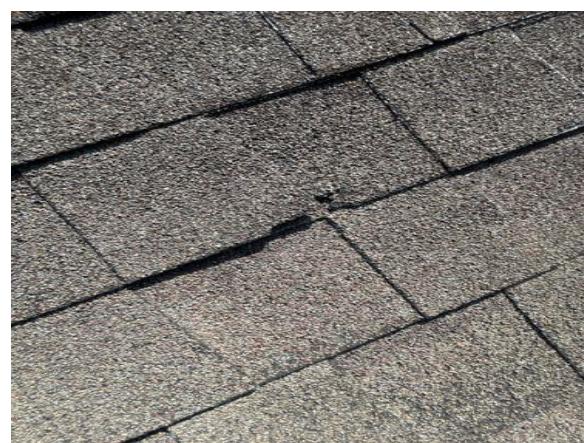
## GENERAL FIELD/SEAMS

**Comments:** *The general field and seams appear to be in poor condition. All the shingles look to be experiencing extreme granule loss.*

## PHOTOS



Example of general field and seams



Torn shingles



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



Worn down shingles



Closer look at worn down shingles



Torn shingle



Worn down shingles

## CONCLUSION

**Comments:** The roof appears to be in poor condition. The general field and seams look to be having major granule loss as well as the occasional loose shingle. Estimated Useful Life on the Cart Barn is 0-1 years. The fiberglass of the shingle are exposed across the entire roof, indicating a significant loss of granules and asphaltic material of the shingle. Significant risk of damage during hurricanes and high wind events.



## RECOMMENDATIONS

**Comments:** Recommend continued semi-annual roof inspections.

## COMPLETED REPAIR PHOTOS

N/A

## ADDITIONAL REPAIRS NEEDED

N/A



## 5 - Social Center

### EXTERIOR

**Comments:** The exterior of the building appears to show no evidence of water staining. A section of one of the gutter ends appears to be bent.

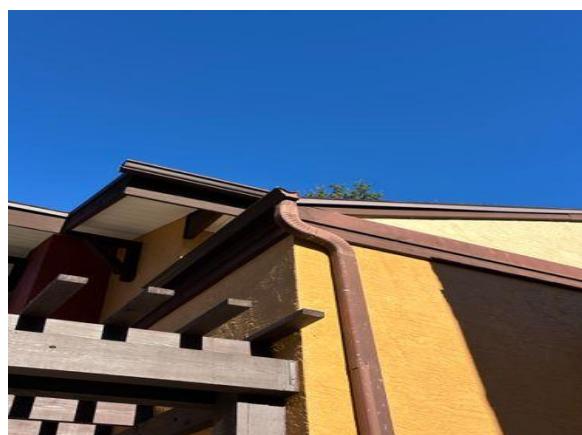
### PHOTOS



Exterior of building



Exterior of building



Bent gutter end



## OVERVIEW OF ROOF SECTION PHOTOS



Overview



Overview

## PERIMETER REVIEW

**Comments:** The perimeter appears to be in fair condition. A section of stone siding on of the penetrations at the perimeter appears to have multiple stone sidings loose on the side. Debris as well appeared to be clogging some of the gutter. Incorrect water drainage from one of the gutter systems as well appeared to be located on the roof system.

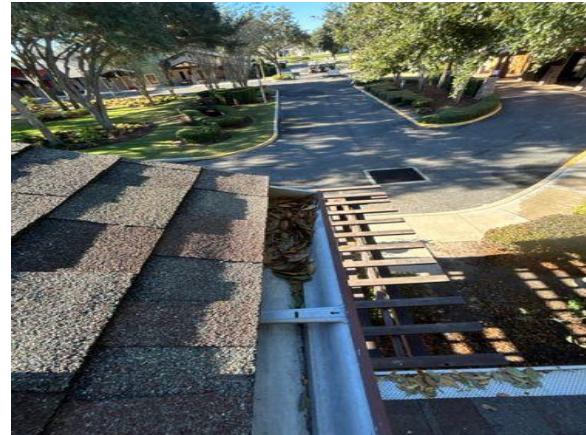


[www.jurinroofing.com](http://www.jurinroofing.com)

## PHOTOS



Example of perimeter



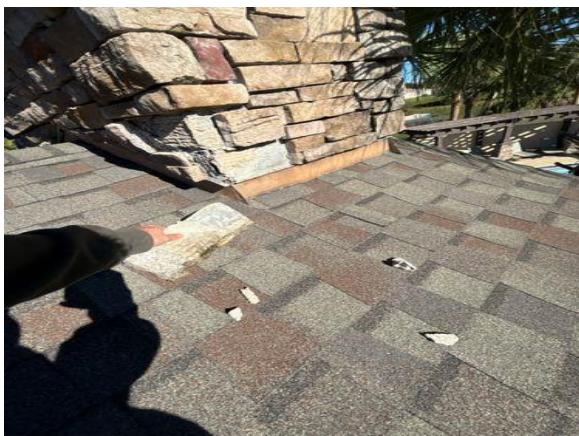
Debris



Example of perimeter



Gap in siding



Fallen stone siding



Fallen stone siding



Fallen stone siding



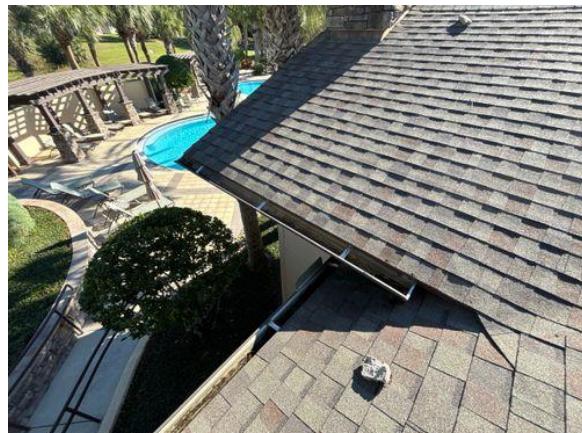
Clogged gutter



Clogged gutter



No downspout for gutter system. This gutter becomes a reservoir for water, running the risk of water backing up into building.



Incorrect water drainage system for gutter overview



## PENETRATION FLASHINGS

**Comments:** The penetrations in the general field of the roof appear to be showing normal signs of aging and weathering.

## PHOTOS



Example of curbed vent



Example of pipe penetration



Example of off ridge vent



Example of goose neck penetration



## GENERAL FIELD/SEAMS

**Comments:** The general field and seams appear to be in fair condition. Several loose seams and flashings appeared to be located on the roof system. Small sections of debris appeared to as well be located on the roof system.

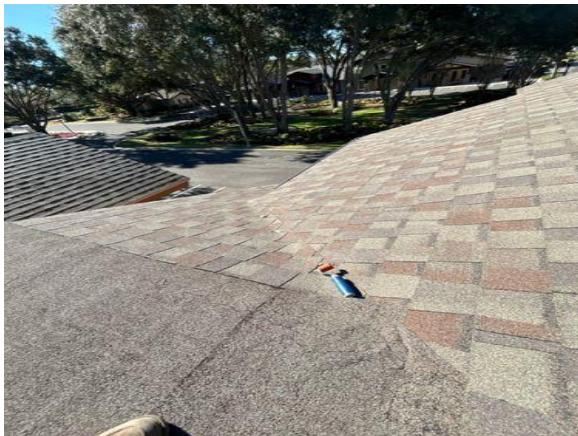
## PHOTOS



Debris



Example of general field and seams



Loose seam



Loose seam



Debris



Loose seam



Weathered shingle



Loose seam

## CONCLUSION

**Comments:** The roof appears to be in fair condition. Several spots of loose flashings and seams appeared to be located on the roof. All while a small number of debris appeared to be located on the roof system. Loose stones around a penetration were located as well.



