



# ***Arlington Ridge Community Development District***

**February 19, 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, February 19, 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.**

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** ..... Page 5
  - A. District Accountant ..... Page 6
  - B. District Counsel ..... Page 8
  - C. District Engineer ..... Page 9
  - D. Yellowstone: Regular Report ..... Page 10
  - E. District Manager / Community Director: Regular Report ..... Page 12
  - F. Landscapes Golf Management: Regular Report ..... Page 14
5. **Business Items**
  - A. Golf Application Agreement..... Page 23
  - B. Golf Insurance Coverages..... Page 29
  - C. Golf Maintenance Lift Replacement ..... Page 30
    - i. Trion Proposal..... Page 31
    - ii. John Deere Proposal ..... Page 33
  - D. BRAC Roofing Proposals ..... Page 37
    - i. Jurin Proposal ..... Page 38
    - ii. Titan Proposal ..... Page 44
  - E. Cart Barn Roofing Proposals ..... Page 57
    - i. Jurin Cart Barn Shingle ..... Page 58
    - ii. Jurin Metal Multi Rib Proposal ..... Page 64
    - iii. Titan Shingle – Metal Standing Seam & Multi Rib Proposal ..... Page 78
  - F. Review of Grau & Associates FY 2025 Audit Engagement Letter..... Page 84
  - G. Resolution 2026-4 General Election ..... Page 90
  - H. Consideration of New Gate System..... Page 94
  - I. Consideration of New Monitoring System(s) ..... Page 95
  - J. Consideration of Gate House Staffing ..... Page 96
  - K. Consideration of transfer of rear gate administrative functions and responsibilities to the HOA..... Page 97
6. **Consent Agenda**
  - A. Minutes: December 18, 2026, Closed Security Session ..... Page 99
  - B. Minutes: January 15, 2026, Regular Meeting ..... Page 101

### 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

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Jennifer Stewart, District Accountant  
Tabitha Blackwelder, Administrative Assistant

- C. Minutes: January 15, 2026 Closed Security Session ..... Page 109
7. **Supervisor Request & Comments**
  8. **Audience Comments – Three (3) Minute Time Limit**
  9. **Adjournment**

*The next meeting is scheduled for Thursday, March 19, 2026, at 2:00 p.m.*

*A Budget Workshop is scheduled for Thursday, March 19, 2026, at 10:00 a.m.*

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## **Section 4.**

# **Staff Reports**

## **Subsection 4A.**

### **District Accountant**

# ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT

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## Financial Snapshot February 10, 2026

- **Current Cash Balances:**
  - Valley National Bank Operating: \$1,292,390.03
  - BankUnited MM: \$2,789.59 (minimum to keep account open is \$2,500)
  - Valley National Bank Reserve: \$1,775,518.96
- **Assessment collections:**
  - We received a tax distribution of \$263,804.57 on 2/2/26
  - We are 91% fully collected on the tax roll
- **IRS Update:**
  - We have followed up with the IRS representative multiple times. The last response received in January was that all revised reports are received are being processed. Upon completion a refund will be issued.
- **Due from Golf/Restaurant:**
  - Due from Golf: \$230,725
  - Due from Restaurant: \$69,000
- **Audit – FY 2025:**
  - We are in the process of importing the 2025 Troon financial data to be able to accurately reflect the due to/from figures. Once complete we will provide the auditor with the General Ledger and Trial Balance
  - All preliminary audit files have been provided to Grau – our new audit firm for FY2025
  - Preliminary reports have been requested from Troon to provide to the auditor as of today 2/10/26
- **Expenses:**
  - Current expenses make up 37% of the annual budget through the end of January 2026
  - Total expenses for the first 4 months are approximately \$834,600. This figure may change as we finalize the January financials

# **Subsection 4B.**

## **District Counsel**

# **Subsection 4C.**

## **District Engineer**

## **Subsection 4D.**

# **Yellowstone Regular Report**



**Date :** Monday, February 10, 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
- Perform weekly detail to all Annual beds at community entrance
- Pruning of all shrubs around the green house
- Pruning of all shrubs is continuous during weekly visits.
- Continue treating visible fire ant mounds throughout property as needed
- Pool detail was done in October 6

#### **Mowing Activities**

- Perform weekly mowing and string trimming of roadways and entrances to the community
- Perform weekly mowing on all Zoysia/St Augustine along Arlington Ridge Blvd and Heritage trail
- November 1 our summer schedule begins and we will mow the property every two weeks and we will be doing the detail whenever necessary
- Identified Drain Areas have been string trimmed and cleared.

#### **Irrigation Activities**

- All irrigation timers have been inspected / checked for coverage. Adjustments have been made.
- Irrigation Inspection completed.
- The Sprinkles have been repaired every time they are reported

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

- Shrubs application has been complete in October 22 and October 23

## **Subsection 4E.**

### **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 February 2026**

#### **Lexington Spa**

The pools are scheduled to be closed on March 3. During the February closure Floralawn trimmed the crepe myrtles, Florida Aqua Group drained and cleaned the spa and Derrick made minors repairs as it was too cold to pressure wash.

#### **Fairfax Hall Exterior**

Repair work and building pressure washing has been completed and painting is in progress. Painting is expected to be an estimated 2 weeks.

#### **Activities Scheduling**

The Activities Showcase was highly successful, with many groups reporting new inquiries and increased sign-ups. Nearly all groups and clubs have submitted their annual registration forms, including updated contact information and preferred time slots. As new clubs begin to form and grow, available space is becoming increasingly limited.

Current policy allows each group or club to reserve one time slot per week, with additional slots permitted only with District approval. Several longstanding clubs have used the same schedule for years, while others—such as those at BRAC—were allowed multiple time slots when space was previously available. With the rise of new and expanding clubs, the District may need to contact groups using more than three weekly time slots and require them to reduce their usage by one.

Management would like to bring this matter to the Board's attention, as some pushback from affected groups is expected. Additionally, several groups, particularly at BRAC, are not consistently meeting the participation levels necessary to justify their use of larger rooms.

#### **Lap Pool Usage**

Over the past six months, we have received an increasing number of complaints regarding access to the lap pool for residents who wish to swim laps. Currently, the lap pool is designated for lap swimming from the time the pool opens until scheduled exercise classes or water volleyball begin. Historically, the common courtesy has been that when no class is in session, other pool users would move aside to make a lane available for anyone wishing to swim laps. Recently, however, there has been resistance from individuals not using the pool for lap swimming.

At this time, I would like to have a sign stating that one lane must remain open for residents who wish to swim laps. If this issue continues, I will ask the board to consider establishing a permanent lap lane using a floating rope divider. This divider would be removed only during Water Volleyball or water aerobics classes.

#### **F&B Events Fairfax Hall**

CDD staff are requesting Board clarification on whether events scheduled through Food & Beverage may be opened to the public. If permitted by the Board, staff recommend offering event registration to Arlington Ridge residents one week prior to opening registration to the public. This process would apply only to Food & Beverage-hosted events and is intended to help increase participation and reduce cancellations due to low turnout. Several neighboring communities have expressed interest in attending events at Arlington Ridge.

## **Subsection 4F.**

# **Landscape Golf Management Regular Report**

# Arlington Ridge Golf Club

## Board of Supervisors Meeting

### January 2026 Recap & Action Items

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## I. January Operational & Financial Update

### The Good

#### Revenue Performance

- January revenue **exceeded budget expectations** across departments.
  - Golf: \$108,107.35 vs \$80,479.31 LY
  - Golf Budgeted Revenue: \$90,787
  - Restaurant: \$132,160.59 vs. \$58,819.74 (\$-21,411.71 in question)
  - Restaurant Budgeted Revenue: \$108,111
- Overall activity levels were strong, driven by increased golf play and consistent food & beverage traffic.

#### Restaurant Hours Adjustment

- As anticipated, the extended restaurant hours tested in January proved to be too long.
- Importantly, this adjustment **did not result in financial losses**, but scaling back hours is necessary to maintain efficiency and profitability.
- Mondays will remain open, and we are closely monitoring activity.
- If participation is lower than desired, **events and programming are planned on the backend** to help drive engagement.

#### Marketing Impact

- Our ongoing social media campaigns continue to be popular and well-received.

- Increased engagement and visibility from these efforts **played a role in January's uptick in activity and revenue**, particularly in food & beverage and event awareness.
- 

## The Challenges

### Financial Reporting Catch-Up

- We are still catching up on historical financials.
- All remaining documentation from Troon has now been received.
- Final October and November numbers are complete.
- First draft December financials are currently being reviewed.
- **By the next board meeting, financials should be fully current and provided on a timely basis going forward.**

### Golf Course Conditions

- The recent cold snap caused a temporary decline in course conditions.
- With warmer weather ahead, we expect a strong recovery heading into late February and early March.

### Staffing

- Louis Cherubin is no longer serving as Head Professional. I will be taking on a larger role within the golf operation during this transition period as we seek a replacement who aligns with our values and service standards.
- Overall Staffing continues to be a challenge, particularly in finding team members who are:
  - Reliable
  - Strong in work ethic
  - True team players

- Despite this, the current team has done an outstanding job.
  - We continue to receive **a high volume of positive feedback** from members and guests.
  - Management remains committed to delivering cheerful, attentive, and professional service.
- 

## II. Marketing & Community Outreach Update

### Social Media

- Social media remains one of our strongest marketing channels and continues to drive engagement.
- These efforts contributed meaningfully to January's increased activity and awareness.

### Print Advertising – The Villages Newspaper

- A portion of budgeted marketing dollars has been allocated to advertising in *The Villages* newspaper.
- At this time, we have **not yet seen measurable action** directly tied to this placement.
- We will continue monitoring performance and effectiveness before making longer-term commitments.

### Dining Guide Exploration

- We are currently exploring participation in a local dining guide as an additional marketing channel.
  - This opportunity is being evaluated based on cost, audience alignment, and potential impact on restaurant traffic.
- 

## III. Chathams Coffee Shop Update

- Since placing a renewed focus on Chatham's, we have seen a **noticeable uptick in participation**. We had the best revenue month by 50%. Now we have a long way to go with this but the possibilities are exciting.
  - We have implemented several targeted initiatives, including:
    - Running promotional specials
    - Creating dedicated social media campaigns
    - Communicating more frequently and intentionally
  - Early results are encouraging.
  - Performance numbers will be added as they are finalized.
- 

## IV. Action Items & Requests for Board Consideration

### 1. Maintenance Lift Proposal

- Two lift quotes have been obtained and are attached.
  - Management is requesting approval to move forward with the **Beard Equipment proposal**, which best aligns with operational needs, safety, and long-term value.
- 

### 2. Insurance Coverage Adjustment Request

#### Current Situation

- Arlington Ridge currently carries insurance at an annual cost of approximately **\$67,000**.
- Attempts to secure a **\$10 million umbrella policy were unsuccessful**, as carriers were unwilling to provide coverage at that level.

#### Proposed Coverage Structure

- **General Liability**

- Carrier: Western World
- Premium: **\$11,823**
- Deductible: **\$1,000**

- **Liquor Liability**

- Carrier: Kinsale
- Coverage limit: **\$1 million**
- Premium: **\$5,932.50**

- **Umbrella Policy**

- Carrier: Kinsale
- Coverage: **\$5,000,000 over General and Liquor Liability**
- Premium: **\$22,312.50**

### **Financial Impact**

- Total projected insurance cost: **\$40,067**
- Estimated annual savings: **approximately \$20,000+**
- Management is requesting board approval to move forward with this structure if acceptable.

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### **3. Kitchen Deep Cleaning Program**

- The initial kitchen deep cleaning was completed and approved.
- Due to kitchen usage and condition, a second deep cleaning was required and completed.

- Management recommends establishing a **regular deep-cleaning schedule** to maintain safety, cleanliness, and health standards.
  - **Proposed cost:**
    - \$900 per month
  - Management is requesting CDD approval to cover this recurring expense.
- 

## V. Looking Ahead

- Continued focus on operational efficiency while maintaining strong service standards.
- Close monitoring of staffing, course recovery, and restaurant traffic.
- Financial reporting will be fully stabilized by the next board meeting.



# ATTENTION TO DETAIL

## EXECUTIVE CLEANING

831 SE 36<sup>th</sup> Lane, Ocala, FL 34471 · 352.484.4744 · [attentiontodetailexec@gmail.com](mailto:attentiontodetailexec@gmail.com)

November 20, 2025

**ESTIMATE NO.:**

25-1104.2

Chesapeake Bay Grille at Arlington Ridge  
 Attn: Mr. Majdy Mohammad  
 4467 Arlington Ridge Blvd.  
 Leesburg, FL 34748  
[majdy.mohammad@arlingtonridgegolfclub.com](mailto:majdy.mohammad@arlingtonridgegolfclub.com)

SERVICE	SUBTOTAL
---------	----------

**Commercial Cleaning**

Deep cleaning of kitchen 1x/month

\$750.00

Includes stainless steel backsplashes/walls, underneath and behind equipment, stove, and floors; also includes the following equipment:  
 Stove and Oven inside and outside.

**TOTAL:**

**\$750.00**

Thank you for the opportunity to provide you with an estimate for our commercial cleaning services. We look forward to working with you.

<https://attentiontodetailservices.com>

# **Section 5.**

## **Business Items**

## **Subsection 5A.**

# **Golf Application Agreement**



2025-2026

## Arlington Ridge Golf Club GOLF MEMBERSHIP APPLICATION

FOR OFFICIAL USE ONLY	
LAST NAME	FIRST NAME
MEMBER #: _____ -001	
<input type="checkbox"/> RESIDENT MEMBER	<input type="checkbox"/> NON-RESIDENT MEMBER*
<input type="checkbox"/> SINGLE	<input type="checkbox"/> 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"), [Landscapes Golf Management, LLC \("Manager" or "LGM"\)](#), 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 that I have reviewed~~ 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 [additional](#) authorized ~~Additional Household Family m~~Members and/or ~~designated G~~guests [as such terms are defined in the Use Policies](#).

**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 same household and reside full-time in the same home as the primary member. Part-time members of the household and guests do NOT qualify for this membership type. The Club may require a copy of a valid drivers license in order to verify proof of full-time residency in a primary member's household. Additional methods of verification of residency such as billing statements, official government documents, financial or insurance documents, or other similar documents may also be considered.

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 mMembership yYear, and fees will be fixed at that rate for that the given membership 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 of 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 Aadditional Household Members will be suspended until a new credit card is provided, and the balance of the charge account has been paid.

Full gGolf mMembership includes uUnlimited pPractice rRange bBalls (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"), [Landscapes Golf Management, LLC](#), 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 that may be set from time to time by the Club and in accordance with [the Use Policies and/or](#) HOA bylaws [as applicable](#). 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 they have reviewed the~~ [Arlington Ridge Community Development District Recreational Facilities Use Policy \("Use Policies"\)](#) ~~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~~[Club](#), ~~Landscapes Golf Management, LLC~~ and ~~its~~ [their respective](#) 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~~ [respective](#) 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 [Use Policies, Rules and Regulations](#) or [Landscapes Golf Management, LLC'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 Use Policies](#).



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 \_\_\_\_\_

4469 Arlington Ridge Blvd, Leesburg, FL 34748 // 352.728.4660 // [arlingtonridgegolfclub.com](http://arlingtonridgegolfclub.com)



## 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: \_\_\_\_\_

## **Subsection 5B.**

# **Golf Insurance Coverages**

## **Subsection 5C.**

### **Golf Maintenance Lift Replacement**

## **Subsection 5Ci.**

### **Trion Proposal**

2510 N.W. 16th Lane  
Pompano Beach, FL 33064-1505 USA

Tel: (954) 974-1960 Fax: (954) 968-3398  
E-Mail: [accounting@precisionusa.com](mailto:accounting@precisionusa.com)  
[www.precisionusa.com](http://www.precisionusa.com)

**Date**  
02/05/26  
**Time**  
13:43:35

**Ordered By/PO No:** Trion Lift Quote

**Sold To Acct. No.** 01 / 12565  
ARLINGTON RIDGE GC  
ATTN: ACCOUNTS PAYABLE  
4463 ARLINGTON RIDGE BLVD  
LEESBURG FL 34748-1225

**Ship To Acct No.** 01  
ARLINGTON RIDGE GC  
ATTN: GOLF MAINTENANCE DEPT  
4463 ARLINGTON RIDGE BLVD  
LEESBURG FL 34748-1225

**Ship Via** COMMON CARRIER  
**Pay Type** PayPal

**Terms:** Prepay by Check

Order No:	Order Date:	Entered By:	Sls Rep. No/Name:	Ref. No:	Page:
77961/00	2/05/26	ALBERTA	00007 Jones, Chris		1 of 1

Order	Ship	B/O	LC	Item Number/Description	Reg Price	Unit Price	Discount	Total
1			176	PRO-M9200	10,290.00	10,290.00		10,290.00
				Equip Lift 5000# 2-column *DS* 6@ Lift 220V-1Ph 1-1/2HP p Beam				
				Freight, Crate & Insurance				2,260.00

If sales tax not charged, please pay use tax to your state.