## RECOMMENDATIONS

**Comments:** Recommend continued semi-annual roof inspections.

## COMPLETED REPAIR PHOTOS



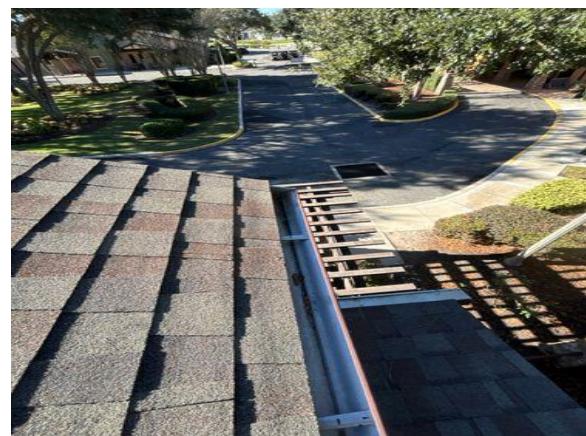
Debris removed



Debris removed and gutter unclogged



Debris removed



Debris removed

## ADDITIONAL REPAIRS NEEDED

**N/A**



## 6 - Lexington Spa

### EXTERIOR

**Comments:** The exterior of the building appears to be in good condition. The exterior of the building appears to show normal signs of aging and weathering.

### PHOTOS



Exterior of building



Exterior of building



Exterior of building



## OVERVIEW OF ROOF SECTION PHOTOS

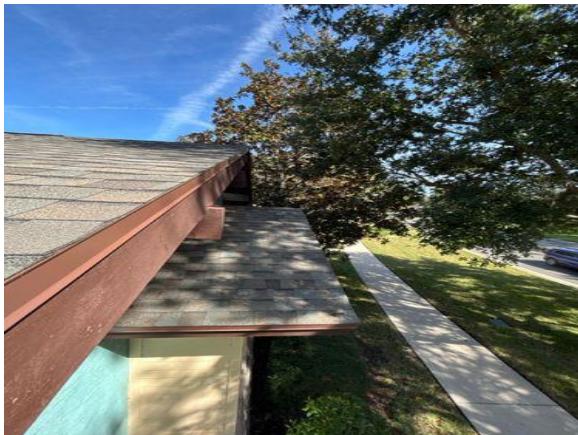


Overview

## PERIMETER REVIEW

**Comments:** *The perimeter looks to be in good condition. Only one section of metal appeared to be loose.*

## PHOTOS



Example of perimeter



Example of perimeter



Example of perimeter



Missing gutter guards



Missing gutter guards

## PENETRATION FLASHINGS

**Comments:** *The penetrations appear to be in good condition.*



## PHOTOS



Example of pipe penetrations



Example of vented penetration



Example of goose neck penetration

## GENERAL FIELD/SEAMS

**Comments:** The general field and seams appear to be in fair condition. Several sections of seams on the flat modified section appear to be loose, along several sections of loose shingles on the peak of the roof.



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

## PHOTOS



Example of general field and seams



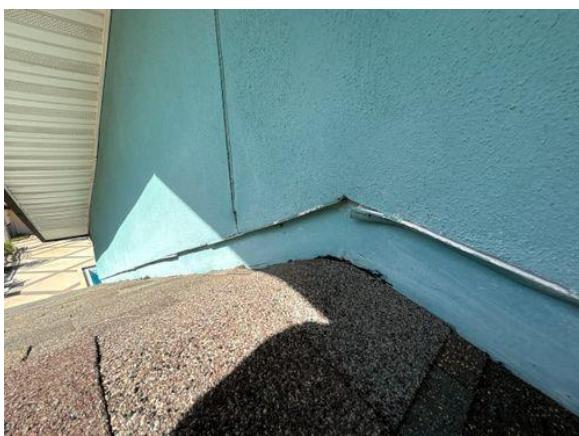
Example of general field and seams



Example of general field and seams



Deteriorating siding



Deteriorating siding overview



Loose shingles overview



Open seam



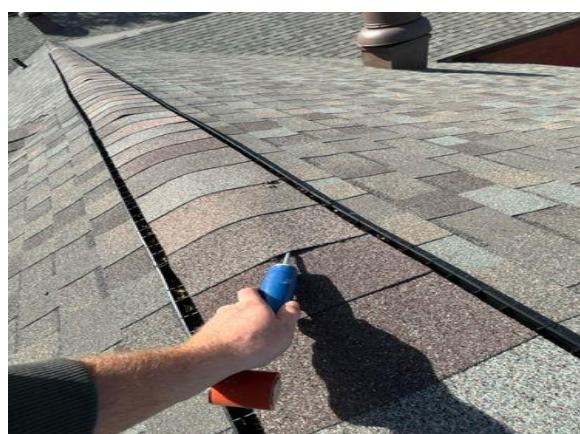
Open seam



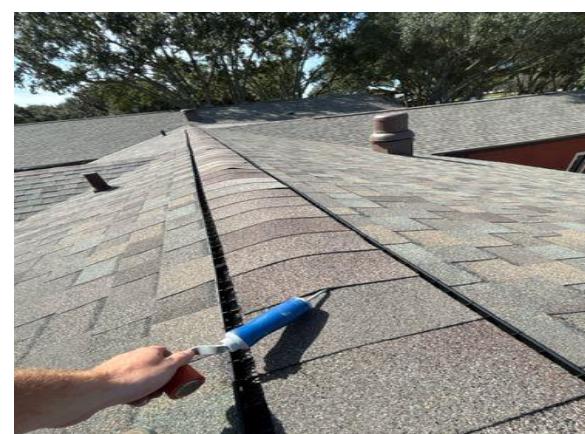
Open seam



Open seam



Loose shingles



Loose shingles



## CONCLUSION

**Comments:** The roof appears to be in fair condition. While the penetrations and perimeter appear to be in good condition, the general field and seams appear to have several sections of loose shingles.

## RECOMMENDATIONS

**Comments:** Recommend continued semi-annual roof inspections.

## COMPLETED REPAIR PHOTOS

N/A

## ADDITIONAL REPAIRS NEEDED

N/A



## 7 - Activity Center

### EXTERIOR

**Comments:** *The exterior of the building appears to show no signs of water staining.*

### PHOTOS



Exterior of building



Exterior of building



Exterior of building



Exterior of building



## OVERVIEW OF ROOF SECTION PHOTOS



Overview

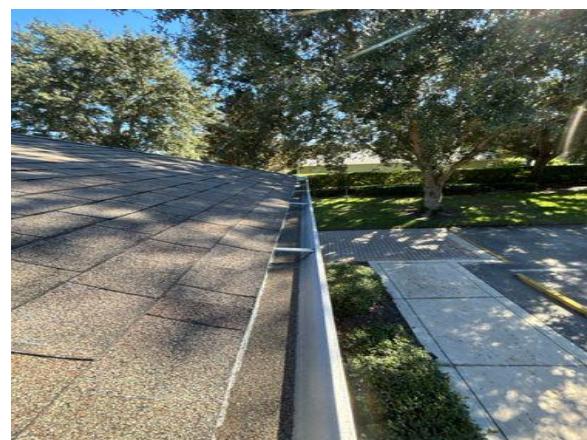
## PERIMETER REVIEW

**Comments:** The perimeter appears to be in good condition. A couple of sections of debris appeared to be located along the perimeter, along with one section of incorrect joined gutter systems.

## PHOTOS



Example of metal edge perimeter



Example of gutter edge perimeter



Debris



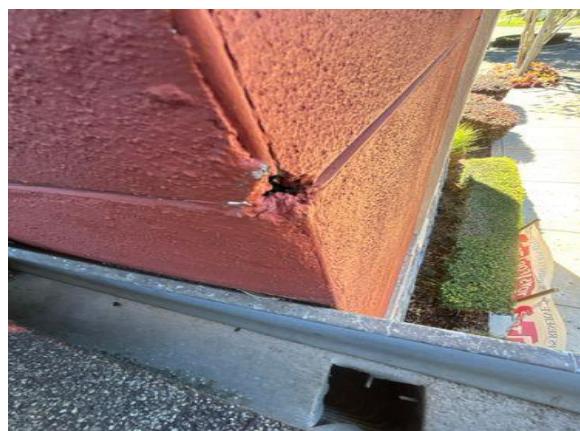
Debris



Not continuous gutter system



In correct joining of two gutter systems



Hole in siding



## PENETRATION FLASHINGS

**Comments:** The penetrations appear to be showing normal signs of aging and weathering. They appear to be in good condition.

## PHOTOS



Example of goose neck penetration



Example of pipe penetration



Example of skylight penetration



## GENERAL FIELD/SEAMS

**Comments:** The general field and seams appear to be in poor condition. Most of the general field and seams appear to be showing signs of weathered shingles. Fibers in the shingles are starting to show through.

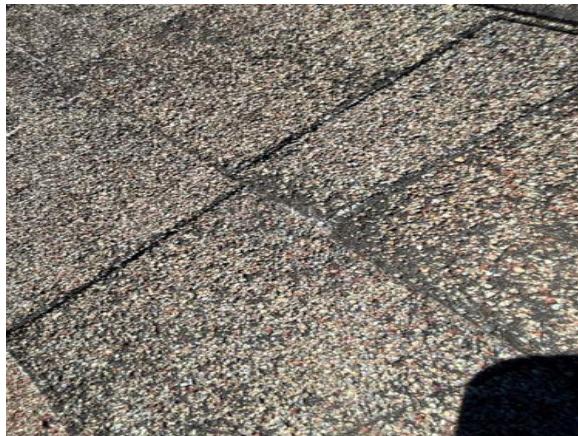
## PHOTOS



Example of general field and seams



Deteriorated shingles



Closer look at deteriorated shingles



Fibers showing through shingles



Fibers showing through shingles



Fibers showing through shingles



Fibers showing through shingles

## CONCLUSION

**Comments:** The roof appears to be in fair poor condition. A couple spots of debris appeared to be located along the perimeter, while several sections in the general field and seams appear to be showing signs of major weathering and deterioration.



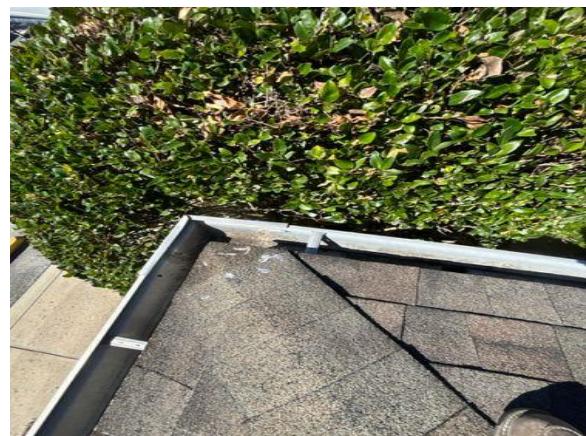
## RECOMMENDATIONS

**Comments:** Recommend continued semi-annual roof inspections.

## COMPLETED REPAIR PHOTOS



Debris removed

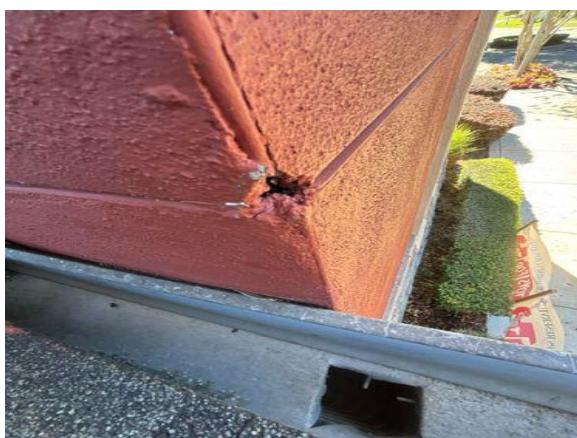


Debris removed

## ADDITIONAL REPAIRS NEEDED

**N/A**

## PHOTOS



Stucco contractor may be needed for this repair.



## 8 - Guard Shack

### EXTERIOR

**Comments:** The exterior of the building appears to show normal signs of aging and weathering.

### PHOTOS



Exterior of building



Exterior of building



Exterior of building



## OVERVIEW OF ROOF SECTION PHOTOS



Overview



Overview

## PERIMETER REVIEW

**Comments:** The perimeter appears to be in poor condition. Several sections to shingles appear to be losing their granules. In addition, one of the corners of the roof appears to be crushed from a possible truck entering the development.

## PHOTOS



Example of perimeter



Example of perimeter



Crushed gutter



Crushed gutter



Crushed gutter



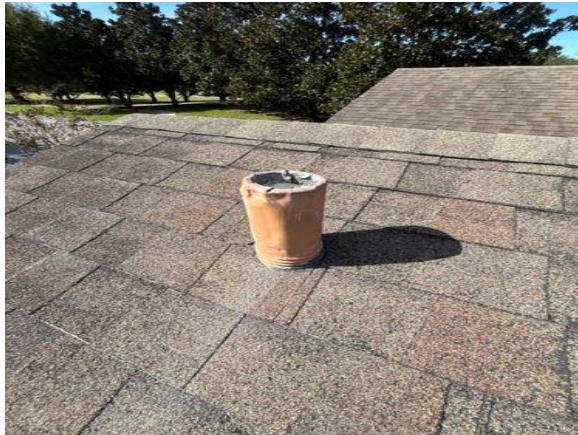
Crushed gutter

## PENETRATION FLASHINGS

**Comments:** The penetrations appear to be in good condition.



## PHOTOS



Example of pipe penetration

## GENERAL FIELD/SEAMS

**Comments:** The general field and seams appear to be in fair condition. A few sections of shingles appear to be experiencing granule loss.

## PHOTOS



Example of general field and seams



Shingles with granule loss



Shingles with granule loss



Damaged shingles

## CONCLUSION

**Comments:** The roof appears to be in fair condition. While certain areas of the roof appear to be in good condition, areas like the perimeter and general field appear to be in rough shape.

## RECOMMENDATIONS

**Comments:** Recommend continued semiannual roof inspections.

## COMPLETED REPAIR PHOTOS

N/A

## ADDITIONAL REPAIRS NEEDED

N/A

# **Subsection 5E**

## **Golf Membership Agreement**

### **Discussion**



2025-2026  
**Arlington Ridge Golf Club**  
**GOLF MEMBERSHIP APPLICATION**

FOR OFFICIAL USE ONLY

LAST NAME \_\_\_\_\_ FIRST NAME \_\_\_\_\_

MEMBER #: \_\_\_\_\_ -001 \_\_\_\_\_

FIRST NAME \_\_\_\_\_

RESIDENT MEMBER  NON-RESIDENT MEMBER\*

SINGLE  HOUSEHOLD

*\*Membership only applies to the golf course and does not grant fitness, pool, or tennis access.*

**MEMBERSHIP TERM:**

This Membership Application Agreement ("Agreement") is between the Arlington Ridge Community Development District ("Arlington Ridge Golf Club" or the "Club") and the person(s) on the attached application form (the "Member(s)"). The Club has set up membership plans to allow for certain membership privileges in exchange for payment of an initiation fee (if applicable) and Annual Golf dues. This Agreement and the attached application form outline those fees and privileges.

**Receipt of Membership Rules & Regulations:** I hereby acknowledge receipt of the Arlington Ridge Community Development District Recreational Facilities Use Policy ("Use Policies"). I acknowledge that my membership is governed by the Use Policies and this Agreement, and I agree to be bound by the terms and conditions thereof, as the same may be amended from time to time. I understand that membership may be terminated or suspended for failure to abide by the terms and conditions contained in the Use Policies and this Agreement.