<b>SUBTOTAL:</b>		12,550.00
<b>% Base Tax</b>	6.000	617.40
<b>% surtax</b>	1.000	102.90

<b>TOTAL:</b>	13,270.30
<b>DEPOSIT:</b>	
<b>AMT DUE:</b>	13,270.30

**Note:**

**This Quotation Expires 02/27/26**

## **Subsection 5Cii.**

### **John Deere Proposal**



**Prepared For**

ARLINGTON RIDGE COMMUNITY  
DEVELOPMENT DISTRICT

4463 ARLINGTON RIDGE BLVD

LEESBURG, FL 347481225

(703) 761-1444

**Prepared By**

Nicholas Wells

Beard Equipment Company

4539 NW 44th Avenue

Ocala, FL 34482

nwells@beardequipment.com

**Quote Id** 1566554

**Creation Date** 31-Jan-2026

**Expiration Date** 02-Mar-2026



**Prepared For**ARLINGTON RIDGE COMMUNITY  
DEVELOPMENT DISTRICT

4463 ARLINGTON RIDGE BLVD

LEESBURG, FL 347481225

(703) 761-1444

**Prepared By**

Nicholas Wells

Beard Equipment Company

4539 NW 44th Avenue

Ocala, FL 34482

nwells@beardequipment.com

**Quote Id** 1566554**Creation Date** 31-Jan-2026**Expiration Date** 02-Mar-2026

## Quote Summary

Equipment Summary	Selling Price	QTY In Group	Extended
Golf Lift GL-9	\$12,509.00	1	\$12,509.00
<b>Equipment Total</b>			<b>\$12,509.00</b>
<hr/>			
<b>Quote Summary</b>			
Total Selling Price			\$12,509.00
<b>Sub-total</b>			<b>\$12,509.00</b>
<b>Balance Due</b>			<b>\$12,509.00</b>

Salesperson : X \_\_\_\_\_

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



## Selling Equipment

Quote # 1566554

Customer ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT

### Golf Lift GL-9

QTY In Group : 1

Hours - - -

Selling Price

Serial Number

\$12,509.00

Stock Number - - -

PUK Parent Serial # - - -

### Equipment Summary

Code	Description	Qty
1	Golf Lift GL-9	1

### Base / Options

Code	Description	Qty
GL-9	Premium 2-Column Space-saving Design includes GL-TA Frame /Truck Kit	1

### Total Base / Options

### Selling Price Subtotal

### Total Selling Price

## **Subsection 5D.**

# **BRAC Roofing Proposals**

## **Subsection 5Di.**

### **Jurin Proposal**



## Activity Center Shingle Reroof

Proposal 25-9825-2

Removal and replacement of asphalt shingle roof system with new shingles and secondary water barrier underlayment.

### Prepared By

Cameron Wasser  
Jurin Roofing Services Inc.  
(267) 897-5244  
cameronw@roof-infrared.com  
29716 US-27, Dundee, FL 33838, USA Contractor License  
#CCC1333447

### Prepared For

Lee Graffius  
Arlington Ridge CDD  
(352) 728-2182  
Lee.Graffius@inframark.com  
4460 Arlington Ridge Blvd, Leesburg, FL 34748, USA

**Proposal 25-9825-2**

Issue Date February 4, 2026

Expires March 6, 2026

**DESCRIPTION****Base Bid - Shingle Roof****Roof Installation - Non-Labor Expenses**

Non-labor expenses including materials and disposal of existing roof system.

**Roof Installation - Labor**

Labor to remove and install new roof system assembly.

**TOTAL****\$45,523.09****Term and Conditions**

Jurin Roofing Services, Inc. hereby proposes to remove and replace existing single roof system on the Activity Center located at 4460 Arlington Ridge Blvd, Leesburg, FL 34748, USA.

**Mobilization**

1. Setup site to meet OSHA fall protection requirements. This will include setup of various items including enclosed trash chute, warning lines, and guard rails at load and discharge points. All safety equipment being setup on site is for the sole use of Jurin Roofing Services, Inc. and is not intended for use by others. Jurin Roofing Services, Inc. is not responsible for the safe conduct or safety of other personnel on site.
2. Load all materials onto roof surface via crane or boom lift. Jurin Roofing Services, Inc. will make maximum efforts to limit the storage of materials and equipment on the ground during the construction project.
3. Provide temporary toilet facilities for the duration of the project.
4. Prior to the commencement of the project, Jurin Roofing Services, Inc. requests a pre-construction meeting between the owner's representative and the Jurin Roofing Services, Inc. project manager to discuss all project details prior to start.
5. An under deck inspection can be performed prior to the start of construction to determine the location of any existing conduit, piping, or wiring to ensure they are not damaged during construction.
6. Any disconnection/reconnection of existing roof top mounted equipment or equipment mounted directly to the underside of the roof deck is the responsibility of the building owner and is not included in this scope of work. Owner agrees to hold harmless and indemnify Jurin Roofing Services, Inc. free of all liabilities as the result of the building owner's or manager's failure to disconnect equipment when requested by Jurin Roofing Services, Inc. Jurin Roofing Services, Inc. must provide 24 hours notice of disconnect/reconnect requirements when possible.

**Demolition**

1. Remove up to 4,900 sq ft of existing roofing system. Roof system is considered to be a single layer. Any additional layers of removal will require a change order.
2. Remove up to 250 ln ft of existing gutter system. Existing spouting will remain.
3. Clean and prepare existing rooftop penetrations.
4. Two solar tubes will be removed and roofed over. Jurin Roofing Services Inc. will remove the solar tubes to create a level decking. Interior demolition to be done by other contractor. - based on our experience, roof penetrations such as solar tubes are common sources of future leakage. For this reason, we recommend eliminating the existing openings and re-decking these areas rather than installing new solar tubes. Installation of new solar tubes is not included in this scope of work. If requested, this work will be completed at the unit cost rate indicated below.

**Unitary Cost**

1. All unforeseen deficiencies uncovered during the installation of the new roofing system will be billed as a change order. The rates for change orders are \$85.00 per hour with a 15% mark-up added to all materials.

**Carpentry**

1. Review current decking attachment. Re-nail existing roof deck in compliance with Florida Building Code where necessary.

**Roof System Installation**

1. Install self-adhered secondary water barrier onto roof deck and secure with cap nails as required.
2. Install new metal drip edge around perimeter of roof deck. Seal as required.
3. Install CertainTeed architectural shingles or equal onto roof deck as required by building code and manufacturer.
4. Install ridge vent along primary ridge lines.
5. Install new pipe seal and gooseneck flashings.

## Sheet Metal

1. Install up to 250 In ft of new gutter. All existing spouting will remain in place in its original location and configuration and will be attached to new gutters.

\*\*\* if hurricane clips are requested, these will be invoiced as a change order based on a time and material change order.

## Limited Warranty

1. Jurin Roofing Services, Inc.'s work will be warranted by Jurin in accordance with its standard warranty which is made a part of this proposal/contract and incorporated by reference, for a period of five (5) years from the date of substantial completion. A copy of Jurin Roofing Services, Inc.'s standard warranty is attached or, if not, will be furnished upon request. Jurin SHALL NOT BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES. The acceptance of this proposal/contract signifies the parties' agreement that this warranty shall be and is the exclusive remedy against Jurin for all defects in workmanship furnished by Jurin. A manufacturer's warranty shall be furnished if a manufacturer's warranty is called for in this proposal/contract. It is expressly agreed that in the event of any defects in the materials furnished pursuant to this proposal/contract, recourse shall only be against the manufacturer of such material.
2. The asphalt shingles being provided as part of this scope of work are manufactured and warranted by CertainTeed. The materials are warranted for a period of 40 years with specific limitations/shorter duration of coverage for specific types of losses. A copy of the manufacturer's warranty will be provided at the completion of the project or upon request of the customer

## Contract Provisions and Exclusions

1. Asbestos, lead based paint, and toxic materials exclusion - This proposal and contract is based upon the work to be performed by Jurin Roofing Services, Inc. not involving contact with asbestos-containing, lead based, or toxic materials and that such materials will not be encountered or disturbed during the course of performing the re-roofing work. Jurin Roofing Services, Inc. is not responsible for expenses, claims or damages arising out of the presence, disturbance or removal of asbestos-containing, lead based, or toxic materials. In the event such materials are encountered, Owner will make arrangements with others for the handling and/or removal of such materials and/or Jurin Roofing Services, Inc. shall be entitled to additional time and compensation for additional expenses incurred as a result of the presence of asbestos, asbestos-containing, lead based, or toxic materials at the work site.
2. Change Orders - If Jurin Roofing Services, Inc. is requested by general contractor, prime contractor or owner to perform extra or changed work that was not part of Jurin Roofing Services, Inc.'s original scope of work, general contractor, prime contractor or owner will provide reasonable compensation to Jurin Roofing Services, Inc. for said work. General contractor, prime contractor or owner shall not give orders to Jurin Roofing Services, Inc. for the work that is required to be performed at that time and then refuse to make payment on the grounds that a Change Order was not executed at the time the work was performed or the general contractor, prime contractor or owner's representative was not authorized to order the change. General contractor, prime contractor, owner and Jurin Roofing Services, Inc. recognize that in order for construction projects to proceed in a timely and efficient manner, changes in the original specifications frequently are made prior to execution of formal Change Order documents. The parties agree to work in good faith with each other so that Jurin Roofing Services, Inc. does not proceed with changed work without authorization and Jurin Roofing Services, Inc. receives fair compensation for authorized change work.
3. Dispute Resolution - In the event of a dispute between the parties hereto, the parties shall seek to mediate the dispute. If mediation is not successful, arbitration shall be promptly conducted. Both mediation and arbitration shall be held in the county where the Project is located.
4. Electrical Conduit - Owner represents there is no electrical conduit embedded within the existing roofing to be removed or attached directly to the underside or topside of the roof deck upon which contractor will be installing the new roof. Owner will indemnify Jurin Roofing Services, Inc. from any personal injury, damage, claim or expense because of the presence of electrical conduit, shall render the conduit harmless so as to avoid injury to Jurin Roofing Services, Inc. personnel, and shall compensate Jurin Roofing Services, Inc. for additional time and expense resulting from the presence of such materials.
5. Indemnify and Hold Harmless Clause - Jurin Roofing Services, Inc. agrees to indemnify and hold harmless the Owner from all claims, damages, losses and expenses for personal injury, including death and property damage, to the extent caused by a negligent act or omission by Jurin Roofing Services, Inc. or someone for whose acts Jurin Roofing Services, Inc. is responsible. Jurin Roofing Services, Inc. is not obligated to provide indemnity for damages, losses, claims or expenses to the extent due to the negligence or fault of indemnities or others for whose conduct Jurin Roofing Services, Inc. is not responsible. Similarly, Owner shall indemnify and hold harmless Jurin Roofing Services, Inc. from all claims for bodily injury, including death or other damages, to the extent due to the negligence of Owner or the fault of its agents, representatives or employees. Notwithstanding the foregoing, in the event of a

construction defect claim or a claim resulting from a slip and fall incident, the provisions of subsection (b) shall apply instead of the provisions of subsection (a). Owner is responsible for maintaining its premises in a condition that is safe for its employees, tenants, patrons, customers and other third parties. With respect to any and all construction defect claims, and all claims resulting from slip and fall incidents caused in whole or in part by the Owner's or its tenant's failure to promptly clean up water from the floors of the premises, Owner agrees to hold harmless and indemnify Jurin Roofing Services, Inc. from and against all damages, losses, and expenses, including attorney's fees, arising from such claims; provided, however, that such indemnification shall not include claims of, or damages resulting from, gross negligence, or willful, wanton or intentional misconduct of Jurin Roofing Services, Inc. or its officers, directors, agents or employees, or for statutory violation or punitive damages except and to the extent the statutory violation or punitive damages are caused by or result from the acts or omissions of Owner or someone for whom Owner is responsible. If Owner is requested to provide indemnification for such damages caused in whole or in part by any act, omission, or default of Jurin, the extent of such indemnification shall be limited to \$1,000,000. Notwithstanding the foregoing, if this contract is one for a public agency or in connection with a public agency's project, the Owner's indemnity obligations are limited to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the Owner and persons employed or utilized by the Owner.

6. Jurin Roofing Services, Inc. is not responsible for condensation, moisture migration from the building interior or other building components, location or size of roof drains, adequacy of drainage or ponding on the roof due to structural conditions. Additionally, Jurin Roofing Services Inc. shall not be liable for any claims or damages arising from or related to deficiencies in drainage. It is the Customer's responsibility to retain a licensed architect or mechanical engineer to determine and evaluate the drainage design and compliance with existing plumbing codes, including potential need for additional drains, scuppers or overflow drains, prior to commencement of reroofing. Jurin Roofing Services Inc.'s work does not include evaluation of code compliance, existing drainage, proper location or size of roof drains, or adequacy of drainage.
7. Mold growth exclusion - Jurin Roofing Services, Inc. and Owner are committed to acting promptly so that roof leaks are not a source of potential interior mold growth. Owner will make periodic inspections for signs of water intrusion and act promptly, including notice to Jurin Roofing Services, Inc., if Owner believes there are roof leaks, to correct the condition. Upon receiving notice Jurin Roofing Services, Inc. will make repairs promptly so that water entry through the roofing installed by Jurin Roofing Services, Inc. is not a source of moisture. Jurin Roofing Services, Inc. is not responsible for indoor air quality. Owner shall hold harmless and indemnify Jurin Roofing Services, Inc. from claims due to poor indoor air quality and resulting from a failure by Owner to maintain the interior of the building in a manner to avoid growth of mold.
8. Customer acknowledges that tear-off of existing roofing materials and re-roofing of an existing building may cause disturbance, dust or debris to fall into the interior. Customer agrees to remove or protect property directly below the roof in order to minimize potential interior damage. Jurin Roofing Services, Inc. shall not be responsible for disturbance, damage, and cleanup or loss of use or loss to interior property that Customer did not remove or protect prior to commencement and during the course of roofing tear-off and re-roofing operations. Customer shall notify tenants and building occupants of re-roofing and the need to provide protection underneath areas being re-roofed. Customer agrees to hold Jurin Roofing Services, Inc. harmless from claims of tenants and occupants who were not so notified and did not provide protection.
9. Fumes and Emissions - Customer acknowledges that roofing involves the use of solvent based materials. Odors and emissions from roofing products will be released and noise will be generated as part of the roofing operations to be performed by Jurin Roofing Services, Inc. Customer shall be responsible for interior air quality, including controlling mechanical equipment, HVAC units, intake vents, wall vents, windows, doors and other openings to prevent fumes and odors from entering the building. Customer is aware that roofing products emit fumes, vapors and odors during application process. Customer shall indemnify and hold harmless Jurin Roofing Services, Inc. from claims from third parties relating to fumes and odors that are emitted during the normal roofing process.
10. This proposal is being submitted based upon standard roofing practices with the intention of providing long-term moisture protection. No consideration has been given to local building code requirements. Change to the specifications may be required in order to comply with local codes. Any changes to this scope of work in order to comply with code requirements will be considered a change order to the project.
11. Jurin Roofing Services, Inc.'s commencement of the roof installation indicates only that Jurin Roofing Services, Inc. has accepted the surface of the roof deck as suitable to attach the roofing materials. Jurin Roofing Services, Inc. is not responsible for the construction, structural sufficiency, durability, and fastening, moisture content or physical properties of the roof deck or other trades' work or design.
12. Owner warrants that the structures on which Jurin Roofing Services, Inc. is to work are in sound condition and capable of withstanding normal activities of roofing construction equipment and operations. Owner represents that there is no electrical conduit embedded in the existing roofing or attached directly to the underside or topside of the roof deck upon which Jurin Roofing Services, Inc. will be installing the new roof. Owner will indemnify Jurin Roofing Services, Inc. from any personal injury, damage, claim or expense due to unsafe structural conditions and the presence of electrical conduit, shall render the conduit harmless so as to avoid injury to Jurin Roofing Services' personnel, and shall compensate Jurin Roofing Services, Inc. for additional time and expense resulting from the presence of such materials and unsafe structures.
13. Building Permit Exclusion - The cost of the building permit, if required, is included up to \$250.00 in the proposed price as noted. Jurin Roofing Services, Inc. will pull the permit on behalf of the owner. The cost of the building permit plus a handling fee of 10% will be added to the cost of the project if a building permit is required. This will be handled as a change order if needed. In addition, if

additional services are required by the municipality including but not limited to engineering or architectural design services these additional costs will be burdened by the building owner at cost plus 10%.

14. Jurin Roofing Services, Inc. is not responsible for leakage through the existing roof or other portions of the building that have not yet been re-roofed by Jurin Roofing Services, Inc. Jurin Roofing Services, Inc. is not responsible for damages or leaks due to existing conditions or existing sources of leakage simply because Jurin Roofing Services, Inc. started work on the building.
15. The failure of Customer to make proper payment to Jurin Roofing Services, Inc. when due shall, in addition to all other rights, constitute a material breach of contract and shall entitle Jurin Roofing Services, Inc. at its discretion to suspend all work and shipments, including furnishing warranty, until full payment is made. The time period in which Jurin Roofing Services, Inc. shall perform the work shall be extended for a period equal to the period which the Work was suspended, and the contract sum to be paid Jurin Roofing Services, Inc. shall be increased by the amount of Jurin Roofing Services, Inc. reasonable costs of shut-down, delay and start-up.
16. Customer shall purchase and maintain builder's risk and property insurance, including the labor and materials furnished by Jurin Roofing Services, Inc., covering fire, extended coverage, malicious mischief, vandalism and theft on the premises to protect against loss or damage to material and equipment and partially completed work until the job is completed and accepted.
17. Existing drain assemblies will be re-used. Any new drain components needed as result of removal and re-installation (i.e. broken bolts, etc.) will be billed separately.
18. Warranty Conditioned Upon Receipt of Payment - Warranties provided by Jurin Roofing Services Inc., including manufacturer warranties, shall not be effective unless and Jurin Roofing Services Inc. has been paid in full.
19. Severability - If, for any reason, any provision contained in this contract is found, to any extent, be invalid or unenforceable, the remainder of this contract shall nonetheless remain binding and valid and be enforced to the fullest extent permitted by law.
20. Steel products, aluminum, asphalt, polyisocyanurate and other roofing products are sometimes subject to unusual price volatility due to conditions that are beyond the control or anticipation of Jurin Roofing Services, Inc.. If there is a substantial increase in these or other roofing products between the date of Jurin Roofing Service, Inc.'s proposal and the time when the work is to be performed, the amount of the contract may be increased to reflect the additional cost to Jurin Roofing Services, Inc., upon submittal of written documentation and advance notice.
21. Employee Vaccination Statement - This proposal and warranty (if applicable) are conditioned upon all employees of Jurin Roofing Services Inc. (JRS) being able to access the site where the work is to be performed regardless of their vaccination status. JRS will not agree to any vaccine mandates or requirements at work sites. JRS shall have sole and absolute discretion on which of its employees it will assign to the work. This proposal and warranty (if applicable) are subject to being voided should the work location require JRS's employees to be vaccinated at any time during the performance of the work or during the warranty period (if applicable).