**Payment of Account:** Dues are to be paid on an annual basis where the golf season starts on November 1 and ends October 31 every year. Past due accounts may be subject to a late charge and membership privileges may be suspended, or memberships may be terminated for delinquent accounts. I acknowledge that all costs and expenses incurred by the Club in the collection of any amounts not paid when due shall be my obligation and shall be due and payable upon demand. I further acknowledge and agree to be jointly and severally responsible for all charges and expenses as may be incurred by authorized Additional Household Members and/or designated guests.

**Hold Harmless:** As set forth in more detail in the Use Policies. I hereby acknowledge that the use of the Club facilities and any service or privilege incident to membership is voluntary and that any use or acceptance of any service or privilege incident to membership is undertaken with knowledge of the risk of possible injury and loss. Each Member shall be liable for any property damage and/or personal injury at the Club facilities, or any activity or function operated, organized, arranged or sponsored by the Club, caused by the member, any household member or guest. The cost of any such damage shall be the responsibility of the Member. Nothing herein shall be considered as a waiver of the Club's sovereign immunity or limits of Liability beyond any statutory limited waiver of immunity or limits of Liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute or law.

**Initial** \_\_\_\_\_

**Membership:** I hereby acknowledge that my membership in the Club is not an investment in the Club, nor does it provide an equity or ownership interest in the Club or Club facilities. Membership does not confer upon me a vested or prescriptive right or easement to use the Club facilities. Members will not have any interest in the income of the Club and will not receive any of the Club's assets if the Club is dissolved. The Club reserves the right, in its sole and absolute discretion, to modify the Use Policies, to reserve memberships, and to discontinue operation of any or all the Club facilities, to sell or otherwise dispose of the Club facilities in any manner whatsoever, to make any other changes in the terms and conditions of membership or the Club facilities and to restrict or to otherwise reserve the Club for maintenance, golf tournaments and promotional, charitable, and other special events from time to time. Membership in the Club is a revocable license, subject to modification, suspension, and revocation at any time with or without cause.

**Initial** \_\_\_\_\_



**There are two types of Annual Memberships available:**

- (1) Arlington Ridge Resident & Authorized User Memberships ("Resident Membership") OR
- (2) Non-Resident & Unauthorized User Memberships ("Non-Resident Membership")

Both Memberships are deemed as an "Annual Membership". Annual Memberships allow for single memberships as well as adding "Additional Household Member."

**ANNUAL MEMBERSHIPS - Application Form:**

Annual Memberships are golf memberships which allow for the following uses and privileges:

- Annual rates for greens fees
- Unlimited practice balls
- Advanced tee time reservations\* (2 Weeks in advance for members)
- Handicaps are maintained via the "WHS GHIN HANDICAP" system.
- 10% Off Food in the Restaurant
- 10% Off Specific Restaurant Events
- 10% Off Select Golf Shop Merchandise

\*The Club reserves the right to book outside groups for golf play at their sole discretion, which may make certain tee times unavailable from time to time.

Annual Memberships are single memberships as a base ("Single Members"), but additional household members are permitted to be added to the Annual Membership by electing to have additional household members on the annual dues form. Additional "Household Members" must be permanent members of the household and reside in the same home as the primary member. Part-time members of the household and guests do NOT qualify for this membership type.

Annual Members shall pay annual dues as set forth in the attached fees schedule. Fees are payable on an annual basis at the beginning of each Membership Year (November 1 through October 31). These fees are subject to change without notice, but once selected for a particular Membership Year, and will be fixed at that rate for that year. Annual dues include all Greens Fees & Cart Fees (as applicable).

Once paid, all membership fees are non-refundable, which includes Annual Dues and Cart Fees if applicable. Upon presentation of proper documentation from a physician, Members may apply for a medical credit or prepaid dues for a period that they are unable to play, not to exceed six months. This credit will be applied to any future golf dues by the Club in its sole discretion.

Annual Members have the option to set up a charge account for Club purchases. A statement will be emailed to the Annual Member and/or be available online on the 1st of each month. A credit card is required to be on file and the Annual Member authorizes the Club to charge the balance of the charge account by the 5th of each month. If a credit card is declined for any reason, membership privileges for the Annual Member and any additional Household Members will be suspended until a new credit card is provided, and the balance of the charge account has been paid.

Full Golf Membership includes Unlimited Practice Range Balls (for the member only). Inevitably, a good number of our range baskets and balls go missing throughout the year. These supplies are critical to our daily operation and when we are limited the member or guest suffers due to our shortage. We ask that you do not take any baskets or balls home and do not play on the course with range balls so that we can accommodate all our members and guests. We appreciate your understanding & cooperation.



## PRIVATE GOLF CART AGREEMENT FOR RESIDENT MEMBERS:

This Agreement is made between Arlington Community Development District ("Arlington Ridge Golf Club" or the "Club") and the undersigned member(s) (the "Cart Owner") and sets forth the terms and conditions under which the Cart Owner's privately owned golf cart (the "Cart") may be used on Club property.

1. The Cart shall be used on Club property only by those persons included under the Cart Owner's membership. All others shall pay applicable Greens Fees when they ride in the Cart.
2. The Cart must be approved each year by the Club as complying with appearance and other standards that may be set from time to time by the Club and in accordance with **HOA bylaws**. Said inspection is in no way for the safety and or reliability of said golf cart.
3. All drivers of the Cart must have a valid driver's license.
4. Cart Owner acknowledges receipt of and has read the CDD Amenity Use Policies. Cart Owner agrees that the Cart shall be operated in a safe and prudent manner and in accordance with all government regulations, and in accordance with the Club's Amenity Use Policies.
5. The Cart Owner and any such other person shall use the Cart at his or her own risk, including risks associated with course conditions and inclement weather, and shall reimburse the Club for all damages the Club may sustain by reason of the Cart's condition, maintenance, or use, including, without limitation, damage to other golf carts and any property of the Club.
6. The Cart Owner agrees to indemnify, defend, and hold the district, **Landscapes Golf Management LLC** and its managers, officers, supervisors, employees, agents, and affiliates harmless from and against all loss, damage, cost, liability, or expense arising out of the condition, maintenance, or operation of the Cart. Including, without limitation, deductibles, retained limits and any attorneys' fees and expenses that may be incurred.
7. The Cart Owner agrees to maintain liability insurance coverage on the operation of the Cart with minimum policy limits of \$100,000 bodily injury coverage per occurrence and \$50,000 property damage coverage per occurrence. The policy shall name Arlington Ridge Community Development District and **Landscapes Golf Management LLC**, and each of their supervisors, officers, agents, managers, employees, affiliates, and agents as additional insureds and require thirty (30) day notice to the Club prior to cancellation of insurance. Notwithstanding the foregoing, each of the above-referenced entities shall receive their own separate certificate naming only that entity as an additional insured. The Cart Owner further agrees that he or she will not permit the use or operation of the Cart by any person or in any manner which would invalidate the insurance coverage. Cart Owner shall, at Club's discretion, provide the Club with a valid Certificate of Insurance documenting the insurance coverage outlined herein at the time of application.
8. This Agreement shall remain valid if the Cart Owner remains a resident of the Arlington Ridge Community Development District, maintains a membership at the Club in good standing, and maintains a valid Certificate of Insurance, meeting the requirements of paragraph 7, above, on file at the Club.
9. Maintenance of the Cart is the responsibility of the Cart Owner.
10. The Club's Use Policies are hereby made a part of this Agreement. Violations of the Club's Rules and Regulations may result in the revocation of private golf cart privileges, playing privileges and/or a suspension or termination of membership privileges.
11. The waiver by the Club of any breach of a term or provision of this Agreement, or of the Club's Use Policies shall not be construed as a waiver of any continuing or succeeding breach of such term or provision, a waiver of the provision itself, or a waiver of the right, power or remedy under this Agreement or the Club's Rules and Regulations.



In accordance with the membership terms set forth above, I hereby apply for Membership and provide the following information for the use of Arlington Ridge Golf Club in establishing my membership account.

Mr. \_\_ Mrs. \_\_ Ms. \_\_ Dr. \_\_

Name \_\_\_\_\_

Marital Status

Home Address \_\_\_\_\_

Single  Married  Other

City, State, Zip \_\_\_\_\_

Home Phone \_\_\_\_\_

Email Address \_\_\_\_\_

Driver's License # \_\_\_\_\_ State Issued \_\_\_\_\_

#### HOUSEHOLD MEMBER INFORMATION

Mr. \_\_ Mrs. \_\_ Ms. \_\_ Dr. \_\_

Name \_\_\_\_\_

Driver's License # \_\_\_\_\_ State Issued \_\_\_\_\_

Email Address \_\_\_\_\_ Phone \_\_\_\_\_

#### CART INFORMATION

Year \_\_\_\_\_ Make \_\_\_\_\_ Color \_\_\_\_\_

Decal # \_\_\_\_\_ Electric \_\_\_\_\_

Insurance Company \_\_\_\_\_ Policy# \_\_\_\_\_

#### CART INFORMATION

Year \_\_\_\_\_ Make \_\_\_\_\_ Color \_\_\_\_\_

Decal # \_\_\_\_\_ Electric \_\_\_\_\_

Insurance Company \_\_\_\_\_ Policy# \_\_\_\_\_

Applicant's Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Date \_\_\_\_\_

Membership Price: \_\_\_\_\_ + Tax: \_\_\_\_\_ = Total Payment \_\_\_\_\_



## Member Charging Activation

### PAYMENT OF MEMBERSHIP ACCOUNT

Members must have a card on file to participate in Member Charging Privileges. Payment of account is due upon receipt of the monthly statement. Applicant agrees to pay the account when due. Past due accounts may be subject to a late charge and membership privileges may be suspended, or memberships may be terminated for delinquent accounts. I acknowledge that all costs and expenses incurred by the Club in the collection of any amounts not paid when due shall be my obligation and shall be due and payable upon demand. I further acknowledge and agree to be jointly and severally responsible for all charges and expenses as may be incurred by authorized Additional Household Members and/or designated guests.

### CREDIT CARD PAYMENT AUTHORIZATION FORM

Arlington Ridge Golf Club offers our members credit card authorization services; an easy and convenient way to pay your monthly statement. Through this service, your monthly bill amount is withdrawn automatically from your account. Credit/Debit card Payments are automatic, so there are no late fees or postage costs. This service is provided to you free of charge. You will continue to receive a monthly statement showing your current charges.

#### PLEASE COMPLETE THE INFORMATION BELOW

I (full name) \_\_\_\_\_ authorize Arlington Ridge Golf Club to charge my bank account indicated below by the 5th of each month for payment of my monthly billing statement.

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

#### PLEASE SEND MY MONTHLY STATEMENTS TO BELOW

Email Address \_\_\_\_\_ Home Address \_\_\_\_\_ Both \_\_\_\_\_

Member understands that this authorization will remain in effect until they cancel it in writing and agrees to notify Arlington Ridge Golf Club in writing of any changes in their account information or termination of this authorization at least 15 days prior to the next billing date. If the above noted periodic payment date falls on a weekend or holiday, the Member understands that the payment will be executed on the next business day. In the case of a Transaction being rejected for Non-Sufficient Funds (NSF) Member understands that Arlington Ridge Golf Club may at its discretion attempt to process the charge again within 3 days. Member agrees to an additional \$25.00 charge for each attempt returned NSF. NSF charges will be initiated as a separate transaction from the authorized recurring payment. Member acknowledges that the origination transactions to Member's account must comply with the provisions of U.S. law. Member agrees not to dispute this recurring billing with Member's bank so long as the transactions correspond to the terms indicated in this authorization form.

-----  
Name on Account: \_\_\_\_\_

Account/Card Number \_\_\_\_\_ Exp \_\_\_\_\_ CVV \_\_\_\_\_

Billing Zip Code: \_\_\_\_\_



## 2025-2026 Arlington Ridge GOLF SOCIAL MEMERSHIP APPLICATION

### FOR OFFICIAL USE ONLY

LAST NAME \_\_\_\_\_ -000 \_\_\_\_\_ FIRST NAME  
MEMBER #: \_\_\_\_\_ -001 \_\_\_\_\_ FIRST NAME

**Golf Social Member - Household**

#### GOLF SOCIAL MEMBERSHIP TERM:

This Membership Application Agreement ("Agreement") is between the Arlington Ridge Community Development District ("Arlington Ridge Golf Club" or the "Club") and the person(s) on the attached application form (the "Member(s)"). The Club has set up membership plans to allow for certain membership privileges in exchange for payment of an initiation fee (if applicable) and Annual Golf dues. This Agreement and the attached application form outline those fees and privileges.

**Receipt of Membership Rules & Regulations:** I hereby acknowledge receipt of the Arlington Ridge Community Development District Recreational Facilities Use Policy ("Use Policies"). I acknowledge that my membership is governed by the Use Policies and this Agreement, and I agree to be bound by the terms and conditions thereof, as the same may be amended from time to time. I understand that membership may be terminated or suspended for failure to abide by the terms and conditions contained in the Use Policies and this Agreement.

**Payment of Account:** Dues are to be paid on an annual basis where the golf season starts on November 1 and ends October 31 every year. Past due accounts may be subject to a late charge and membership privileges may be suspended, or memberships may be terminated for delinquent accounts. I acknowledge that all costs and expenses incurred by the Club in the collection of any amounts not paid when due shall be my obligation and shall be due and payable upon demand. I further acknowledge and agree to be jointly and severally responsible for all charges and expenses as may be incurred by authorized Additional Household Members and/or designated guests.

**Hold Harmless:** As set forth in more detail in the Use Policies. I hereby acknowledge that the use of the Club facilities and any service or privilege incident to membership is voluntary and that any use or acceptance of any service or privilege incident to membership is undertaken with knowledge of the risk of possible injury and loss. Each Member shall be liable for any property damage and/or personal injury at the Club facilities, or any activity or function operated, organized, arranged or sponsored by the Club, caused by the member, any household member or guest. The cost of any such damage shall be the responsibility of the Member. Nothing herein shall be considered as a waiver of the Club's sovereign immunity or limits of Liability beyond any statutory limited waiver of immunity or limits of Liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute or law.

Initial \_\_\_\_\_

**Membership:** I hereby acknowledge that my membership in the Club is not an investment in the Club, nor does it provide an equity or ownership interest in the Club or Club facilities. Membership does not confer upon me a vested or prescriptive right or easement to use the Club facilities. Members will not have any interest in the income of the Club and will not receive any of the Club's assets if the Club is dissolved. The Club reserves the right, in its sole and absolute discretion, to modify the Use Policies, to reserve memberships, and to discontinue operation of any or all the Club facilities, to sell or otherwise dispose of the Club facilities in any manner whatsoever, to make any other changes in the terms and conditions of membership or the Club facilities and to restrict or to otherwise reserve the Club for maintenance, golf tournaments and promotional, charitable, and other special events from time to time. Membership in the Club is a revocable license, subject to modification, suspension, and revocation at any time with or without cause.

Initial \_\_\_\_\_



## 2025-2026 GOLF SOCIAL MEMBERSHIPS

### Application Form

Golf Social Memberships allow for the following uses and privileges:

- 10% Off Food
- 10% Off Select Golf Shop Merchandise
- Member Charging Privileges
  - Completed Member charging Application Required
- Two (2) Discounted Greens Fees Per Round, Per Month, Per Household
  - Cost discounted to \$25 plus tax, Per Round
- Access to Club Events as Member Pricing
  - Subject to Greens Fee Pricing
- Two (2) large buckets of balls per month

\* The Club reserves the right to book outside groups for golf play at their sole discretion, which may make certain tee times unavailable from time to time.