**This proposal may be withdrawn if not accepted within 15 days of submission.**

### **Statement of Quality -**

All material is guaranteed to be the same as specified. All work is done in accordance with accepted roofing practices as determined by the NRCA. All extra work will be done through change orders and will be an extra cost above and beyond the stated price. All agreements are contingent upon delays beyond our control. Owner to carry all necessary fire, tornado, and other insurance. Our workers are fully covered by workman's compensation insurance.

Unless stated otherwise on the face of this proposal, Customer shall pay the contract price plus any additional charges for changed or extra work within fourteen (14) days of receipt of invoice. Any outstanding balance will be paid within fourteen (14) days of substantial completion of the Work. All sums not paid when due shall earn interest at the rate of 1 1/2 percent per month. Contractor shall be entitled to recover from Customer all costs of collection, including attorney's fees, resulting from Customer's failure to make proper payment when due. If customer chooses to pay invoice with credit card, a 4% surcharge will be added to the invoice at the time of payment. In addition, there may be a limit on the transaction size if customer chooses to pay by credit card.

Jurin Roofing Services, Inc. entitlement to payment is not dependent upon criteria promulgated by Factory Mutual Global, including wind uplift testing.

**The above specifications, costs, and terms are hereby accepted.**

LEE GRAFFIUS

DATE

## **Subsection 5Dii.**

### **Titan Proposal**



**Titan Roofing**  
450 E Highway 50 Ste. 3  
Clermont FL, 34711  
Phone: (352) 708-8002

**Company Representative**  
Chance Caspary  
Phone: (352) 932-1911  
chance@titanroofingprofessionals.com

**Lee Graffus**  
4460 Arlington Ridge Boulevard  
Leesburg, FL 34748  
(352) 728-2186

Job: Lee Graffus

**Fitness Center Tamko Titan XT Shingle**

Provide Dumpster on-site  
Remove all existing shingles down to the roof deck surface.  
Inspect decking for damage and re nail any loose or lifted wood to meet Florida Building Code R908.7. If deteriorated or rotten decking is found, it will be replaced at \$100 per sheet.  
Install 3' wide Tamko Moisture Guard Ice & Water Shield (or equivalent) for enhanced leak protection.  
Install corrosion-resistant drip edge metal at all eaves and rakes per FBC R905.2.8.5.  
Install Tamko Starter Shingles along all eaves and rake edges.  
Install Tamko Titan XT Architectural Shingles per manufacturer specifications, using 1 1/4" galvanized roofing nails, ensuring minimum six nails per shingle for high-wind compliance (FBC R905.2.6).  
Install Tamko Hip & Ridge Cap shingles along all hips and ridges.  
Install a continuous ridge vent system to enhance attic ventilation, in accordance with manufacturer guidelines and FBC requirements.  
Install new lead or approved pipe flashings around all plumbing vent penetrations.  
Install new chimney flashing and counterflashing where applicable.  
Replace two Skylights  
Remove all job-related debris from the property and use magnetic rollers to collect loose nails.  
Apply for all required permits and schedule all municipal inspections per local building department regulations.  
Provide a Limited Lifetime workmanship warranty covering installation defects.

**\$31,500.00**

**TOTAL \$31,500.00**

\_\_\_\_\_  
Company Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date



# Tubular Skylights

## EASILY AND AFFORDABLY

## Add Soft, Natural Light to Your Home

For about the cost of a nice light fixture, we can bring the soft, natural light of the sun into virtually any space in your home. Installed on most roofs in under two hours, you will quickly realize the cost benefits of a tubular skylight over traditional skylights and incandescent lighting. In addition to the free sunlight, our tubular skylights do not contribute to heat loss or gain unlike standard framed-skylights.



**PRISMATIC**

**SOFT WHITE**



**PITCHED**



**FLAT**



**CURB MOUNT**

### FLASHING TYPES

Pitched Roof – 2:12 pitch and steeper  
Flat Roof – up to 2:12 pitch  
Curb Mount – installs over pre-built curb

### FLASHING COLORS

Powder Coated Black Matte  
Powder Coated Bronze Gloss  
Mill Finish

### DIFFUSER STYLES

Prismatic – domed or flat profile  
Soft White – domed or flat profile

### AVAILABLE ACCESSORIES

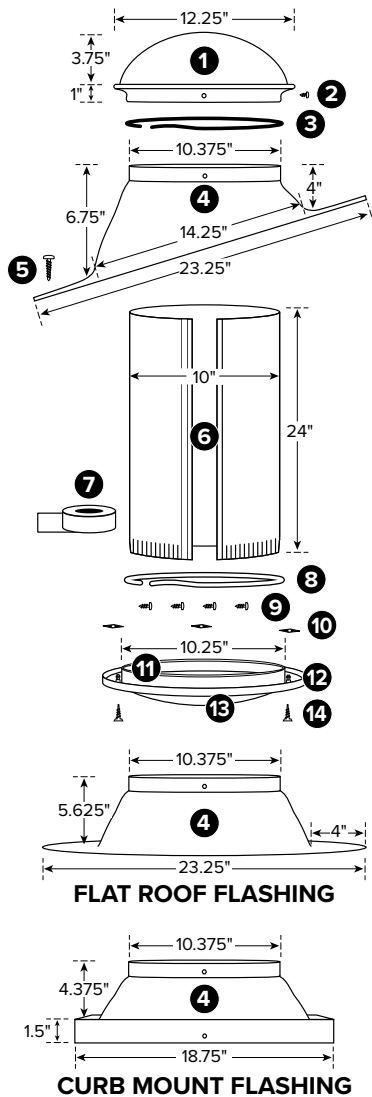
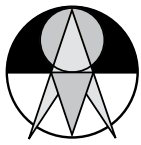
Dimmer Kit – dim light during daytime  
Light Kits - electric or solar powered  
Exhaust Vent Kit – 10" model only  
Extra Light Pipe Sections – 12" or 24"  
Angle Adapters – to avoid attic obstructions  
Tile Roofs – Flashing Skirt & Turret Extension



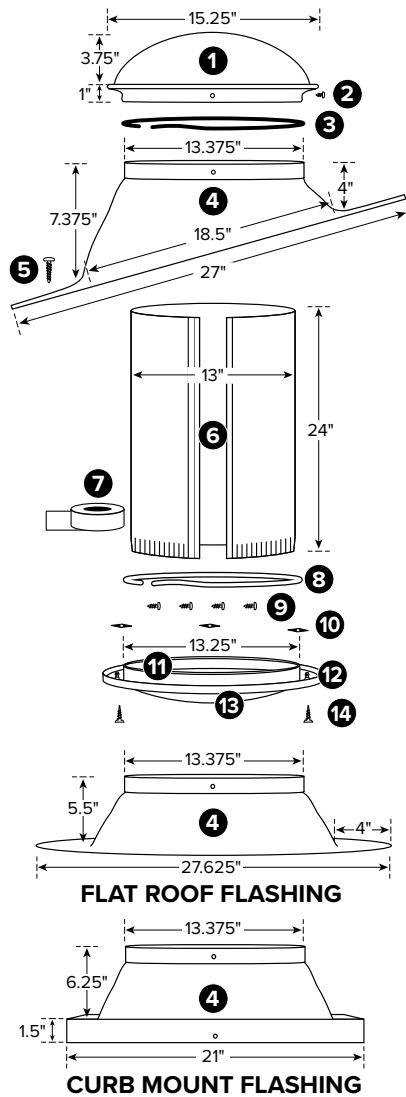
## Tubular Skylight Key Features

10" | 13" | 18" Models

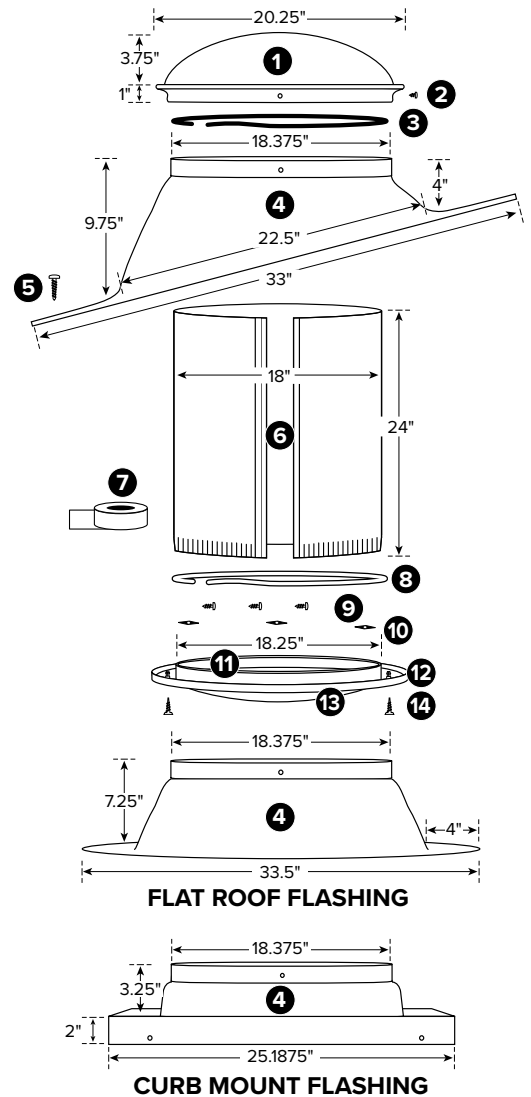
- Fits any roof pitch and roof type – 3 sizes available
- Precision engineered to withstand harsh weather
- Installs easily with no structural changes or wiring required
- Designed to perform optimally from sunup to sundown
- Disperses light evenly while blocking 99% of harmful UV rays
- Condensation release dome prevents fogging due to humidity
- Aluminum housing is powder coated both inside and out for additional durability and to prevent corrosion
- Qualifies for 30% Federal Tax Credit (when paired with Solar Light Kit)
- Hurricane Tested and Rated, HVHZ Compliant
- Limited Lifetime Warranty



**10" MODEL**



**13" MODEL**



**18" MODEL**

## KENNEDY TUBULAR SKYLIGHT TECHNICAL SPECIFICATIONS

Model	Coverage	Wattage	Max Tube
10"	up to <b>150 sf</b>	up to <b>300 watts</b>	<b>18'</b>
13"	up to <b>300 sf</b>	up to <b>500 watts</b>	<b>20'</b>
18"	up to <b>500 sf</b>	up to <b>1,000 watts</b>	<b>20'</b>

**Note:** Kits include 4 feet of light pipe. Additional light pipe and angle adapters available for all models.

18" model used on homes with 24" on center construction.

1. Clear UV Protected, 100% High Impact Modified Acrylic Dome
2. (4) Phillips Head Stainless Steel .25" Sheet Metal Screws
3. Black Nylon Horse Hair Gasket (self-adhesive)
4. Commercial Pure Grade Aluminum Flashing
5. (6) 1.5" Phillips Head Stainless Steel Screws
6. Heavy Duty Foil Tape
7. (2) 24" Light Pipe Sections
8. White Nylon Horse Hair Gasket (self-adhesive)
9. (8) Phillips Head Stainless Steel .5" Self-Tapping Screws
10. (3) Black Speed Nuts
11. Aluminum Ceiling Ring
12. White Powder Coated Aluminum Trim Ring
13. Prismatic or Soft White Diffuser (domed or flat profile)
14. (3) 1.5" Phillips Head Screws



# TITAN<sup>XT</sup>

PREMIUM ARCHITECTURAL SHINGLES



**TAMKO**<sup>®</sup>

Shown in *Thunderstorm Grey*

# Boost Curb Appeal and Experience True High Performance

Discover the perfect balance of style and function and create a look that's truly yours. Explore how Titan XT® shingles can complement any design, from timeless elegance to bold modern flair, and increase your home's market appeal.

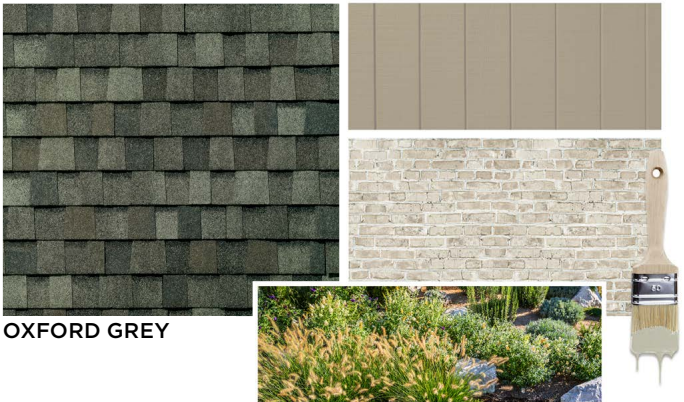


## Design Inspiration

### *Oxford Grey:*

Oxford Grey dares you to be bold. Whether homeowners envision a high-contrast design, a monochromatic aesthetic, or something in between, its deep tones provide the perfect foundation.

Scan to explore our full library of style boards and get inspired!



# Engineered for Strength



## Design Inspiration

### *Weathered Wood:*

A natural blend of warm and cool tones creates a versatile, refined look that complements a variety of home styles. Its balanced color palette adds depth and dimension, offering timeless appeal and enduring beauty for any roof.

Scan to explore our full library  
of style boards and get inspired!



WEATHERED WOOD



WEATHERED WOOD



WEATHERED WOOD

# Designed for Longevity

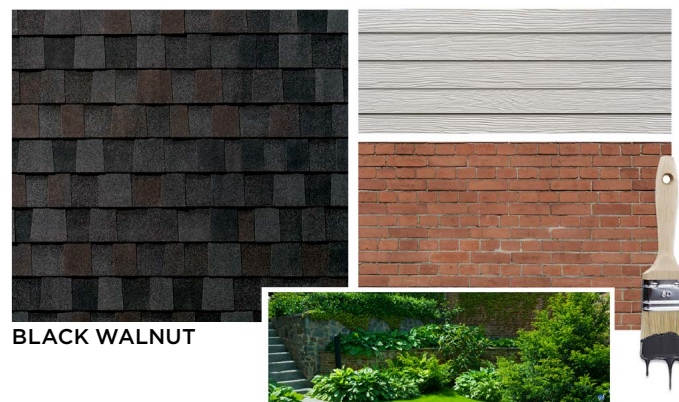


## Design Inspiration

### *Black Walnut:*

Black Walnut is a timeless shingle color, featuring rich black tones with subtle red accents. Its versatile base makes it easy for homeowners to incorporate other classic elements like brick or stone for a cohesive, enduring look.

Scan to explore our full library of style boards and get inspired!



# 3 Tips for Matching Your Shingles to Your Home

## 1. *Be Inspired by Natural Surroundings*

Rustic Slate blends seamlessly when nestled in the woods, but a shingle in Rustic Cedar might be the perfect choice for a coastal retreat.

## 2. *Consider Your Home's Style*

Modern homes pair well with sleek tones like Rustic Black, while traditional homes shine with timeless hues like Oxford Grey.

## 3. *Test in Natural Light*

View Titan XT® colors, like Olde English Pewter or Rustic Black, against your home in different lighting to ensure the perfect match.



Brie Stewart, Owner, Cedar and Stone Interior Design

# The Shingle You Choose Matters.

Built tough for award-winning performance. Titan XT® shingles help protect your home against high winds and harsh weather.



**Voted #1 Product of the Year**  
In the Home Protection Category. Survey of 40,000 consumers by Kantar.



## America's Natural Colors

Bring the vibrant tones of the American landscape to your home.



Black Walnut



Natural Timber



Thunderstorm Grey

## Classic Colors

For those who prefer a softer, more even look for their roof, choose one of our Classic Colors featuring timeless, industry-favorite color blends.



Desert Sand



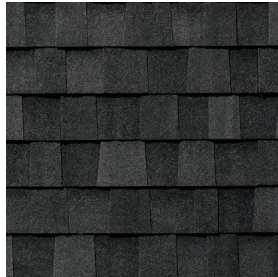
Glacier White



Olde English Pewter



Oxford Grey



Rustic Black



Rustic Cedar



Rustic Hickory



Rustic Slate



Shadow Grey



Virginia Slate



Weathered Wood

Color and product availability varies by region and manufacturing location. Consult your contractor or local TAMKO® distributor for details.



## See Our Shingles On Your Home.

Explore Titan XT® shingle colors and styles with the TAMKO® Roof Visualizer and bring your dream home to life. Customize sample homes or upload a photo of your own to see how the perfect roof can transform your home's look.



See how TAMKO® shingles could look on your home at [tamko.com/studio](https://tamko.com/studio)

# Maximize Your Roof's Performance

Combine Titan XT® with the TAMKO Complete® Roof System

Titan XT® shingles are at the heart of the TAMKO Complete® roof system, delivering unmatched durability and style. Achieve peak roof performance with components designed to work seamlessly together for maximum protection and long-lasting reliability.