Golf Social Memberships are Household Memberships. Additional "Household Members" must be permanent members of the household and reside in the same home as the primary member. Part-time members of the household and guests do NOT qualify for this membership type.

Golf Social Members shall pay annual dues as set forth in the attached fees schedule. Fees are payable on an annual basis at the beginning of each Membership Year (November 1 through October 31). These fees are subject to change without notice, but once selected for a particular Membership Year, will be fixed at that rate for that year.

Once paid, all membership fees are non-refundable, which includes annual dues and trail fees if applicable. Upon presentation of proper documentation from a physician, Members may apply for a medical credit of prepaid dues for a period of time that they are unable to play, not to exceed six months. This credit will be applied to any future golf dues by the Club in its sole discretion.

Golf Social Members have the option to set up a charge account for Club purchases. A statement will be emailed to the Annual Member and/or be available online on the 1st of each month. A credit card is required to be on file and the Annual Member authorizes the Club charge the balance of the charge account by the 5th of each month. If a credit card is declined for any reason, membership privileges for the Annual Member and any additional Household Members will be suspended until a new credit card is provided and the balance of the charge account has been paid.

Social Membership includes Two (2) complimentary large buckets of balls. Inevitably, a good number of our range baskets and balls go missing throughout the year. These supplies are critical to our daily operation and when we are limited the member or guest suffers due to our shortage. We ask that you do not take any baskets or balls home and do not play on the course with range balls so that we can accommodate all our members and guests. We appreciate your cooperation.



## PRIVATE GOLF CART AGREEMENT FOR RESIDENT GOLF SOCIAL MEMBERS

This Agreement is made between Arlington Community Development District (the "Club") and the undersigned member(s) (the "Cart Owner"), and sets for the terms and conditions under which the Cart Owner's privately owned golf cart (the "Cart") may be used on Club property.

1. The Cart shall be used on Club property only by those persons included under the Cart Owner's membership. All others shall pay applicable Greens Fees when they ride in the Cart.
2. The Cart must be approved each year by the Club as complying with appearance and other standards as may be set from time to time by the Club and in accordance with HOA bylaws. Said inspection is in no way for the safety and or reliability of said golf cart.
3. All drivers of the Cart must have a valid driver's license.
4. Cart Owner acknowledges receipt of and has read the Club's Amenity Use Policies. Cart Owner agrees that the Cart shall be operated in a safe and prudent manner and in accordance with all government regulations, and in accordance with the Club's Amenity Use Policies.
5. The Cart Owner and any such other person shall use the Cart at his or her own risk, including risks associated with course condition and inclement weather, and shall reimburse the Club for any and all damages the Club may sustain by reason of the Cart's condition, maintenance or use, including, without limitation, damage to other golf carts and any property of the Club.
6. The Cart Owner agrees to indemnify, defend and hold the District, Landscapes Golf Management LLC, and its managers, officers, supervisors, employees, agents and affiliates harmless from and against all loss, damage, cost, liability or expense arising out of the condition, maintenance or operation of the Cart, including, without limitation, deductibles, retained limits and any attorneys' fees and expenses that may be incurred.
7. The Cart Owner agrees to maintain liability insurance coverage on the operation of the Cart with minimum policy limits of \$100,000 bodily injury coverage per occurrence and \$50,000 property damage coverage per occurrence. The policy shall name Arlington Ridge Community Development District and Landscapes Golf Management LLC, and each of their supervisors, officers, agents, managers, employees, affiliates and agents as additional insureds and require thirty (30) day notice to the Club prior to cancellation of insurance. Notwithstanding the foregoing, each of the above- referenced entities shall receive their own separate certificate naming only that entity as an additional insured. The Cart Owner further agrees that he or she will not permit the use or operation of the Cart by any person or in any manner which would invalidate the insurance coverage. Cart Owner shall, at Club's discretion, provide the Club with a valid Certificate of Insurance documenting the insurance coverage outlined herein at the time of application.
8. This Agreement shall remain valid as long as the Cart Owner remains a resident of the Arlington Ridge Community Development District, maintains a membership at the Club in good standing, and maintains a valid Certificate of Insurance, meeting the requirements of paragraph 7, above, on file at the Club.
9. Maintenance of the Cart is the responsibility of the Cart Owner.
10. The Club's Use Policies are hereby made a part of this Agreement. Violations of the Club's Rules and Regulations may result in the revocation of private golf cart privileges, playing privileges and/or a suspension or termination of membership privileges.
11. The waiver by the Club of any breach of a term or provision of this Agreement, or of the Club's Use Policies shall not be construed as a waiver of any continuing or succeeding breach of such term or provision, a waiver of the provision itself, or a waiver of the right, power or remedy under this Agreement or the Club's Rules and Regulations.



In accordance with the membership terms set forth above, I hereby apply for Membership and provide the following information for the use of Arlington Ridge Golf Club in establishing my membership account.

Mr.        Mrs.        Ms.        Dr.       

Name \_\_\_\_\_

Marital Status

Home Address \_\_\_\_\_ Single        Married        Other       

City, State, Zip \_\_\_\_\_

Home Phone \_\_\_\_\_

Email Address \_\_\_\_\_

Driver's License # \_\_\_\_\_ State Issued \_\_\_\_\_

#### **HOUSEHOLD MEMBER INFORMATION**

Mr.        Mrs.        Ms.        Dr.       

Name \_\_\_\_\_

Driver's License # \_\_\_\_\_ State Issued \_\_\_\_\_

Email Address \_\_\_\_\_ Phone \_\_\_\_\_

#### **CART INFORMATION**

Year \_\_\_\_\_ Make \_\_\_\_\_ Color \_\_\_\_\_

Decal# \_\_\_\_\_ Electric       

Insurance Company \_\_\_\_\_ Policy# \_\_\_\_\_

#### **CART INFORMATION**

Year \_\_\_\_\_ Make \_\_\_\_\_ Color \_\_\_\_\_

Decal# \_\_\_\_\_ Electric       

Insurance Company \_\_\_\_\_ Policy# \_\_\_\_\_

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

Membership Price: \_\_\_\_\_ + Tax: \_\_\_\_\_ = Total Payment \_\_\_\_\_



## Member Charging Activation

### PAYMENT OF MEMBERSHIP ACCOUNT

Members must have a card on file to participate in Member Charging Privileges. Payment of account is due upon receipt of the monthly statement. Applicant agrees to pay the account when due. Past due accounts may be subject to a late charge and membership privileges may be suspended, or memberships may be terminated for delinquent accounts. I acknowledge that all costs and expenses incurred by the Club in the collection of any amounts not paid when due shall be my obligation and shall be due and payable upon demand. I further acknowledge and agree to be jointly and severally responsible for all charges and expenses as may be incurred by authorized Additional Household Members and/or designated guests.

### CREDIT CARD PAYMENT AUTHORIZATION FORM

Arlington Ridge Golf Club offers our Members credit card authorization services; an easy and convenient way to pay your monthly statement. Through this service, your monthly bill amount is withdrawn automatically from your account. Credit/Debit card Payments are automatic, so there are no late fees or postage costs. This service is provided to you free of charge. You will continue to receive a monthly statement showing your current charges.

### PLEASE COMPLETE THE INFORMATION BELOW

I (full name) \_\_\_\_\_ authorize Arlington Ridge Golf Club to charge my bank account indicated below by the 5th of each month for payment of my monthly billing statement.

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

### PLEASE SEND MY MONTHLY STATEMENTS TO BELOW

Email Address \_\_\_\_\_ Home Address \_\_\_\_\_ Both

Member understands that this authorization will remain in effect until they cancel it in writing and agrees to notify Arlington Ridge Golf Club in writing of any changes in their account information or termination of this authorization at least 15 days prior to the next billing date. If the above noted periodic payment date falls on a weekend or holiday, the Member understands that the payment will be executed on the next business day.