## 1 PROTECT

Start your roof system with a strong foundation

- ☐ Waterproofing
- ☐ Ice & Rain Underlayment
- ☐ Synthetic Underlayment
- ☐ Starter Shingles

## 2 PERFORM

Insist on beauty and performance from TAMKO

- ☐ Titan XT® Shingles

## 3 PROLONG

Keep your new roof lasting for years to come

- ☐ Hip & Ridge Shingles

When you combine **Titan XT® with the TAMKO Complete® roof system**, you're investing in a roof that works together to protect and beautify your home, season after season.

### PROLONG

Hip & Ridge Shingles

### PERFORM

Titan XT®  
StormFighter FLEX®  
Heritage®

### PROTECT

Waterproofing,  
Underlayments and  
Starter Shingles

Page 54  
**TITAN** XT®  
PREMIUM ARCHITECTURAL SHINGLES

## Strength, Style, and Lasting Protection

Titan XT® shingles combine superior impact resistance, vibrant colors, and limited lifetime protection to elevate and secure your home.



*Protect Against Expensive Wind Damage*

Innovative technology provides superior protection for roofs, standing strong against winds up to 160 MPH.\*



*Built to Help Resist the Elements*

Class 3 impact resistance† shields your roof from nature's fastballs.



*More Home Value*

Proprietary granule blends and advanced color techniques deliver rich, vibrant colors with natural shadowing for stunning curb appeal.



*Limited Lifetime Protection*

Supported by TAMKO's most comprehensive limited lifetime warranties, ensuring durability and peace of mind for years to come.

\* 160 MPH wind warranty requires TAMKO® starter and TAMKO® hip & ridge. See TAMKO's full High Wind Application Instructions for all requirements and restrictions.

† Titan XT® shingles are classified by UL for compliance with UL 2218 Class 3 impact resistance. UL 2218 testing utilizes a dropped steel ball which may not correlate with real world rooftop experience with the impact of storm driven hail or other objects.



# Engineered for Strength. Designed for Longevity.

*Experience True High Performance.*

Titan XT® isn't just a shingle — it's built tough for award-winning performance, featuring TAMKO's **TriShield™** technology and reinforced with **AnchorLock™** protection for extreme durability that delivers a Class 3+ impact rated shingle with superior wind performance when it matters most.

## SEALANT GRIPS STRONG:

Next-generation sealant technology engineered for exceptional strength — resisting high-temperature compression while forming a powerful bond that grips strong even in freezing temperatures.

## GRANULES HOLD FIRM:

Our advanced asphalt technology, featuring proprietary additive blends and premium material sourcing, delivers superior granule adhesion — helping ensure long-lasting protection even in the most extreme conditions.

## REINFORCEMENT SECURES THE SYSTEM:

Engineered with proprietary, cutting-edge technology to create a reinforced system — our AnchorLock™ technology helps ensure your shingle stays firmly in place, even against winds up to 160 mph\*.

## LAMINATE MAINTAINS INTEGRITY:

Innovative laminate technology engineered to lock the shingle system together regardless of high summer temperatures or steep roof conditions.



\* 160 MPH wind warranty requires TAMKO® starter and TAMKO® hip & ridge. See TAMKO's full High Wind Application Instructions for all requirements and restrictions.  
† Titan XT® shingles are classified by UL for compliance with UL 2218 Class 3 impact resistance. UL 2218 testing utilizes a dropped steel ball which may not correlate with real world rooftop experience with the impact of storm driven hail or other objects.

## Avoid Expensive Wind Damage

When it comes to wind damage, many insurance companies cover repairs instead of full roof replacements. The partial repair will still be obvious, as the original shingles have weathered and aged over time.

That's why a robust wind warranty is essential—it can help protect you from the stress of partial repairs and help keep your roof looking seamless and secure, even after severe weather.

## Hurricane Tested

Titan XT® shingles outperformed the competition during Hurricane Ian in 2022, and Hurricanes Milton and Helene in 2024. While you may never face 160 MPH winds, Titan XT® shingles are built to help withstand the strongest wind speeds your home could encounter.‡



Find out more about Titan XT® innovative technologies.



‡ TAMKO's Limited Warranty and High Wind Application covers properly installed Titan XT® shingles up to 160 mph. Hurricane results generally demonstrate the performance of our products; however, our Limited Warranty does not cover hurricanes. Please consult TAMKO's Limited Warranty and Application Instructions for all requirements.



## Strength, Style, and American Craftsmanship



1-800-641-4691  
tamko.com

Follow us on social media for the latest TAMKO news  

### Titan XT® shingles meet the following classifications

**UL Listed for:**  
Class A Fire Resistance

**UL Classified:**  
Wind Resistance  
Impact Resistance  
ASTM D3462 and ICC-ES  
Acceptance Criteria AC438

**Tested in Compliance with:**  
UL 790/ASTM E 108, Class A  
ASTM D3161, Class F  
ASTM D7158, Class H  
UL 2218 Class 3+ Impact Resistance  
ASTM D3462  
ICC-ES Acceptance Criteria AC438

Desert Sand, Glacier White, and Olde English Pewter are listed by the  
Cool Roof Rating Council® (CRRC)

**UL Evaluation Reports:**  
UL Evaluation Report ER2919-01  
UL Evaluation Report ER2919-02

**Florida Building Code  
Product Approval**  
FL 18355  
FL 35321

**Miami-Dade County  
Product Control Approved**



**Voted #1  
Product  
of the Year**

In the Home  
Protection Category.  
Survey of 40,000  
consumers by Kantar.



Prior to making your final color selection, TAMKO recommends viewing an  
actual roof installation. See [tamko.com/colorselection](https://tamko.com/colorselection) for complete details.

Certain colors and products may not be available in your area. Information included  
in this item was current at the time of printing. To obtain a copy of the most current  
version of this item, visit us online at [tamko.com](https://tamko.com) or call us at 1-800-641-4691.

SHINGLES BEGIN TO AGE AS SOON AS THEY ARE EXPOSED TO NATURE. BUILDINGS EXPERIENCE AGING  
FACTORS DIFFERENTLY, SO IT IS DIFFICULT TO PREDICT HOW LONG SHINGLES WILL LAST. TAMKO  
PROVIDES A LIMITED WARRANTY FOR MANY PRODUCTS, THAT INCLUDES A BINDING ARBITRATION  
CLAUSE AND OTHER TERMS AND CONDITIONS WHICH ARE INCORPORATED HEREIN BY REFERENCE.  
YOU MAY OBTAIN A COPY OF THE LIMITED WARRANTY AT [TAMKO.COM](https://tamko.com) OR BY CALLING 1-800-641-4691.

\*TITANXTSHINGLESARECLASSIFIEDBYULFORCOMPLIANCE  
WITH UL 2218 CLASS 3 IMPACT RESISTANCE. UL 2218  
TESTING UTILIZES A DROPPED STEEL BALL WHICH MAY NOT  
CORRELATE WITH REAL WORLD ROOFTOP EXPERIENCE WITH  
THE IMPACT OF STORM DRIVEN HAIL OR OTHER OBJECTS.

## **Subsection 5E.**

### **Cart Barn Roofing Proposals**

## **Subsection 5Ei.**

### **Jurin Cart Barn Shingle**



## Cart Barn Re-Roof with Shingles

Proposal 25-9824-3

Removal and replacement of asphalt shingle roof system with new shingles and synthetic underlayment.

### Prepared By

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Jurin Roofing Services Inc.  
(267) 897-5244  
cameronw@roof-infrared.com  
29716 US-27, Dundee, FL 33838, USA Contractor License  
#CCC1333447

### Prepared For

Lee Graffius  
Arlington Ridge CDD  
(352) 728-2182  
Lee.Graffius@inframark.com  
4964 Arlington Ridge Blvd, Leesburg, FL 34748, USA

**Proposal 25-9824-3**

Issue Date January 21, 2026

Expires February 20, 2026

**DESCRIPTION****Base Bid - Shingle Roof****Roof Installation - Non-Labor Expenses**

Non-labor expenses including materials and disposal of existing roof system.

**Roof Installation - Labor**

Labor to remove and install new roof system assembly.

**TOTAL****\$42,402.85****Term and Conditions**

Jurin Roofing Services, Inc. hereby proposes to remove and replace existing single roof system on the Golf Cart Barn located at 4964 Arlington Ridge Blvd, Leesburg, FL 34748, USA.

**Mobilization**

1. Setup site to meet OSHA fall protection requirements. This will include setup of various items including enclosed trash chute, warning lines, and guard rails at load and discharge points. All safety equipment being setup on site is for the sole use of Jurin Roofing Services, Inc. and is not intended for use by others. Jurin Roofing Services, Inc. is not responsible for the safe conduct or safety of other personnel on site.
2. Load all materials onto roof surface via crane or boom lift. Jurin Roofing Services, Inc. will make maximum efforts to limit the storage of materials and equipment on the ground during the construction project.
3. Provide temporary toilet facilities for the duration of the project.
4. Prior to the commencement of the project, Jurin Roofing Services, Inc. requests a pre-construction meeting between the owner's representative and the Jurin Roofing Services, Inc. project manager to discuss all project details prior to start.
5. An under deck inspection can be performed prior to the start of construction to determine the location of any existing conduit, piping, or wiring to ensure they are not damaged during construction.
6. Any disconnection/reconnection of existing roof top mounted equipment or equipment mounted directly to the underside of the roof deck is the responsibility of the building owner and is not included in this scope of work. Owner agrees to hold harmless and indemnify Jurin Roofing Services, Inc. free of all liabilities as the result of the building owner's or manager's failure to disconnect equipment when requested by Jurin Roofing Services, Inc. Jurin Roofing Services, Inc. must provide 24 hours notice of disconnect/reconnect requirements when possible.

**Demolition**

1. Remove up to 5,400 sq ft of existing roofing system. Roof system is considered to be a single layer. Any additional layers of removal will required a change order.
2. Remove up to 350 ln ft of existing gutter system. Existing spouting will remain.
3. Clean and prepare existing rooftop penetrations.

**Unitary Cost**

1. All unforeseen deficiencies uncovered during the installation of the new roofing system will be billed as a change order. The rates for change orders are \$85.00 per hour with a 15% mark-up added to all materials.

**Carpentry**

1. Re-nail up to 5,400 sq ft of roof deck.

If additional carpentry work is required, it will be invoiced as a \$85.00 per hour with a 15% mark-up added to all materials.

**Roof System Installation**

1. Install single course of self-adhered water barrier at gutter edge. Self-adhered water barrier will extend up from gutter edge approximately 3 feet.

2. Balance of roof system will be covered with double layer of synthetic underlayment. Underlayment will be mechanically attached using cap nails.
3. Install metal drip edge around perimeter of roof at gutter edge. Seal metal edge flange per building code requirements.
4. Install GAF Timberline or equal architectural shingles in color chosen by owner from standard colors.
5. Install ridge vent at ridge line of roof system. Apply new hip and ridge shingle caps at hips and along ridge.

## Sheet Metal

1. Install up to 350 In ft of new gutter. All existing spouting will remain in place in its original location and configuration and will be attached to new gutters.

## Limited Warranty

1. Jurin Roofing Services, Inc.'s work will be warranted by Jurin in accordance with its standard warranty which is made a part of this proposal/contract and incorporated by reference, for a period of (10) Ten years from the date of substantial completion. A copy of Jurin Roofing Services, Inc.'s standard warranty is attached or, if not, will be furnished upon request. Jurin SHALL NOT BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES. The acceptance of this proposal/contract signifies the parties' agreement that this warranty shall be and is the exclusive remedy against Jurin for all defects in workmanship furnished by Jurin. A manufacturer's warranty shall be furnished if a manufacturer's warranty is called for in this proposal/contract. It is expressly agreed that in the event of any defects in the materials furnished pursuant to this proposal/contract, recourse shall only be against the manufacturer of such material.

## Contract Provisions and Exclusions

1. Asbestos, lead based paint, and toxic materials exclusion - This proposal and contract is based upon the work to be performed by Jurin Roofing Services, Inc. not involving contact with asbestos-containing, lead based, or toxic materials and that such materials will not be encountered or disturbed during the course of performing the re-roofing work. Jurin Roofing Services, Inc. is not responsible for expenses, claims or damages arising out of the presence, disturbance or removal of asbestos-containing, lead based, or toxic materials. In the event such materials are encountered, Owner will make arrangements with others for the handling and/or removal of such materials and/or Jurin Roofing Services, Inc. shall be entitled to additional time and compensation for additional expenses incurred as a result of the presence of asbestos, asbestos-containing, lead based, or toxic materials at the work site.
2. Change Orders - If Jurin Roofing Services, Inc. is requested by general contractor, prime contractor or owner to perform extra or changed work that was not part of Jurin Roofing Services, Inc.'s original scope of work, general contractor, prime contractor or owner will provide reasonable compensation to Jurin Roofing Services, Inc. for said work. General contractor, prime contractor or owner shall not give orders to Jurin Roofing Services, Inc. for the work that is required to be performed at that time and then refuse to make payment on the grounds that a Change Order was not executed at the time the work was performed or the general contractor, prime contractor or owner's representative was not authorized to order the change. General contractor, prime contractor, owner and Jurin Roofing Services, Inc. recognize that in order for construction projects to proceed in a timely and efficient manner, changes in the original specifications frequently are made prior to execution of formal Change Order documents. The parties agree to work in good faith with each other so that Jurin Roofing Services, Inc. does not proceed with changed work without authorization and Jurin Roofing Services, Inc. receives fair compensation for authorized change work.
3. Dispute Resolution - In the event of a dispute between the parties hereto, the parties shall seek to mediate the dispute. If mediation is not successful, arbitration shall be promptly conducted. Both mediation and arbitration shall be held in the county where the Project is located.
4. Electrical Conduit - Owner represents there is no electrical conduit embedded within the existing roofing to be removed or attached directly to the underside or topside of the roof deck upon which contractor will be installing the new roof. Owner will indemnify Jurin Roofing Services, Inc. from any personal injury, damage, claim or expense because of the presence of electrical conduit, shall render the conduit harmless so as to avoid injury to Jurin Roofing Services, Inc. personnel, and shall compensate Jurin Roofing Services, Inc. for additional time and expense resulting from the presence of such materials.
5. Indemnify and Hold Harmless Clause - Jurin Roofing Services, Inc. agrees to indemnify and hold harmless the Owner from all claims, damages, losses and expenses for personal injury, including death and property damage, to the extent caused by a negligent act or omission by Jurin Roofing Services, Inc. or someone for whose acts Jurin Roofing Services, Inc. is responsible. Jurin Roofing Services, Inc. is not obligated to provide indemnity for damages, losses, claims or expenses to the extent due to the negligence or fault of indemnities or others for whose conduct Jurin Roofing Services, Inc. is not responsible. Similarly, Owner shall indemnify and hold harmless Jurin Roofing Services, Inc. from all claims for bodily injury, including death or other damages, to the extent due to the negligence of Owner or the fault of its agents, representatives or employees. Notwithstanding the foregoing, in the event of a construction defect claim or a claim resulting from a slip and fall incident, the provisions of subsection (b) shall apply instead of the provisions of subsection (a). Owner is responsible for maintaining its premises in a condition that is safe for its employees, tenants, patrons, customers and other third parties. With respect to any and all construction defect claims, and all claims resulting from slip and fall incidents caused in whole or in part by the Owner's or its tenant's failure to promptly clean up water from the floors of the premises, Owner agrees to hold harmless and indemnify Jurin Roofing Services, Inc. from and against all damages, losses, and expenses, including attorney's fees, arising from such claims; provided, however, that such indemnification shall not include claims

of, or damages resulting from, gross negligence, or willful, wanton or intentional misconduct of Jurin Roofing Services, Inc. or its officers, directors, agents or employees, or for statutory violation or punitive damages except and to the extent the statutory violation or punitive damages are caused by or result from the acts or omissions of Owner or someone for whom Owner is responsible. If Owner is requested to provide indemnification for such damages caused in whole or in part by any act, omission, or default of Jurin, the extent of such indemnification shall be limited to \$1,000,000. Notwithstanding the foregoing, if this contract is one for a public agency or in connection with a public agency's project, the Owner's indemnity obligations are limited to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the Owner and persons employed or utilized by the Owner.

6. Jurin Roofing Services, Inc. is not responsible for condensation, moisture migration from the building interior or other building components, location or size of roof drains, adequacy of drainage or ponding on the roof due to structural conditions. Additionally, Jurin Roofing Services Inc. shall not be liable for any claims or damages arising from or related to deficiencies in drainage. It is the Customer's responsibility to retain a licensed architect or mechanical engineer to determine and evaluate the drainage design and compliance with existing plumbing codes, including potential need for additional drains, scuppers or overflow drains, prior to commencement of reroofing. Jurin Roofing Services Inc.'s work does not include evaluation of code compliance, existing drainage, proper location or size of roof drains, or adequacy of drainage.
7. Mold growth exclusion - Jurin Roofing Services, Inc. and Owner are committed to acting promptly so that roof leaks are not a source of potential interior mold growth. Owner will make periodic inspections for signs of water intrusion and act promptly, including notice to Jurin Roofing Services, Inc., if Owner believes there are roof leaks, to correct the condition. Upon receiving notice Jurin Roofing Services, Inc. will make repairs promptly so that water entry through the roofing installed by Jurin Roofing Services, Inc. is not a source of moisture. Jurin Roofing Services, Inc. is not responsible for indoor air quality. Owner shall hold harmless and indemnify Jurin Roofing Services, Inc. from claims due to poor indoor air quality and resulting from a failure by Owner to maintain the interior of the building in a manner to avoid growth of mold.
8. Customer acknowledges that tear-off of existing roofing materials and re-roofing of an existing building may cause disturbance, dust or debris to fall into the interior. Customer agrees to remove or protect property directly below the roof in order to minimize potential interior damage. Jurin Roofing Services, Inc. shall not be responsible for disturbance, damage, and cleanup or loss of use or loss to interior property that Customer did not remove or protect prior to commencement and during the course of roofing tear-off and re-roofing operations. Customer shall notify tenants and building occupants of re-roofing and the need to provide protection underneath areas being re-roofed. Customer agrees to hold Jurin Roofing Services, Inc. harmless from claims of tenants and occupants who were not so notified and did not provide protection.
9. Fumes and Emissions - Customer acknowledges that roofing involves the use of solvent based materials. Odors and emissions from roofing products will be released and noise will be generated as part of the roofing operations to be performed by Jurin Roofing Services, Inc. Customer shall be responsible for interior air quality, including controlling mechanical equipment, HVAC units, intake vents, wall vents, windows, doors and other openings to prevent fumes and odors from entering the building. Customer is aware that roofing products emit fumes, vapors and odors during application process. Customer shall indemnify and hold harmless Jurin Roofing Services, Inc. from claims from third parties relating to fumes and odors that are emitted during the normal roofing process.
10. This proposal is being submitted based upon standard roofing practices with the intention of providing long-term moisture protection. No consideration has been given to local building code requirements. Change to the specifications may be required in order to comply with local codes. Any changes to this scope of work in order to comply with code requirements will be considered a change order to the project.
11. Jurin Roofing Services, Inc.'s commencement of the roof installation indicates only that Jurin Roofing Services, Inc. has accepted the surface of the roof deck as suitable to attach the roofing materials. Jurin Roofing Services, Inc. is not responsible for the construction, structural sufficiency, durability, and fastening, moisture content or physical properties of the roof deck or other trades' work or design.
12. Owner warrants that the structures on which Jurin Roofing Services, Inc. is to work are in sound condition and capable of withstanding normal activities of roofing construction equipment and operations. Owner represents that there is no electrical conduit embedded in the existing roofing or attached directly to the underside or topside of the roof deck upon which Jurin Roofing Services, Inc. will be installing the new roof. Owner will indemnify Jurin Roofing Services, Inc. from any personal injury, damage, claim or expense due to unsafe structural conditions and the presence of electrical conduit, shall render the conduit harmless so as to avoid injury to Jurin Roofing Services' personnel, and shall compensate Jurin Roofing Services, Inc. for additional time and expense resulting from the presence of such materials and unsafe structures.
13. Building Permit Exclusion - The cost of the building permit, if required, is included up to \$250.00 in the proposed price as noted. Jurin Roofing Services, Inc. will pull the permit on behalf of the owner. The cost of the building permit plus a handling fee of 10% will be added to the cost of the project if a building permit is required. This will be handled as a change order if needed. In addition, if additional services are required by the municipality including but not limited to engineering or architectural design services these additional costs will be burdened by the building owner at cost plus 10%.
14. Jurin Roofing Services, Inc. is not responsible for leakage through the existing roof or other portions of the building that have not yet been re-roofed by Jurin Roofing Services, Inc. Jurin Roofing Services, Inc. is not responsible for damages or leaks due to existing conditions or existing sources of leakage simply because Jurin Roofing Services, Inc. started work on the building.

The failure of Customer to make proper payment to Jurin Roofing Services, Inc. when due shall, in addition to all other rights, constitute a material breach of contract and shall entitle Jurin Roofing Services, Inc. at its discretion to suspend all work and shipments, including furnishing warranty, until full payment is made. The time period in which Jurin Roofing Services, Inc. shall perform the work shall be extended for a period equal to the period which the Work was suspended, and the contract sum to be paid Jurin Roofing Services, Inc. shall be increased by the amount of Jurin Roofing Services, Inc. reasonable costs of shut-down, delay and start-up.

16. Customer shall purchase and maintain builder's risk and property insurance, including the labor and materials furnished by Jurin Roofing Services, Inc., covering fire, extended coverage, malicious mischief, vandalism and theft on the premises to protect against loss or damage to material and equipment and partially completed work until the job is completed and accepted.
17. Existing drain assemblies will be re-used. Any new drain components needed as result of removal and re-installation (i.e. broken bolts, etc.) will be billed separately.
18. Warranty Conditioned Upon Receipt of Payment - Warranties provided by Jurin Roofing Services Inc., including manufacturer warranties, shall not be effective unless and Jurin Roofing Services Inc. has been paid in full.
19. Severability - If, for any reason, any provision contained in this contract is found, to any extent, be invalid or unenforceable, the remainder of this contract shall nonetheless remain binding and valid and be enforced to the fullest extent permitted by law.
20. Steel products, aluminum, asphalt, polyisocyanurate and other roofing products are sometimes subject to unusual price volatility due to conditions that are beyond the control or anticipation of Jurin Roofing Services, Inc.. If there is a substantial increase in these or other roofing products between the date of Jurin Roofing Service, Inc.'s proposal and the time when the work is to be performed, the amount of the contract may be increased to reflect the additional cost to Jurin Roofing Services, Inc., upon submittal of written documentation and advance notice.

**This proposal may be withdrawn if not accepted within 15 days of submission.**

### Statement of Quality

All material is guaranteed to be the same as specified. All work is done in accordance with accepted roofing practices as determined by the NRCA. All extra work will be done through change orders and will be an extra cost above and beyond the stated price. All agreements are contingent upon delays beyond our control. Owner to carry all necessary fire, tornado, and other insurance. Our workers are fully covered by workman's compensation insurance.

### Payment Terms

Unless stated otherwise on the face of this proposal, Customer shall pay the contract price plus any additional charges for changed or extra work within fourteen (14) days of receipt of invoice. Any outstanding balance will be paid within fourteen (14) days of substantial completion of the Work. All sums not paid when due shall earn interest at the rate of 1 1/2 percent per month. Contractor shall be entitled to recover from Customer all costs of collection, including attorney's fees, resulting from Customer's failure to make proper payment when due. If customer chooses to pay invoice with credit card, a 4% surcharge will be added to the invoice at the time of payment. In addition, there may be a limit on the transaction size if customer chooses to pay by credit card.

Jurin Roofing Services, Inc. entitlement to payment is not dependent upon criteria promulgated by Factory Mutual Global, including wind uplift testing.

**The above specifications, costs, and terms are hereby accepted.**

\_\_\_\_\_  
LEE GRAFFIUS

\_\_\_\_\_  
DATE

## **Subsection 5Eii.**

### **Jurin Metal Multi Rib Proposal**



## Cart Barn Re-roof - Metal

Proposal 25-9834-1

Remove existing shingle roof system and replace with metal roof system.

### Prepared By

Cameron Wasser

Jurin Roofing Services Inc.

(267) 897-5244

cameronw@roof-infrared.com

29716 US-27, Dundee, FL 33838, USA Contractor License

#CCC1333447

### Prepared For

Lee Graffius

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(352) 728-2182

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4964 Arlington Ridge Blvd, Leesburg, FL 34748, USA

**Proposal 25-9834-1**

Issue Date January 21, 2026

Expires February 20, 2026

**DESCRIPTION****Base Bid - Metal Roof****Roof Installation - Non-Labor Expenses**

Non-labor expenses including materials and disposal of existing roof system.

**Roof Installation - Labor**

Labor to remove and install new roof system assembly.

**TOTAL****\$53,471.25****Term and Conditions**

Jurin Roofing Services, Inc. hereby proposes to remove and replace existing single roof system with metal panel system on the Golf Cart Barn located at 4964 Arlington Ridge Blvd, Leesburg, FL 34748, USA.

**Mobilization**

1. Setup site to meet OSHA fall protection requirements. This will include setup of various items including enclosed trash chute, warning lines, and guard rails at load and discharge points. All safety equipment being setup on site is for the sole use of Jurin Roofing Services, Inc. and is not intended for use by others. Jurin Roofing Services, Inc. is not responsible for the safe conduct or safety of other personnel on site.
2. Load all materials onto roof surface via crane or boom lift. Jurin Roofing Services, Inc. will make maximum efforts to limit the storage of materials and equipment on the ground during the construction project.
3. Provide temporary toilet facilities for the duration of the project.
4. Prior to the commencement of the project, Jurin Roofing Services, Inc. requests a pre-construction meeting between the owner's representative and the Jurin Roofing Services, Inc. project manager to discuss all project details prior to start.
5. An under deck inspection can be performed prior to the start of construction to determine the location of any existing conduit, piping, or wiring to ensure they are not damaged during construction.
6. Any disconnection/reconnection of existing roof top mounted equipment or equipment mounted directly to the underside of the roof deck is the responsibility of the building owner and is not included in this scope of work. Owner agrees to hold harmless and indemnify Jurin Roofing Services, Inc. free of all liabilities as the result of the building owner's or manager's failure to disconnect equipment when requested by Jurin Roofing Services, Inc. Jurin Roofing Services, Inc. must provide 24 hours notice of disconnect/reconnect requirements when possible.

**Demolition**

1. Remove up to 5,400 sq ft of existing roofing system. Roof system is considered to be a single layer. Any additional layers of removal will require a change order.
2. Remove up to 350 ln ft of existing gutter system. Existing spouting will remain.
3. Clean and prepare existing rooftop penetrations.

**Unitary Cost**

1. All unforeseen deficiencies uncovered during the installation of the new roofing system will be billed as a change order. The rates for change orders are \$85.00 per hour with a 15% mark-up added to all materials.

**Carpentry**

1. Re-nail up to 5,400 sq ft of roof deck.

If additional carpentry work is required, it will be invoiced as a \$85.00 per hour with a 15% mark-up added to all materials.

**Roof System Installation**

1. Install up to 5,400 sq ft of ice and water shield underlayment. Supplemental fasteners will be used to secure the self-adhered water barrier.
2. Install up to 350 ln ft of drip metal edge.

3. Install up to 5,400 sq ft of metal panel system using exposed fasteners through the surface of the metal panels. Pricing is based on using RPS Metal Roofing and specifically the 26 ga. Super Pro 5 Rib panel in Ash Gray color. In addition, install all necessary trim conditions at hips and ridges.

## Sheet Metal

1. Install up to 350 In ft of new gutter. All existing spouting will remain in place in its original location and configuration and will be attached to new gutters.

## Limited Warranty

1. Jurin Roofing Services, Inc.'s work will be warranted by Jurin in accordance with its standard warranty which is made a part of this proposal/contract and incorporated by reference, for a period of Ten (10) years from the date of substantial completion. A copy of Jurin Roofing Services, Inc.'s standard warranty is attached or, if not, will be furnished upon request. Jurin SHALL NOT BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES. The acceptance of this proposal/contract signifies the parties' agreement that this warranty shall be and is the exclusive remedy against Jurin for all defects in workmanship furnished by Jurin. A manufacturer's warranty shall be furnished if a manufacturer's warranty is called for in this proposal/contract. It is expressly agreed that in the event of any defects in the materials furnished pursuant to this proposal/contract, recourse shall only be against the manufacturer of such material.

## Contract Provisions and Exclusions

1. Asbestos, lead based paint, and toxic materials exclusion - This proposal and contract is based upon the work to be performed by Jurin Roofing Services, Inc. not involving contact with asbestos-containing, lead based, or toxic materials and that such materials will not be encountered or disturbed during the course of performing the re-roofing work. Jurin Roofing Services, Inc. is not responsible for expenses, claims or damages arising out of the presence, disturbance or removal of asbestos-containing, lead based, or toxic materials. In the event such materials are encountered, Owner will make arrangements with others for the handling and/or removal of such materials and/or Jurin Roofing Services, Inc. shall be entitled to additional time and compensation for additional expenses incurred as a result of the presence of asbestos, asbestos-containing, lead based, or toxic materials at the work site.
2. Change Orders - If Jurin Roofing Services, Inc. is requested by general contractor, prime contractor or owner to perform extra or changed work that was not part of Jurin Roofing Services, Inc.'s original scope of work, general contractor, prime contractor or owner will provide reasonable compensation to Jurin Roofing Services, Inc. for said work. General contractor, prime contractor or owner shall not give orders to Jurin Roofing Services, Inc. for the work that is required to be performed at that time and then refuse to make payment on the grounds that a Change Order was not executed at the time the work was performed or the general contractor, prime contractor or owner's representative was not authorized to order the change. General contractor, prime contractor, owner and Jurin Roofing Services, Inc. recognize that in order for construction projects to proceed in a timely and efficient manner, changes in the original specifications frequently are made prior to execution of formal Change Order documents. The parties agree to work in good faith with each other so that Jurin Roofing Services, Inc. does not proceed with changed work without authorization and Jurin Roofing Services, Inc. receives fair compensation for authorized change work.
3. Dispute Resolution - In the event of a dispute between the parties hereto, the parties shall seek to mediate the dispute. If mediation is not successful, arbitration shall be promptly conducted. Both mediation and arbitration shall be held in the county where the Project is located.
4. Electrical Conduit - Owner represents there is no electrical conduit embedded within the existing roofing to be removed or attached directly to the underside or topside of the roof deck upon which contractor will be installing the new roof. Owner will indemnify Jurin Roofing Services, Inc. from any personal injury, damage, claim or expense because of the presence of electrical conduit, shall render the conduit harmless so as to avoid injury to Jurin Roofing Services, Inc. personnel, and shall compensate Jurin Roofing Services, Inc. for additional time and expense resulting from the presence of such materials.
5. Indemnify and Hold Harmless Clause - Jurin Roofing Services, Inc. agrees to indemnify and hold harmless the Owner from all claims, damages, losses and expenses for personal injury, including death and property damage, to the extent caused by a negligent act or omission by Jurin Roofing Services, Inc. or someone for whose acts Jurin Roofing Services, Inc. is responsible. Jurin Roofing Services, Inc. is not obligated to provide indemnity for damages, losses, claims or expenses to the extent due to the negligence or fault of indemnities or others for whose conduct Jurin Roofing Services, Inc. is not responsible. Similarly, Owner shall indemnify and hold harmless Jurin Roofing Services, Inc. from all claims for bodily injury, including death or other damages, to the extent due to the negligence of Owner or the fault of its agents, representatives or employees. Notwithstanding the foregoing, in the event of a construction defect claim or a claim resulting from a slip and fall incident, the provisions of subsection (b) shall apply instead of the provisions of subsection (a). Owner is responsible for maintaining its premises in a condition that is safe for its employees, tenants, patrons, customers and other third parties. With respect to any and all construction defect claims, and all claims resulting from slip and fall incidents caused in whole or in part by the Owner's or its tenant's failure to promptly clean up water from the floors of the premises, Owner agrees to hold harmless and indemnify Jurin Roofing Services, Inc. from and against all damages, losses, and expenses, including attorney's fees, arising from such claims; provided, however, that such indemnification shall not include claims of, or damages resulting from, gross negligence, or willful, wanton or intentional misconduct of Jurin Roofing Services, Inc. or its officers, directors, agents or employees, or for statutory violation or punitive damages except and to the extent the statutory

violation or punitive damages are caused by or result from the acts or omissions of Owner or someone for whom Owner is responsible. If Owner is requested to provide indemnification for such damages caused in whole or in part by any act, omission, or default of Jurin, the extent of such indemnification shall be limited to \$1,000,000. Notwithstanding the foregoing, if this contract is one for a public agency or in connection with a public agency's project, the Owner's indemnity obligations are limited to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the Owner and persons employed or utilized by the Owner.