In the case of a Transaction being rejected for Non-Sufficient Funds (NSF) Member understands that Arlington Ridge Golf Club may at its discretion attempt to process the charge again within 3 days. Member agrees to an additional \$25.00 charge for each attempt returned NSF. NSF charges will be initiated as a separate transaction from the authorized recurring payment. Member acknowledges that the origination transactions to Member's account must comply with the provisions of U.S. law. Member agrees not to dispute this recurring billing with Member's bank so long as the transactions correspond to the terms indicated in this authorization form.

-----  
Name on Account: \_\_\_\_\_

Account/Card Number \_\_\_\_\_ Exp \_\_\_\_\_ CVV \_\_\_\_\_

# **Section 6**

## **Consent Agenda**

**Subsection 6A**  
**December 18, 2025, Regular**  
**Meeting Minutes**

**MINUTES OF MEETING  
ARLINGTON RIDGE  
AUDIT COMMITTEE**

1 The regular meeting of the Board of Supervisors of the Arlington Ridge Community Development  
2 District was held Thursday, December 18, 2025, at 2:05 p.m. at Fairfax Hall, located at 4475  
3 Arlington Ridge Boulevard, Leesburg, Florida 34748.

4  
5 Present and constituting a quorum were:

6	Robert Hoover	Chairperson
7	Ted Kostich	Vice Chairperson
8	Jerry Gianoutsos	Assistant Secretary
9	Dominic Setaro	Assistant Secretary
10	Walter Kolodziey	Assistant Secretary

11  
12 Also present, either in person or via Zoom Communications, were:

13	Lee Graffius	District Manager
14	Meredith Hammock	District Counsel: Kilinski/Van Wyk
15	David Hamstra	District Engineer: Pegasus Engineering
16	Patrick Collins	District Counsel: Kilinski/Van Wyk
17	Kiel Alderink	Golf / F&B General Manager
18	Shane Schutte	Golf Superintendent
19	Jennifer Stewart	District Accountant ( <i>via Zoom</i> )
20	Natasha Sowani	District Accountant Supervisor ( <i>via Zoom</i> )
21	Residents and Members of the Public	

22  
23 *This is not a certified or verbatim transcript but rather represents the context and summary of  
24 the meeting and actions taken. The full meeting is available in audio format upon request.  
25 Contact the District Office for any related costs for an audio copy.*

26  
27 **FIRST ORDER OF BUSINESS**  
28 Mr. Hoover called the meeting to order and called the roll. A quorum was established.

**Call to Order and Roll Call**

29  
30 **SECOND ORDER OF BUSINESS**  
31 The Pledge of Allegiance was recited.

**Pledge of Allegiance**

32  
33 **THIRD ORDER OF BUSINESS**  
34 Lot #276 thanked the staff for their hard work and reminded the audience to respect the staff.

**Audience Comments on Agenda Items**

Arlington Ridge CDD  
December 18, 2025 Meeting

38 **FOURTH ORDER OF BUSINESS** **Staff Reports**  
39 **A. District Accountant**  
40 Ms. Sowani presented the District's financial status to the Board and noted a cash balance of  
41 \$610,000 with a projected tax collector distribution for December. Ms. Sowani stated that the  
42 District was operating at 13% of its budget for November and discussed the financial relationship  
43 between the golf course and the restaurant. The Board discussed financial updates with Ms.  
44 Sowani, who explained that Inframark would provide accounting support as needed, with the  
45 possibility of monthly or quarterly financial overviews.

46

47 **B. District Counsel**  
48 **i. District Counsel Rate Adjustment**

49 Mr. Setaro made a MOTION to approve the rate adjustment for  
50 District Counsel services.  
51 Mr. Kolodziey seconded the motion.

52

53 Upon VOICE VOTE, unanimous approval was given (by a margin  
54 of 5-0), to approve the rate adjustment for District Counsel services.

55

56 **C. District Engineer**  
57 Mr. Hamstra presented updates to the Board regarding the investigation of a pipe between a  
58 wetland and pond, and a proposal for addressing safety concerns on White Plain Way.

59 The city suggested this could be improved with flexible tube markers and pedestrian crossing  
60 signs.

61 The Board discussed road safety improvements, including obtaining quotes for flashing lights  
62 and double yellow lines while tabling the decision about road markers.

63

64 **D. Yellowstone: Regular Report**  
65 A Yellowstone representative was not in attendance. Mr. Graffius presented the irrigation  
66 report provided by Yellowstone which included major leaks that may require compression fitting  
67 repairs.

68 Mr. Hoover raised concerns about potential water hammer effects that could cause similar  
69 problems.

70

71

72

Arlington Ridge CDD  
December 18, 2025 Meeting

73       **E. Landscapes Golf Management Transition Progress Report**

74       Landscape Golf Management provided an update on their operations, highlighting successful  
75       food and beverage initiatives. These initiatives include a new menu rollout, improved service  
76       times, and positive customer feedback, with plans to increase event bookings and expand storage  
77       capacity.

78       Mr. Alderink provided an update on the golf course and noted improvements in sprinkler head  
79       leveling and growth in membership with 9 full golf members, 1 non-resident member, and 16  
80       social members added since November 1.

81       Mr. Alderink discussed marketing efforts which include social media campaigns, weekly golf  
82       course videos with Mr. Schutte, and plans to advertise in local villages.

83       Mr. Gianoutsos highlighted the need for equipment replacements in the kitchen, bar area, and  
84       restaurant, including a new dough mixer, chairs, ice maker, and patio furniture, as the current  
85       equipment is either malfunctioning or no longer operable.

86

87       Mr. Setaro made a MOTION to approve the purchase of the pizza  
88       dough mixer for \$4,800.

90       No second on motion, discussion ensued.

91

92       Mr. Setaro amended his MOTION to approve the purchase of the  
93       pizza dough mixer for \$4,800 and be funded from the Capital  
94       Projects fund.

95       Mr. Kostich seconded the motion.

96

97       Upon VOICE VOTE, unanimous approval was given (by a margin  
98       of 5-0), to approve the purchase of the pizza dough mixer for \$4,800  
99       and be funded from the Capital Projects fund.

100

101       Mr. Setaro made a MOTION to approve the purchase of 40 new pub  
102       chairs for \$6,400 to be funded from the Capital Projects fund.  
103       Mr. Hoover seconded the motion.

104

105       Upon VOICE VOTE, unanimous approval was given (by a margin  
106       of 5-0), to approve the purchase of 40 new pub chairs for \$6,400 to  
107       be funded from the Capital Projects fund.

**Arlington Ridge CDD**  
**December 18, 2025 Meeting**

108        Mr. Gianoutsos stated that two refrigerators had been purchased for under \$3,000 to replace  
109        broken equipment.

110        Mr. Setaro made a MOTION to approve the purchase of a flat top  
111        grill for the kitchen for \$1,550.

112

113        No second on motion, discussion ensued.

114

115        Mr. Setaro amended his MOTION to approve the purchase of a flat  
116        top grill for the kitchen for \$1,126 and be funded from the Capital  
117        Improvements fund.

118        Mr. Hoover seconded the motion.

119

120        Upon VOICE VOTE, unanimous approval was given (by a margin  
121        of 5-0), to approve the purchase of a flat top grille for the kitchen in  
122        the amount of \$1,126 to be funded from the Capital Projects fund.

123

124        Kolodziey suggested the Board prioritize purchases based on revenue generation, safety, and  
125        end-of-life considerations.

126        Mr. Setaro made a MOTION to approve the purchase of patio  
127        furniture for the amount \$2,981.

128

129        Discussion ensued regarding a second quote for patio sets available on Amazon for \$2,399.94.

130

131        Mr. Setaro amended his MOTION to approve the purchase of patio  
132        furniture consisting of 24 aluminum patio chairs and 6 sets of patio  
133        tables from Amazon not to exceed \$2,399.94 to be funded from the  
134        Capital Projects fund.