6. Jurin Roofing Services, Inc. is not responsible for condensation, moisture migration from the building interior or other building components, location or size of roof drains, adequacy of drainage or ponding on the roof due to structural conditions. Additionally, Jurin Roofing Services Inc. shall not be liable for any claims or damages arising from or related to deficiencies in drainage. It is the Customer's responsibility to retain a licensed architect or mechanical engineer to determine and evaluate the drainage design and compliance with existing plumbing codes, including potential need for additional drains, scuppers or overflow drains, prior to commencement of reroofing. Jurin Roofing Services Inc.'s work does not include evaluation of code compliance, existing drainage, proper location or size of roof drains, or adequacy of drainage.
7. Mold growth exclusion - Jurin Roofing Services, Inc. and Owner are committed to acting promptly so that roof leaks are not a source of potential interior mold growth. Owner will make periodic inspections for signs of water intrusion and act promptly, including notice to Jurin Roofing Services, Inc., if Owner believes there are roof leaks, to correct the condition. Upon receiving notice Jurin Roofing Services, Inc. will make repairs promptly so that water entry through the roofing installed by Jurin Roofing Services, Inc. is not a source of moisture. Jurin Roofing Services, Inc. is not responsible for indoor air quality. Owner shall hold harmless and indemnify Jurin Roofing Services, Inc. from claims due to poor indoor air quality and resulting from a failure by Owner to maintain the interior of the building in a manner to avoid growth of mold.
8. Customer acknowledges that tear-off of existing roofing materials and re-roofing of an existing building may cause disturbance, dust or debris to fall into the interior. Customer agrees to remove or protect property directly below the roof in order to minimize potential interior damage. Jurin Roofing Services, Inc. shall not be responsible for disturbance, damage, and cleanup or loss of use or loss to interior property that Customer did not remove or protect prior to commencement and during the course of roofing tear-off and re-roofing operations. Customer shall notify tenants and building occupants of re-roofing and the need to provide protection underneath areas being re-roofed. Customer agrees to hold Jurin Roofing Services, Inc. harmless from claims of tenants and occupants who were not so notified and did not provide protection.
9. Fumes and Emissions - Customer acknowledges that roofing involves the use of solvent based materials. Odors and emissions from roofing products will be released and noise will be generated as part of the roofing operations to be performed by Jurin Roofing Services, Inc. Customer shall be responsible for interior air quality, including controlling mechanical equipment, HVAC units, intake vents, wall vents, windows, doors and other openings to prevent fumes and odors from entering the building. Customer is aware that roofing products emit fumes, vapors and odors during application process. Customer shall indemnify and hold harmless Jurin Roofing Services, Inc. from claims from third parties relating to fumes and odors that are emitted during the normal roofing process.
10. This proposal is being submitted based upon standard roofing practices with the intention of providing long-term moisture protection. No consideration has been given to local building code requirements. Change to the specifications may be required in order to comply with local codes. Any changes to this scope of work in order to comply with code requirements will be considered a change order to the project.
11. Jurin Roofing Services, Inc.'s commencement of the roof installation indicates only that Jurin Roofing Services, Inc. has accepted the surface of the roof deck as suitable to attach the roofing materials. Jurin Roofing Services, Inc. is not responsible for the construction, structural sufficiency, durability, and fastening, moisture content or physical properties of the roof deck or other trades' work or design.
12. Owner warrants that the structures on which Jurin Roofing Services, Inc. is to work are in sound condition and capable of withstanding normal activities of roofing construction equipment and operations. Owner represents that there is no electrical conduit embedded in the existing roofing or attached directly to the underside or topside of the roof deck upon which Jurin Roofing Services, Inc. will be installing the new roof. Owner will indemnify Jurin Roofing Services, Inc. from any personal injury, damage, claim or expense due to unsafe structural conditions and the presence of electrical conduit, shall render the conduit harmless so as to avoid injury to Jurin Roofing Services' personnel, and shall compensate Jurin Roofing Services, Inc. for additional time and expense resulting from the presence of such materials and unsafe structures.
13. Building Permit Exclusion - The cost of the building permit, if required, is included up to \$250.00 in the proposed price as noted. Jurin Roofing Services, Inc. will pull the permit on behalf of the owner. The cost of the building permit plus a handling fee of 10% will be added to the cost of the project if a building permit is required. This will be handled as a change order if needed. In addition, if additional services are required by the municipality including but not limited to engineering or architectural design services these additional costs will be burdened by the building owner at cost plus 10%.
14. Jurin Roofing Services, Inc. is not responsible for leakage through the existing roof or other portions of the building that have not yet been re-roofed by Jurin Roofing Services, Inc. Jurin Roofing Services, Inc. is not responsible for damages or leaks due to existing conditions or existing sources of leakage simply because Jurin Roofing Services, Inc. started work on the building.
15. The failure of Customer to make proper payment to Jurin Roofing Services, Inc. when due shall, in addition to all other rights, constitute a material breach of contract and shall entitle Jurin Roofing Services, Inc. at its discretion to suspend all work and shipments, including furnishing warranty, until full payment is made. The time period in which Jurin Roofing Services, Inc. shall

perform the work shall be extended for a period equal to the period which the Work was suspended, and the contract sum to be paid Jurin Roofing Services, Inc. shall be increased by the amount of Jurin Roofing Services, Inc. reasonable costs of shut-down, delay and start-up.

16. Customer shall purchase and maintain builder's risk and property insurance, including the labor and materials furnished by Jurin Roofing Services, Inc., covering fire, extended coverage, malicious mischief, vandalism and theft on the premises to protect against loss or damage to material and equipment and partially completed work until the job is completed and accepted.
17. Existing drain assemblies will be re-used. Any new drain components needed as result of removal and re-installation (i.e. broken bolts, etc.) will be billed separately.
18. Warranty Conditioned Upon Receipt of Payment - Warranties provided by Jurin Roofing Services Inc., including manufacturer warranties, shall not be effective unless and Jurin Roofing Services Inc. has been paid in full.
19. Severability - If, for any reason, any provision contained in this contract is found, to any extent, be invalid or unenforceable, the remainder of this contract shall nonetheless remain binding and valid and be enforced to the fullest extent permitted by law.
20. Steel products, aluminum, asphalt, polyisocyanurate and other roofing products are sometimes subject to unusual price volatility due to conditions that are beyond the control or anticipation of Jurin Roofing Services, Inc.. If there is a substantial increase in these or other roofing products between the date of Jurin Roofing Service, Inc.'s proposal and the time when the work is to be performed, the amount of the contract may be increased to reflect the additional cost to Jurin Roofing Services, Inc., upon submittal of written documentation and advance notice.
21. Employee Vaccination Statement - This proposal and warranty (if applicable) are conditioned upon all employees of Jurin Roofing Services Inc. (JRS) being able to access the site where the work is to be performed regardless of their vaccination status. JRS will not agree to any vaccine mandates or requirements at work sites. JRS shall have sole and absolute discretion on which of its employees it will assign to the work. This proposal and warranty (if applicable) are subject to being voided should the work location require JRS's employees to be vaccinated at any time during the performance of the work or during the warranty period (if applicable).

**This proposal may be withdrawn if not accepted within 15 days of submission.**

### **Statement of Quality -**

All material is guaranteed to be the same as specified. All work is done in accordance with accepted roofing practices as determined by the NRCA. All extra work will be done through change orders and will be an extra cost above and beyond the stated price. All agreements are contingent upon delays beyond our control. Owner to carry all necessary fire, tornado, and other insurance. Our workers are fully covered by workman's compensation insurance.

### **Payment Terms**

Unless stated otherwise on the face of this proposal, Customer shall pay the contract price plus any additional charges for changed or extra work within fourteen (14) days of receipt of invoice. Any outstanding balance will be paid within fourteen (14) days of substantial completion of the Work. All sums not paid when due shall earn interest at the rate of 1 1/2 percent per month. Contractor shall be entitled to recover from Customer all costs of collection, including attorney's fees, resulting from Customer's failure to make proper payment when due. If customer chooses to pay invoice with credit card, a 4% surcharge will be added to the invoice at the time of payment. In addition, there may be a limit on the transaction size if customer chooses to pay by credit card.

Jurin Roofing Services, Inc. entitlement to payment is not dependent upon criteria promulgated by Factory Mutual Global, including wind uplift testing.

**The above specifications, costs, and terms are hereby accepted.**

\_\_\_\_\_  
LEE GRAFFIUS

\_\_\_\_\_  
DATE



# **RPS Metal Roofing & Siding, Inc.**

**QUALITY MANUFACTURER & DISTRIBUTOR  
OF METAL ROOFING AND SIDING**

**RPSMetalRoofing.com**

**toll-free. 1.833.RPS.Metal**  
**phone. 386.467.9277 | fax. 386.467.9838**  
**sales@RPSMetalRoofing.com**

**710 3rd Avenue, Welaka, Florida 32193**

## Quality Manufacturer & Distributor of Metal Roofing and Siding

RPS is a top-quality manufacturer of metal roofing and siding panels located in Welaka, Florida. Our company has state-of-the-art equipment resulting in fine quality metal roofs for commercial, residential, and agricultural use. Founded in 2001, RPS manufactures a variety of sizes and offers an array of colors for the best possible roof. RPS Metal Roofing and Siding stocks everything needed to install your roof package.

Being family owned and operated here at RPS, we believe in selling a quality product at reasonable prices. With our honest service, you can count on us every step of the way. A large portion of our business comes from referrals and without honesty and quality products they wouldn't be spreading the word. Call us today to find out for yourself.

Your roofing materials will be custom fabricated to your exact specifications – plus you'll be able to choose from many colors and your order can usually be available for pick up the next day.

*There are so many great reasons for you to choose metal roofing:*

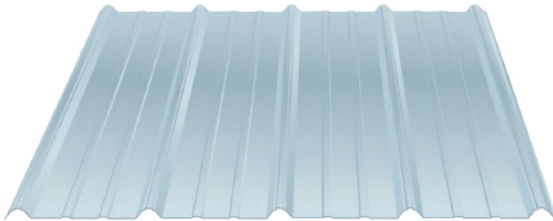
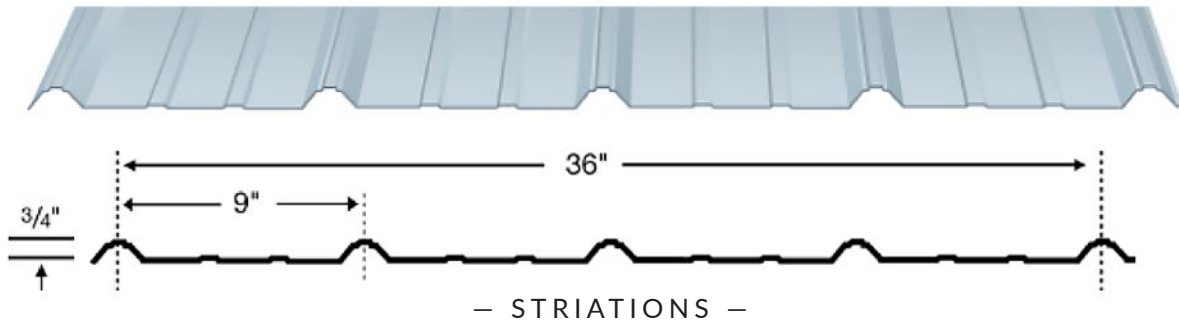
- » Outlasts shingles
- » Up to 23% energy savings for cooling and heating
- » Metal reflects, doesn't absorb heat like shingles
- » Withstands hurricane winds up to 160 miles per hour
- » By installing a metal roof or by having one of our licensed and insured referrals install your metal roof you'll never worry about it again





## ROOFING PANEL TYPES » SUPER PRO 5 RIB

Super Pro 5 Rib (available in 29G & 26G)



- » 5 rib panel / 36" width of coverage  
5 ribs 9" on center  $\frac{3}{4}$ " high.
- » Available in 29 gauge & 26 gauge material in Galvalume and an array of colors.
- » For use on Residential, Agricultural and Commercial Building Roofs.
- » Exposed Fastener System.

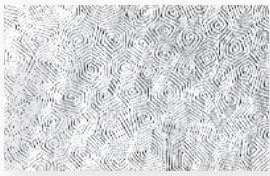




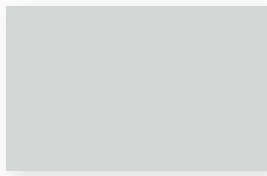
## STOCK METAL COLORS

*Available for Super Pro 5 Rib & Super Pro PBR*

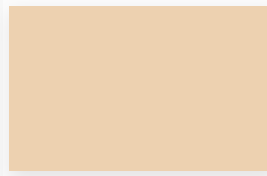
*\*Super Pro 5V Painted Available Upon Request*



Galvalume



Polar White



Ivory



Light Stone



Saddle Tan



Desert Sand



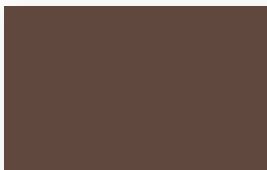
Ash Gray



Old Town Gray



Charcoal Gray



Cocoa Brown



Colony Green



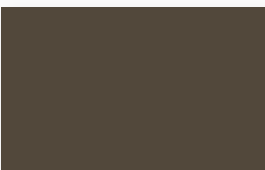
Ivy Green



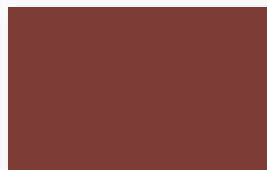
Hawaiian Blue



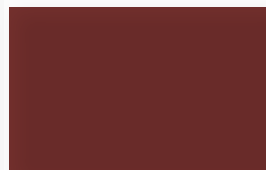
Gallery Blue



Burnished Slate



Rustic Red



Dark Red



Crimson Red



Berry



Copper Penny



Black

**Available Warranty: 25 years Galvalume and 40 years Painted**



## WEATHER XL WARRANTY

RPS Metal Roofing & Siding, Inc., (RPS) is pleased to offer this forty (40) year limited warranty to the herein identified customer (CUSTOMER) concerning sales of paint coated roofing and siding panels utilizing Valspar Weather XL Paint Coating (PRODUCT) installed in the continental United States.

### Section I: What is Covered by the Limited Warranty

Although it is recognized by RPS and CUSTOMER that most paint coatings, including the paint coatings applied to PRODUCT, will fade and change appearance to some degree over a period of time in outdoor installations, and that such changes may not be uniform between surfaces not equally exposed, RPS warrants that the paint coating on PRODUCT will conform to the performance standards listed below under normal atmospheric conditions.

1. For forty (40) years from the date of installation, paint coating on PRODUCT will not peel, flake or otherwise lose adhesion to an extent that is apparent on ordinary outdoor visual observation. Note: Slight crazing or cracking may occur on roll formed edges or break bends at the time of forming and is considered as standard – such crazing or cracking shall not constitute a basis for complaint under this limited warranty;
2. For thirty (30) years, sidewall panels of PRODUCT will not change color more than five (5) delta E Hunter units and roof panels will not change more than seven (7) delta E Hunter units when measured per ASTM D 2244 on clean surfaces after removing dirt, other surface deposits and chalk per ASTM D 3964. Furthermore, sidewall panels of PRODUCT will not chalk more than a number eight (8) rating and roof panels more than a number six (6) rating when measured per ASTM D 4214, Method A
3. For twenty-five (25) years from the date of shipment of PRODUCT from RPS's vendor to RPS, PRODUCT will not as a result of corrosion: rupture, fail structurally or perforate.

### Section II: What is Not Covered by the Limited Warranty?

RPS is not responsible for and provides no warranty for damage or conditions resulting from circumstances beyond RPS's control, to include, without limitation:

1. PRODUCT which is installed within 1000 meters (3250 feet) of either salt water or brackish shoreline at mean high tide or other marine environment.
2. PRODUCT which has suffered scratching or abrasion or has been damaged by abrasive or chemical cleaners; has been abused, altered, modified, used in a manner not originally intended, or stored contrary to recommendations of RPS, the paint manufacturer, or the coil coater, or contrary to good industry practice as discussed in "Tool Kit #1: Preventing Job Site Storage Corrosion on Repainted Building Panels," published by the National Coil Coaters Association; has been damaged due to moisture entrapment in coil and/or bundles during transit or storage, has been stored or installed in a way which allows standing water on the coating or in any chemically aggressive environment (containing such substances as fumes, ash, salts, dirt, grease, or high humidity); has been stored or installed in such a way that allows contact with animals and/or animal waste or its decomposition products; has suffered from improper forming, fabrication or embossing; or develops any other condition between the coating and the substrate which causes the coating to degrade or delaminate.
3. PRODUCT which has not been installed in accordance with applicable building codes, product approvals, and the manufacturer's specifications and instructions as outlined in the then-current published technical data sheets and/or installation guides.
4. In the case where metal coil or flat sheets are supplied by RPS and the finished PRODUCT is roll formed or otherwise fabricated by another entity, RPS shall have no liability for damage which RPS attributes to the fabrication process by another entity.

### Other Excluded Situations:

1. Mechanical, chemical or other damage sustained during shipment, storage, forming, and fabrication, during or after erection.
2. Failure to provide free drainage of water, including internal condensation, from overlaps and all other surfaces of the sheets or panels.
3. Failure to remove debris from overlaps and all other surfaces of PRODUCT.
4. Damage caused to the metallic coating by improper roll forming, scouring or cleaning procedures.
5. Deterioration of PRODUCT caused by contact with green or wet lumber or wet storage stain caused by water damage or condensation.
6. The presence of damp insulation or other corrosive materials in contact with or close proximity to PRODUCT.
7. Deterioration of PRODUCT caused directly or indirectly by contact with fasteners. Selection of suitable long-lasting fasteners to be used with PRODUCT rests solely with CUSTOMER.
8. Slopes of roof or sections of the roof flatter than 1/4:12.
9. Bends less than 2T for sheet thickness 0.030" and thinner and less than 4T for sheet thickness 0.031" and thicker or forming which incorporates severe reverse bending or which subjects coating to alternate compression and tension.
10. Cut edge corrosion.

*continued on reverse side*



## WEATHER XL WARRANTY

### Section IV: Exclusive Remedy

CUSTOMER's exclusive remedy and RPS's sole liability for non-conforming PRODUCT shall be limited to:

For warranty conditions 1 and 2:

RPS will pay for labor and material reasonably necessary to repaint, repair or replace, at RPS's sole option, the non-conforming PRODUCT.

For warranty condition 3:

RPS will furnish to CUSTOMER, FOB CUSTOMER's job site, sufficient PRODUCT to enable CUSTOMER to replace the defective panels, or reimburse CUSTOMER for original cost of the defective PRODUCT, at RPS's sole option.

For all warranty conditions, RPS's liability shall not exceed the original purchase price of the affected metal panels (not including any accessories or attachments) or the remedy provided in any other warranty provided to the building owner, whichever is less, even if this limited warranty fails of its essential purpose. This warranty will continue to apply to any PRODUCT that was repainted, repaired or replaced due to a warranty condition, but only for the unexpired portion of the warranty period applicable to the original part. All Warranty work will be performed by RPS or any company, dealer, contractor, applicator or distributor selected by RPS. Since there may be a color variance between the replacement or repainted PRODUCT and that originally installed due to normal weathering (i.e. exposure to sunlight

### Section V: Exclusion of Other Warranties

THIS LIMITED WARRANTY IS EXCLUSIVE AND IS IN LIEU OF ANY WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR OTHER WARRANTY OF QUALITY, WHETHER EXPRESS OR IMPLIED, AND WHETHER WRITTEN OR ORAL. Correction of non-conformities in the manner and for the period of time provided herein shall constitute fulfillment of all liabilities of RPS to customer with respect to or arising out of the good whether based on contract, negligence, strict liability in tort, or otherwise.

### Section VI: Limitation of Liability

RPS shall not, under any circumstances be liable for special or consequential damages, such as, but not limited to, damage or loss of other property or equipment, loss of profits or revenue, cost of capital, cost of purchase or replacement of other goods, or claims for business or service interruptions. The remedies of CUSTOMER set forth herein are exclusive.

### Section VII: Other Terms

CUSTOMER agrees that its use of PRODUCT is made in reliance upon this limited warranty and not upon any other written or oral representation of RPS. This limited warranty cancels and supersedes any other warranty or statement of performance made in the past or in the future by RPS unless such statement is subsequently made in writing as an express amendment of this document.

This is the complete and exclusive warranty. Is it issued only to CUSTOMER as the original owner of PRODUCT and is not assignable to any other party. As an inducement for RPS to make this limited warranty, customer also agrees that it will not state or imply that the warranty from RPS is transferrable or assignable.

Notwithstanding anything in this limited warranty to the contrary, with respect to (PRODUCT), in no event shall the warranty obligations of RPS SUPPLY to CUSTOMER exceed the limited warranty obligations of RPS's supplier of PRODUCT (SUPPLIER) extended to RPS SUPPLY (a copy of which will be provided to CUSTOMER upon request), and, in the event SUPPLIER is not in legal existence at the time of a CUSTOMER warranty claim hereunder, or otherwise fails (for any reason) to make good on its limited warranty obligations extended to RPS SUPPLY with respect to such warranty claim, RPS SUPPLY shall have no warranty obligations to CUSTOMER under this limited warranty with respect to such warranty claim.

The rights and obligations of the parties hereunder shall not be governed by the provisions of the UN convention on contracts for the International Sale of Goods; rather, these rights and obligations shall be governed by the laws of the State of Florida, USA. Any controversy or claim arising out of or relating to this contract shall be determined by arbitration on accordance with the Commercial Arbitration Rules of the American.

The place of arbitration shall be the County of Putnam, Florida USA. The language of the arbitration shall be English.



# MEET WEATHERXL™ AND WEATHERXL CRINKLE FINISH

Bigger, bolder versions of Sherwin-Williams' flagship silicone modified polyester (SMP) coatings. These cutting-edge formulations each feature a two-coat finish recognized for its durability, offering even stronger protection and endurance during extreme conditions than its predecessor.

## WEATHERXL PRODUCTS

They live up to their warrior and workhorse reputation when you need your design to last.

### ■ WeatherXL

Created to withstand almost anything that comes its way, our specially formulated WeatherXL silicone-modified polyester coating is designed to go where it will be abused — maintaining extreme resistance to abrasion, chipping and marring with tremendous color and gloss retention.

### ■ WeatherXL Crinkle Finish

The unique texture of WeatherXL's Crinkle Finish redirects light for enhanced visual depth, promising step-change improvement over flat-panels' appearance. Its responsive design allows its subtle shading to mirror the eye's natural horizontal motion, creating beautifully shifting, shimmering tones.

## BENEFITS

- Superior weatherability
- Best resistance yet to chalking, fading and scratching for SMP

- Exceptional color and gloss retention
- Outstanding color consistency
- Proven durability

## COLORS

WeatherXL coatings are available in a wide palette of colors from bright white to jet black, many of which are available in Solar Reflective (SR) formulations to meet ENERGY STAR® and LEED certifications.

## SUBSTRATES

May be applied to a number of pretreated substrates, including aluminum, Galvalume® and hot-dip galvanized (HDG) steel.

## END USES

WeatherXL coatings are ideal for residential and commercial building products, including:

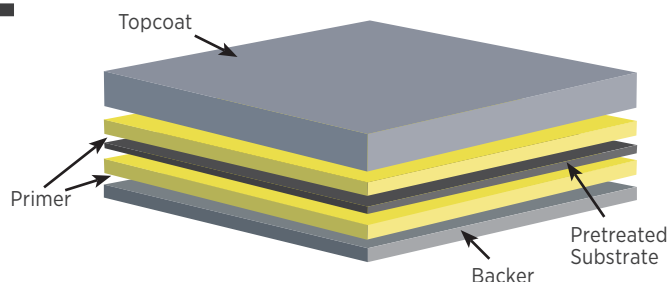
- Agricultural and industrial metal building components
- Commercial and residential metal roofing
- Metal wall panels
- Pre-engineered metal building systems
- Siding, gutters and downspouts



[coil.sherwin.com](http://coil.sherwin.com) or call (888) 306-2645

# COMMITMENT TO QUALITY

Our coatings are trusted and field-proven through rigorous testing, providing key benefits to our customers.



## SMP COIL COATING SYSTEM

Number of Coats	Dry Film Thickness (DFT)		Total Topside DFT:	Backer
	Primer	Topcoat		
2-Coat	0.2-0.3 mils	0.7-0.8 mils	0.9-1.1 mils	0.2-0.3 mils

## WEATHERXL™ AND WEATHERXL CRINKLE FINISH PERFORMANCE TESTING

Industry Specifications Compliance	AAMA <sup>1</sup> 2604-17A Requirements	Voluntary Specification, Performance Requirements and Test Procedures for High-Performing Organic Coatings on Architectural Aluminum Extrusions and Panels
Substrates	Pretreated Galvalume, Hot-Dipped Galvanized (HDG) steel and aluminium	

PHYSICAL TESTING	ASTM <sup>2</sup> TEST METHOD	AAMA <sup>1</sup> 2604-17A REQUIRED TEST RESULT
Falling Sand Abrasion	ASTM D 968	35 ± 10 liters
Film Adhesion	ASTM D 3359	No removal of film under tape in the cross-hatched area. (Dry, Wet, Boiling Water)
Surface Burning Characteristics	ASTM E 84	Flame Spread Index: Class A. Smoke Developed Index: Class A.
Graffiti Resistance	ASTM D 6578/D 6578M	Meets and exceeds
Humidity Resistance	ASTM D 2247: 100% RH at 100° F for 2,000 hours	Galvalume or HDG: No field blisters Aluminum: No field blisters
Impact Resistance (direct)	ASTM D 2794	Galvalume or HDG: 3x metal thickness inch-pound, no loss of adhesion
Pencil Hardness	ASTM D 3363	HB to 2H.
Salt Spray	ASTM B 117: 1,000 Hours 3,000 Hours	Galvalume or HDG: Creep from scribe ≤ 1/8" (3mm), none or few #8 blisters. Aluminum: Creep from scribe ≤ 1/8" (3mm), few #8 blisters.
Specular Gloss 60°	ASTM D 523	<b>WeatherXL:</b> 20-80 <b>WeatherXL Crinkle Finish:</b> <5 @ 60 degrees
T-Bends	ASTM D 4145 <sup>3</sup>	2T-4T, no loss of adhesion.

## SOUTH FLORIDA EXPOSURE TESTING 45 degree southern exposure for panel racking

Color	ASTM D 2244	No more than 5Δ E Hunter units at 90° vertical angle and 6Δ E non-vertical at 20 years.
Chalk	ASTM D 4214	Rating no less than 8 at 90° angle and 7 at non-vertical angle at 20 years.
Film Integrity	ASTM G 7	25 years, no blisters, peeling or cracking

<sup>1</sup>American Architectural Manufacturers Association. <sup>2</sup>American Society for Testing and Materials. <sup>3</sup>WeatherXL is not designed to bridge cracks in the substrate. WeatherXL coatings will generally meet the requirements for most post-painted fabrication processes. However, variations in metal quality, thickness or cleaning/pretreatment applications can lead to diminished flexibility.

For details and health, safety and handling information, Material Safety Data Sheets (MSDS) are available at [coil.sherwin.com](http://coil.sherwin.com). WeatherXL™ is a registered trademark of Sherwin-Williams. Galvalume® is a registered trademark of BIEC International, Inc.

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**SHERWIN-WILLIAMS**  
Coil Coatings

[coil.sherwin.com](http://coil.sherwin.com) or call (888) 306-2645

## **Subsection 5Eiii.**

### **Titan Shingle-Metal Standing Seam & Multi Rib Proposal**



**Titan Roofing**  
450 E Highway 50 Ste. 3  
Clermont FL, 34711  
Phone: (352) 708-8002

**Company Representative**  
Chance Caspary  
Phone: (352) 932-1911  
chance@titanroofingprofessionals.com

01/27/2026  
Claim Information

**Lee Graffus**  
4460 Arlington Ridge Boulevard  
Leesburg, FL 34748  
(352) 728-2186

Job: Lee Graffus

### Cart Barn 24GA Standing Seam

Provide Equiptor and dumpsters.  
Remove all existing roofing materials down to the structural deck, including underlayment, fasteners, and perimeter metals.  
Inspect the roof deck for damage and re nail any loose or lifted wood to meet Florida Building Code R908.7. Any deteriorated or rotten decking will be replaced at \$100 per sheet.  
Install high-temperature synthetic underlayment over the secondary water barrier for additional protection and compatibility with metal panels.  
Install corrosion-resistant metal eave and rake edge flashings in compliance with FBC R905.10 and manufacturer guidelines.  
Fabricate and install custom 24-gauge standing seam metal panels in the selected profile and color, ensuring panel layout provides proper water shedding and alignment.  
Secure panels to the deck using concealed fastening clips and approved fasteners spaced per engineering requirements to meet Florida wind uplift resistance (FBC R905.11).  
Mechanically seam all panel ribs as required by the selected profile to create a continuous watertight seal.  
Fabricate and install all required flashings and accessories, including:  
Z-closures, eave closures, and ridge closures to prevent wind-driven rain and pest intrusion  
Pipe flashings with EPDM or silicone boots sealed to panels  
Install ridge cap flashing with approved concealed fasteners and butyl sealant to ensure watertight assembly.  
Install roof venting system, such as ridge vent panels or approved static vents, to meet attic ventilation requirements per FBC.  
Remove all job-related debris from the property and use magnetic rollers to collect loose fasteners.  
Apply for all required permits and schedule all municipal inspections per local building department regulations.  
Provide a Limited lifetime workmanship warranty covering installation defects.

**\$52,150.00**

### Cart Barn 26GA Multi Rib (Exposed Fastener)

Provide Equiptor and dumpsters.  
Remove all existing roofing materials down to the structural deck, including underlayment, fasteners, and perimeter metals.  
Inspect the roof deck for damage and re nail any loose or lifted wood in compliance with Florida Building Code R908.7. Any deteriorated or rotten decking will be replaced at \$100 per sheet.  
Install high-temperature synthetic underlayment over the self-adhered layer to provide an additional moisture barrier and protect against abrasion from metal panels.  
Install new corrosion-resistant drip edge and rake edge metal along all perimeters, in compliance with FBC R905.10 and R905.2.8.5.  
Fabricate and install 26-gauge Multi-Rib metal panels in selected color, ensuring proper side lap alignment and overhang at eaves and rakes for adequate water shedding.  
Fasten panels to the structural deck using galvanized or stainless steel fasteners with neoprene washers, placed per manufacturer specifications and FBC uplift resistance requirements (typically every 9"-12" along the ribs and 24" on center vertically).  
Fabricate and install all required flashings and accessories, including:  
Eave closures, Z-closures, and foam closures to seal panel openings  
Pipe flashings with high-temp rated boots sealed and fastened to panel ribs  
Custom chimney, skylight, or dormer flashings as applicable  
Install ridge cap flashing with foam closure strips and continuous butyl sealant for watertight protection.  
Install appropriate roof ventilation system (e.g., metal ridge vent or off-ridge vents) to ensure attic airflow per FBC ventilation code.  
Remove all job-related debris from the property and use magnetic rollers to collect any loose screws or fasteners.  
Apply for all required permits and schedule all municipal inspections per local building department regulations.  
Provide a Limited Lifetime workmanship warranty covering installation defects.

**\$37,500.00**

### Cart Barn Tamko Titan XT Shingle

Provide Equiptor and Dumpster  
Remove all existing shingles down to the roof deck surface.  
Inspect decking for damage and re nail any loose or lifted wood to meet Florida Building Code R908.7. If deteriorated or rotten decking is found, it will be replaced at \$100 per sheet.  
Install 3' wide Tamko Moisture Guard Ice & Water Shield (or equivalent) for enhanced leak protection.  
Install corrosion-resistant drip edge metal at all eaves and rakes per FBC R905.2.8.5.

Install Tamko Starter Shingles along all eaves and rake edges.  
Install Tamko Titan XT Architectural Shingles per manufacturer specifications, using 1 ¼" galvanized roofing nails, ensuring minimum six nails per shingle for high-wind compliance (FBC R905.2.6).  
Install Tamko Hip & Ridge Cap shingles along all hips and ridges.  
Install a continuous ridge vent system to enhance attic ventilation, in accordance with manufacturer guidelines and FBC requirements.  
Install new lead or approved pipe flashings around all plumbing vent penetrations.- Bullet Boots  
Install new chimney flashing and counterflashing where applicable.  
Remove all job-related debris from the property and use magnetic rollers to collect loose nails.  
Apply for all required permits and schedule all municipal inspections per local building department regulations.  
Provide a Limited Lifetime workmanship warranty covering installation defects.

**\$33,031.50**

\_\_\_\_\_  
Company Authorized Signature

\_\_\_\_\_  
Date

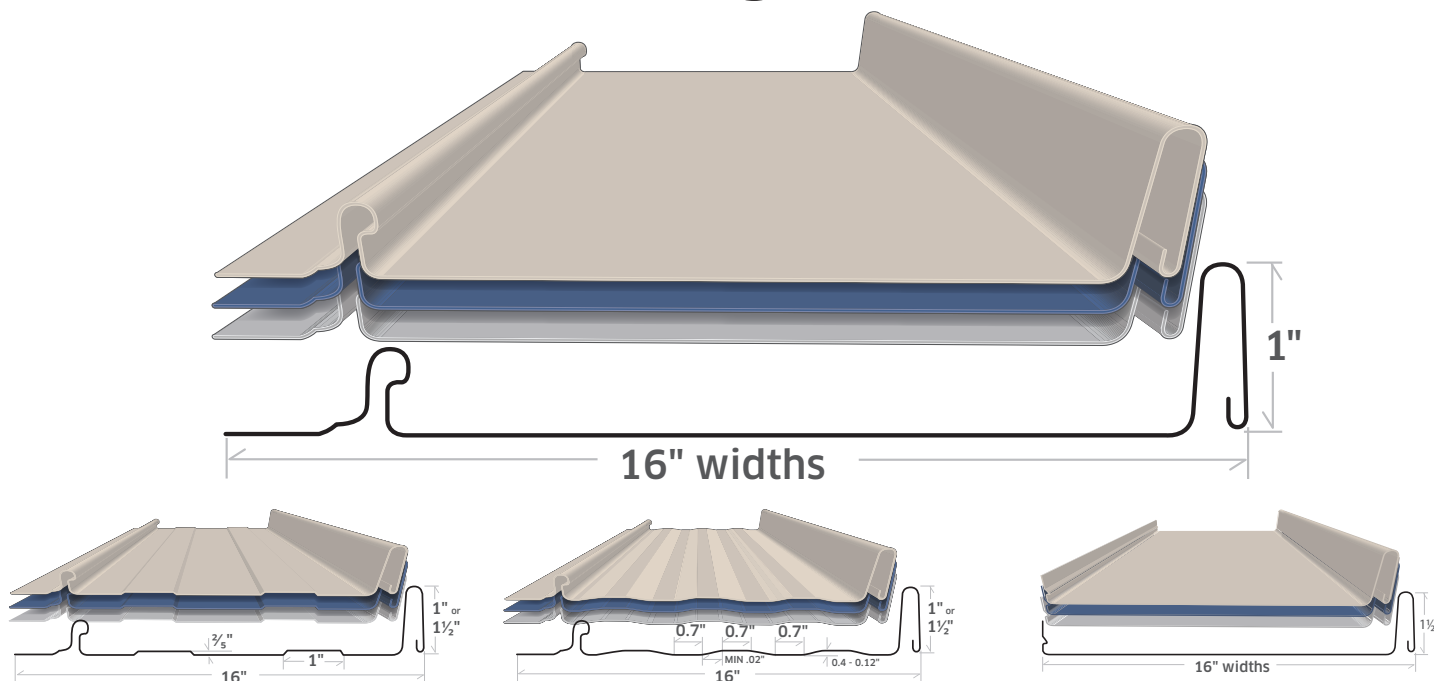
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Date

# Standing Seam



**Profiles Available:** 1" & 1-1/2" Nailstrip, 1-1/2" Snaplock

**Slope:** **Non-HVHZ:** 1/4:12  
**HVHZ:** 2:12

**Screw Spacing:** Varies by application  
 Approved fastener min #10 x 1" pancake

**24ga Colors:** Regal White, Bone White, Almond, Sandstone, Sierra Tan, Medium Bronze Mansard Brown, Dark Bronze, Extra Dark Bronze, Patina Green, Hemlock Green, Classic Green, Hartford Green, Military Blue, Teal, Slate Blue, Regal Blue, Terra Cotta, Banner Red, Colonial Red Brandywine, Dove Grey, Slate Gray, Charcoal, Matte Black, Stone White