135        Mr. Kolodziey seconded the motion.

136

137        Upon VOICE VOTE, unanimous approval was given (by a margin  
138        of 5-0), to approve the purchase of 40 new pub chairs for \$6,400 to  
139        be funded from the Capital Projects fund.

140

141        Mr. Hoover read a preface from Mr. Alderink addressing incidents of disrespectful behavior  
142        towards the kitchen service staff and emphasized zero tolerance for such actions. Mr. Hoover

**Arlington Ridge CDD**  
**December 18, 2025 Meeting**

143 requested that future information being provided for board meetings be included in the Board  
144 packet by the submission date to avoid last-minute preparations.

145

146 **i. Budget Amendment**

147 Mr. Setaro made a MOTION to approve the amended FY2026 Golf  
148 Course budget in the amount of \$17,402.  
149 Mr. Hoover seconded the motion.

150

151 Upon VOICE VOTE, unanimous approval was given (by a margin  
152 of 5-0), to approve the amended FY2026 Golf Course budget in the  
153 amount of \$17,402.

154

155 Mr. Alderink advised that the amendment was necessary due to an unforeseen lease and interest  
156 not clearly disclosed by Troon.

157

158 **ii. Golf Rate Approval**

159 Mr. Setaro made a MOTION to approve the revised Golf Rate Sheet  
160 as presented in the agenda packet.  
161 Mr. Kolodziey seconded the motion.

162

163 Upon VOICE VOTE, unanimous approval was given (by a margin  
164 of 5-0), to approve the revised Golf Rate Sheet as presented in the  
165 agenda packet.

166

167 Mr. Alderink explained the revised rate schedule to the Board with clarified rates and the  
168 removal of the league rate. This grants flexibility for larger group negotiations.

169

170 **iii. Membership Proration Policy**

171 Mr. Hoover made a MOTION to approve the new membership  
172 proration policy.  
173 Mr. Kostich seconded the motion.

174

175 Upon VOICE VOTE, unanimous approval was given (by a margin  
176 of 5-0), to approve the new membership proration policy.

177

**Arlington Ridge CDD**  
**December 18, 2025 Meeting**

178      Mr. Alderink explained this change allows for new membership based on a pro-rated schedule.

179

180      Mr. Kolodziey made a MOTION to allow golf membership transfers  
181      when a home is sold.

182      Mr. Gianoutsos seconded the motion.

183

184      Mr. Alderink was directed to draft the policy regarding the transfer and provide it to the Board,  
185      Ms. Hammock and Mr. Graffius.

186

187      Upon VOICE VOTE, unanimous approval was given (by a margin  
188      of 5-0), to allow golf membership transfers when a home is sold.

189

190      **F. District Manager: Regular Report**

191      See full report in the agenda packet. Mr. Graffius updated the Board regarding the BRAC roof  
192      proposals, monthly pool closing, consideration for landscaping where pine trees were removed,  
193      gym proposals being moved to the January agenda, and Holiday event attendance.

194

195      **G. Community Director: Regular Report**

196      Mr. Hoover stated that the District needs an increased credit limit to support management with  
197      purchasing janitorial supplies and maintenance items to expedite District improvements and  
198      repairs.

199

200      Mr. Setaro made a MOTION to increase the District Credit card  
201      limit to \$10,000.

202

203      Discussion ensued. Mr. Kostich made a recommendation to increase the limit to \$15,000.

204

205      Mr. Setaro amended his MOTION to increase the District Credit  
206      card limit to \$15,000.

207      Mr. Gianoutsos seconded the motion.

208

209      Upon VOICE VOTE, unanimous approval was given (by a margin  
210      of 5-0), to increase the District Credit card limit to \$15,000.

211

212

**Arlington Ridge CDD**  
**December 18, 2025 Meeting**

213	<b>FIFTH ORDER OF BUSINESS</b>	<b>Business Items</b>
214	<b>A. Irrigation Pump House Proposals</b>	Mr. Setaro made a MOTION to approve ProPumps proposal with Watertronics equipment for \$237, 843.92, the optional butterfly valves for \$5,985, the optional 15hp station controls for \$8,777.27 and the optional 3rd main pump and motor for \$39,839.77 for a total of \$292,445.96.

220

221 Discussion ensued.

222

223 Mr. Setaro amended MOTION to approve ProPumps proposal with  
224 Watertronics equipment for \$237, 843.92, the optional butterfly  
225 valves for \$5,985, the optional 15hp station controls for \$8,777.27  
226 and the optional 3rd main pump and motor for \$39,839.77 for a total  
227 of \$292,445.96 and to be funded out of the reserve fund.  
228 Mr. Gianoutsos seconded the motion.

229

230 Upon VOICE VOTE, unanimous approval was given (by a margin  
231 of 5-0), to approve ProPumps proposal with Watertronics equipment  
232 for \$237, 843.92, the optional butterfly valves for \$5,985, the  
233 optional 15hp station controls for \$8,777.27 and the optional 3rd  
234 main pump and motor for \$39,839.77 for a total of \$292,445.96 and  
235 to be funded out of the reserve fund.

236

237 Discussion ensued regarding two proposals from ProPump for a new irrigation pump station,  
238 with the Watertronics option preferred for its longer lifespan due to sealed bearings.

239 Discussion ensued regarding the optional items. Mr. Schutte stated adding the optional items  
240 would improve control of the water flow when the golf course and District irrigation is being used,  
241 remote control of operations in the event of issues and control for the waterfall operations.  
242 Postponing the 3rd motor option for another year or two would create additional costs and the  
243 current system proposed would still need certain features to accommodate the third pump option.

244 The estimated lead time is 18 – 22 weeks. ProPump confirmed they would ensure the waterfall  
245 system works reliably once installed. In the meantime, ProPump will work to get a fix for the  
246 waterfalls that will allow sporadic flow for circulation.

247

248 Mr. Hoover called a break from 3:50 p.m. – 3:59 p.m.

249

## Arlington Ridge CDD December 18, 2025 Meeting

## 250 B. Auditing Services Proposals

251 Mr. Setaro made a MOTION to approve the proposals from Grau &  
252 Associates for a total of \$93,000 for FY2026-2029.  
253 Mr. Kolodziey seconded the motion.

254

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to approve the proposals from Grau & Associates for a total of \$93,000 for FY2026-2029.

258

259 Mr. Setaro made a MOTION to terminate the current contract with  
260 Berger and Toombs for auditing services.  
261 Mr. Hoover seconded the motion.

262

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to terminate the current contract with Berger and Toombs for auditing services.

266

## **SIXTH ORDER OF BUSINESS**      **Consent Agenda**

## Consent Agenda

268 A. Minutes: November 20, 2025, Regular Meeting

## **B. Minute: November 20, 2025, Audit Committee Meeting**

270 Mr. Hoover made a MOTION to approve the November 20, 2025,  
271 Regular Meeting Minutes and the November 20, 2025, Audit  
272 Committee Meeting Minutes.

272 Committee Meeting Minutes.  
273 Mr. Kostich seconded the motion.

274

275 Upon VOICE VOTE, unanimous approval was given (by a margin  
276 of 5-0), to approve the November 20, 2025, Regular Meeting  
277 Minutes and the November 20, 2025, Audit Committee Meeting  
278 Minutes

279

## SEVENTH ORDER OF BUSINESS

### Supervisor Request & Comments

281 Mr. Setaro praised Bob, Mary Anne and Lee for their work on Christmas lights.

282 Mr. Kolodziej referenced a new feature on zoom summary which would be helpful.

283 Mr. Hoover made a MOTION to schedule security closed sessions  
284 at 12:00 p.m. before the regular board meetings for the remainder of  
285 the Fiscal Year 2026.

the Fiscal Year 2026  
Mr. Setaro seconded the motion.