**Mica Colors:**

Bright Silver, Silversmith, Champagne, Pewter, Bright Copper, Aged Copper

**Finish Warranty:** Sherwin Williams - Kynar 30yr Warranty

*see reverse side for*

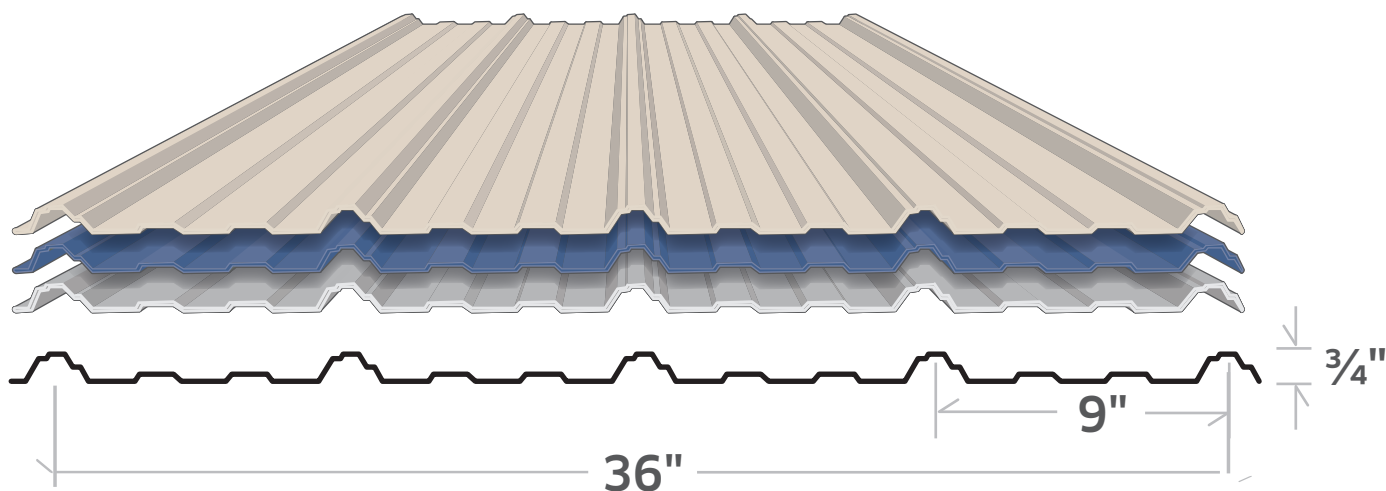
**Florida Building Code Product approval listings**

## **FLORIDA PRODUCT APPROVALS**

### **Standing Seam**

- **FL42672.7 (24ga Steel) HVHZ**  
Sentrigard NS 100, 1" Nailstrip Roof Panel, 24 Ga. Steel, 16" Wide, Roof Panel attaching to 15/32" or Greater Plywood decking. Non-structural Application.
- **FL42672.8 (24ga Steel) HVHZ**  
Sentrigard NS 150H, 1-1/2" Nailstrip Roof Panel, 24 Ga. Steel, 15" Coverage, Roof Panel restrained with fasteners into 15/32" or Greater Plywood or Wood Plank Decking. Non-structural Application
- **FL46115.7 R3 (24ga Steel) Non HVHZ**  
Sentrigard SL 150H, 1-1/2" Snap Lock Standing Seam Roof Panel, 24 Ga. Steel, 16" Wide, Roof Panel restrained with steel slider clips 5/8" Plywood Decking. Non-structural Application.
- **FL42671.11 (24ga Steel) HVHZ**  
Sentrigard SL 150H, 1-1/2" Snap Lock Standing Seam Roof Panel, 24 Ga. Steel, 16" Wide, Roof Panel restrained with steel slider clips into 15/32" or Greater Plywood or Wood Plank Decking. Non-structural Application.
- **FL46115.8 R3 (.032 Aluminum) Non HVHZ**  
Sentrigard NS150 1-1/2" Nailstrip Roof Panel, .032 Aluminum, 16" Coverage, Roof Panel mechanically attached to 15/32" or Greater Plywood or Wood Plank Decking. Non-structural Application.
- **FL40560.4 R3 (26ga Steel) Non HVHZ**  
Sentrigard NS150, 1-1/2" Nailstrip Roof Panel, 26ga Steel, 15" Wide Roof Panel attaching to 19/32" or Greater Plywood or Wood Plank Decking. Non-structural Application.

# Multi-Rib (AG)



**Min Roof Slope:** 1/2:12 - 2:12 with Lap Sealant 3:12 and above without sealant

**Screw spacing:** 24" O.C.

**Approved Fastener:** minimum #10x1-1/2" Woodscrew

**Colors 29ga:** Galvalume, Ash Gray, Burnished Slate, Charcoal Grey, Desert Sand, Evergreen, Koko Brown, Light Stone, Polar White, Rustic Red, Saddle Tan

**Colors 26ga:** Galvalume, Ash Grey, Black, Burnished Slate, Charcoal Grey, Copper Metallic, Colony Green, Desert Sand, Evergreen, Hawaiian Blue, Koko Brown, Light Stone, Polar White, Rustic Red, Saddle Tan

**Finish Warranty:** Sherwin Williams - Weather XL  
Siliconized Polyester coating 40yr limited

## Florida Building Code Product approvals:

All engineering complies with 2023 FBC 7th Edition

- Roof - FL23490.1 R4: • over 2x4 open framing
- Roof - FL24096.1 R4: • over 1x4, over shingles (optional), over plywood
- Roof - FL24096.2 R4: • over shingles (optional), over plywood
- Roof - FL24096.3 R5: • over shingles (optional), over 7/16" OSB decking
- Wall - FL31397.1 R1: • over 2x4 open framing

*Job specific engineering is available for alternate substrates.*

## **Subsection 5F.**

### **Review of Grau & Associates FY2025 Audit Engagement Letter**



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

January 14, 2026

To Board of Supervisors  
Arlington Ridge Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Arlington Ridge Community Development District, City of Leesburg, Florida ("the District") for the fiscal year ended September 30, 2025, with an option for four (4) additional annual renewals. We will audit the financial statements of the governmental activities and the major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Arlington Ridge Community Development District as of and for the fiscal year ended September 30, 2025, with an option for four (4) additional annual renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

### Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

### Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

### Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$18,000 for the September 30, 2025 audit. The fees for the fiscal years 2026, 2027, 2028 and 2029 will not exceed \$18,300, \$18,600, \$18,900 and \$19,200 respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement,

Arlington Ridge Community Development District

4

the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.


The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Arlington Ridge Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Arlington Ridge Community Development District.

By: 

Title: ROBERT A. HOOVER

Date: 1-14-2025



Peer Review  
Program

Administered in Florida  
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau  
Grau & Associates  
1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee  
paul@ficpa.org  
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

## **Subsection 5G.**

### **Resolution 2026-4 General Elections**

## RESOLUTION 2026-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)2.C., FLORIDA STATUTES AND INSTRUCTING THE LAKE COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT'S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

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

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

**1. CURRENT BOARD MEMBERS.** The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Jerry Gianoutsos	November 2028
2	Dominic Setaro	November 2026
3	Walter Kolodziey	November 2028
4	Ted Kostich	November 2026
5	Robert Hoover	November 2026

**2. GENERAL ELECTION SEATS.** Seat 2, Seat 4, and Seat 5, with terms expiring in November 2026, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year.

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

**4. COMPENSATION.** Each member of the Board is entitled to receive \$200 per

meeting for their attendance; up to a maximum of \$4,800 per year.

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

**6. REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests that the Supervisor of Elections conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

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

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

**9. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of February 2026

ATTEST:

**ARLINGTON RIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson, Board of  
Supervisors

**Exhibit A:** Sample Notice of Qualifying Period

**EXHIBIT A**  
**SAMPLE NOTICE OF QUALIFYING PERIOD**

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Arlington Ridge Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates must qualify for the office of Supervisor with the Lake County Supervisor of Elections located at 1898 E. Burleigh Boulevard, Tavares, Florida 32778. The Supervisor of elections may be contacted by phone at (352) 343-9734. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lake County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Arlington Ridge Community Development District has three (3) seats up for election through the general election process, specifically Seats 2, 4 and 5. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Lake County Supervisor of Elections.

**Publish on or before 05/25/2026**

## **Subsection 5H.**

### **Consideration of New Gate System**

## **Subsection 5I.**

### **Consideration of New Monitoring System(s)**

## **Subsection 5J.**

### **Consideration of Gate House Staffing**

## **Subsection 5K.**

**Consideration of transfer of rear  
gate administrative functions and  
responsibilities to the HOA**

## **Section 6.**

# **Consent Agenda**

## **Subsection 6A.**

**Minutes: December 18, 2026,  
Closed Security Session**

**MINUTES OF MEETING  
ARLINGTON RIDGE**

The closed security session of the Board of Supervisors of the Arlington Ridge Community Development District was held Thursday, December 18, 2025, at 12:00 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
Walter Kolodziey	Assistant Secretary

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

Lee Graffius	District Manager
Meredith Hammock	District Counsel: Kilinski/Van Wyk
Patrick Collins	District Counsel: Kilinski/Van Wyk

*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**

**Security Discussion**

Discussion ensued regarding district security.

**THIRD ORDER OF BUSINESS**

**Adjournment**

There being no further discussion items, meeting was adjourned at 2:00 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

## **Subsection 6B.**

### **Minutes: January 15, 2026, Regular Meeting**

## MINUTES OF MEETING ARLINGTON RIDGE

The regular meeting of the Board of Supervisors of the Arlington Ridge Community Development District was held Thursday, January 15, 2026, at 2:06 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
Dom Setaro	Assistant Secretary
Jerry Gianoutsos	Assistant Secretary
Walter Kolodziey	Assistant Secretary

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

Lee Graffius	District Manager
Meredith Hammock	District Counsel: Kilinski/Van Wyk
David Hamstra	District Engineer: Pegasus Engineering ( <i>via zoom</i> )
Patrick Collins	District Counsel: Kilinski/Van Wyk
Kiel Alderink	Golf / F&B General Manager
Natasha Sowani	District Accountant Supervisor ( <i>via zoom</i> )
Jennifer Stewart	District Accountant ( <i>via zoom</i> )
Residents and Members of the Public	

*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. Hoover 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**

There being none, next order of business followed.

**Arlington Ridge CDD**  
**January 15, 2026 Meeting**

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Accountant**

Ms. Sowani reviewed the District's accounts with the Board. The operating account has approximately \$1.9 million after a recent tax distribution of over \$1.2 million. A transfer of \$404,000 will be made to the reserve account. The Fiscal Year 2024 audit was finalized and filed with the state on January 8, 2026. The engagement letter for the Fiscal Year 2025 audit with Grau and Associates is signed and an IRS refund is still pending.

**B. District Counsel**

Ms. Hammock reminded the Board about the ethics training.

**C. District Engineer**

Mr. Hamstra provided a cost estimate for the pedestrian crossing signage. The Board has given directions for him to seek bids for the flashing sign and line striping with reflectors.

**D. Yellowstone: Regular Report**

A Yellowstone representative was not present at the meeting. Yellowstone provided a report for the meeting agenda package.

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

Full report was placed in the agenda package. Positive feedback is being received for both the golf and F&B. Membership sales are up significantly. New marketing will focus on outside events. New programs like "Nine and Dine" are successful, and member play has increased to nearly 45% of rounds.

Capital improvements completed:

- New patio furniture
- Tavern Chairs
- Flat-top griddle
- Pizza dough mixer

Extending Monday hours and events like Trivia and Music Bingo are very successful. On the golf course, the overseed looks good and greens are being circle-cut for speed.

The approvals for the kitchen equipment did not cover the total expense of the equipment.

**Arlington Ridge CDD**  
**January 15, 2026 Meeting**

Mr. Hoover made a MOTION to approve \$617.88 to cover the cost over the original approvals, to include the RR patio furniture overage of \$168, the griddle overage of \$137.67 and the mixer overage of \$312.21.

Mr. Setaro seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to approve \$617.88 to cover the cost of over the original approvals.

Mr. Hoover made a MOTION to ratify the ice machine purchase for Chatham's in the amount of \$1668.97.

Mr. Gianoutsos seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to ratify the ice machine purchase in the amount of \$1668.97.

Mr. Gianoutsos made a MOTION to approve the purchase of a used steam table for RR with NTE \$1,150.00.

Mr. Kolodziey seconded the motion.

It was noted that the current steam table has broken and replacement is urgent.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to approve purchase a used steam table for RR.

Mr. Gianoutsos made a MOTION to approve the purchase of the new ice maker for the RR not to exceed \$1,500.00

Mr. Kolodziey seconded the motion.

Discussion ensued and it was noted that the current unit is a lease and monthly costs to repair exceed the cost of purchasing a replacement. Discussion regarding taking the new one from FFH was considered but it was determined it should stay for FFH events.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to approve purchase of an ice maker for the RR with NTE of \$1,150.00.

**Arlington Ridge CDD**  
**January 15, 2026 Meeting**

**F. District Manager: Regular Report/ Community Director: Regular Report**

Full report can be found in the meeting agenda package. Mr. Graffius advised that the proposals for the BRAC road replacement are expected soon and will be on the February agenda. He will be getting a quote to pressure wash the metal roof. The waterfall is operated manually until a new system is installed. It will only run Monday-Friday after the refill pond has reached capacity and will be turned off before Mr. Graffius leaves for the day. Fairfax Hall exterior repair and repainting is scheduled to start on January 26, 2026, and will take about three weeks to complete.

A vote was taken to stay with the current color scheme. Concerns were raised about the schedule conflicting with a theater performance.

The date was changed to February 2, 2026.

Mr. Kolodziey made a MOTION to approve option #2 for the paint scheme for Fairfax Hall exterior painting.  
 No second to motion.

Mr. Setaro made a MOTION to keep the current painting scheme for Fairfax Hall exterior painting.  
 Mr. Kostich seconded the motion.

Upon VOICE VOTE, with Mr. Kolodziey opposed, motion passed (by a margin of 4-1), to keep the current paint scheme for the Fairfax Hall exterior painting.

**FIFTH ORDER OF BUSINESS**

**Business Items**

**A. Resolution 2026-03; Removing and Designating New Treasurer**

This resolution is to remove Leah Popelka as district treasurer and designate Stephen Bloom to the position due to Ms. Popelka no longer being with Inframark.

Mr. Hoover made a MOTION to adopt Resolution 2026-03; Removing and Designating New Treasurer.  
 Mr. Kostich seconded the motion.

**Arlington Ridge CDD**  
**January 15, 2026 Meeting**

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to adopt Resolution 2026-03; Removing and Designating New Treasurer.

**B. Use of Recreational Facilities – Billiards Rules**

Mr. Kostich made a MOTION to update the Billiards room usage to permit anyone under the age of 18 to use the Billiards room with resident adult supervision subject to legal review and approval. Mr. Kolodziey seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to approve the change for the Billiards room usage from no one under 18yoa to anyone under 18yoa must have adult resident supervision.

**C. Ratification of Liquor Insurance Coverage**

Mr. Kolodziey made a MOTION to ratify the additional insurance coverage for liquor liability. Mr. Hoover seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to ratify the liquor insurance coverage.

The insurance agent advised on the coverage as the liquor licenses are under the Districts name.

**D. Jurin Semi-Annual Roof Inspection Coverage**

The Jurin Semi-Annual roof inspection was included in the agenda package. The Board has requested that Jurin provide a summary at the end of the future report.

**E. Golf Membership Agreement Discussion**

Discussion moved up on the agenda to first item of business.

Discussion ensued regarding the membership agreement and ambiguities were found regarding the “couple” definition requiring cohabitation. The language will be tightened, requiring proof of residency in the future. The revision will be presented at the February meeting.

**Arlington Ridge CDD**  
**January 15, 2026 Meeting**

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

**A. Minutes: December 18, 2025, Regular Meeting**

Mr. Hoover made a MOTION to approve December 18, 2025, Regular Meeting Minutes.  
 Mr. Kostich seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to approve the December 18, 2025, Regular Meeting Minutes.

**SEVENTH ORDER OF BUSINESS** **Supervisor Request & Comments**

There being none, the next order of business followed.

**EIGHTH ORDER OF BUSINESS** **Audience Comments**

Lot #468 requested the Board consider changing the start date of the Fairfax Hall painting project due to the play. It was noted that the date has been changed to February 2, 2026.

Lot #325 commented on the positive changes that are happening with the Golf Course and F&B under LGM and mentioned Inframark following suit. Resident questioned the front gate changes being made without resident input.

Ms. Hammock stated there have been no decisions made on front gate security changes. Current discussions have been on updating current equipment. Security discussions are confidential as required by law.

Lot#679 voiced that they agreed with the front gate comments made by lot #325 and stated they would like the front gate to stay manned.

Lot #22 commented they support the unmanning of the gate since as a District we are public roads. Resident mentioned criminals are not going to provide their true identification when entering the property and spoke on the Districts inability to require proof of identification.

**NINTH ORDER OF BUSINESS** **Adjournment**

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

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to adjourn the meeting at 3:11 p.m.

**Arlington Ridge CDD**  
**January 15, 2026 Meeting**

214 Mr. Graffius announced that the next meeting was scheduled for February 19, 2026, at 2:00  
215 p.m. in Fairfax Hall.

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

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Chairperson/Vice Chairperson

## **Subsection6C.**

**Minutes: January 15, 2026,  
Closed Security Session**

**MINUTES OF MEETING  
ARLINGTON RIDGE**

The closed security session of the Board of Supervisors of the Arlington Ridge Community Development District was held Thursday, January 15, 2026, at 12:00 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
Dom Setaro	Assistant Secretary
Jerry Gianoutsos	Assistant Secretary
Walter Kolodziey	Assistant Secretary

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

Lee Graffius	District Manager
Meredith Hammock	District Counsel: Kilinski/Van Wyk
Patrick Collins	District Counsel: Kilinski/Van Wyk

*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**

**Security Discussion**

Discussion ensued regarding district security.

**THIRD ORDER OF BUSINESS**

**Adjournment**

There being no further discussion items, meeting was adjourned at 2:00 p.m.

---

Secretary/Assistant Secretary

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Chairperson/Vice Chairperson