



Arlington Ridge Community Development District

March 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, March 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. **Organization Items**
5. **Staff Reports**
 - A. District Accountant: Regular ReportPage 6
 - B. District Counsel
 - C. District Engineer
 - i. Consideration of Storm Drain Cleanout and CCTV InspectionPage 11
 - ii. Consideration of Crosswalk Striping and Caution Signage.....Page 21
 - iii. Discussion on Water Line Extension to Manor Oaks DevelopmentPage 23
 - D. Yellowstone: Regular Report..... Page 25
 - E. Landscapes Golf Management: Regular Report..... Page 27
 - F. District Manager / Community Director Regular Report.....Page 31
6. **Business Items**
 - A. Consideration of Landscaping Proposals Hopewell Pass Page 34
 - B. Consideration of Lap Pool Pump Replacement ProposalPage 38
 - C. Ratification of Beach Pool Pump ReplacementPage 45
 - D. Consideration of Gym Equipment Replacement.....Page 49
 - E. Consideration of Road RejuvenationPage 90
 - F. Consideration of Spectrum Fiber InstallationPage 106
7. **Consent Agenda**
 - A. Minutes: February 19, 2026, Regular Meeting Page 113
8. **Supervisor Request & Comments**
9. **Audience Comments – Three (3) Minute Time Limit**
10. **Adjournment**

A budget Workshop is scheduled for Thursday, April 16, 2026, at 10am in Fairfax Hall.

The next meeting is scheduled for Thursday, April 16, 2026, at 2:00 p.m.

District Office Inframark

313 Campus Street, Celebration, FL 34747
 407-566-1935
www.ArlingtonRidgeCDD.org

Meeting Location: Fairfax Hall

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

Section 5

Staff Reports

Subsection 5A

District Accountant

ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot March 11, 2026

- **Current Cash Balances:**
 - Valley National Bank Operating: \$1,325,155.53
 - BankUnited MM: \$2,796.75 (minimum to keep account open is \$2,500)
 - Valley National Bank Reserve: \$1,784,977.71
- **Assessment collections:**
 - We received a tax distribution of \$48,890.42 on 3/2/26
 - We are 92% 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. We do not have an additional update at this time.
- **Due from Golf/Restaurant:**
 - Due form Restaurant: \$69,000
- **Due from Reserve:**
 - \$146,222.98 for the 50% deposit for the Pump Station Irrigation Repair. We will move these funds once the balance due is paid to reimburse the general fund.
- **Audit – FY 2025:**
 - The import process is complete. Natasha will be reviewing the final numbers and provide Lee and Dom an update regarding the balances prior to distributing the reports to the Auditor.
 - All other 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 2/10/26 – A follow up was sent on 3/11/26
- **Expenses:**
 - Current expenses make up 40% of the annual budget through the end of February 2026
Total expenses for the first 4 months are approximately \$870,00. This figure may change as we finalize the February financials

Subsection 5B

District Counsel

Subsection 5C

District Engineer

Subsection 5C.i

Storm Drain Cleanout and CCTV Inspection

Subsection 5C.i

(1st) Insituform Arlington Ridge CDD Golf Course Drainage System Proposal #2026014



Eddy Barba
 Director of Operations
 3100 Fairlane Farms Rd,
 Wellington, FL 33414
 Tel: 904-927-9346
 E-Mail: ebarba@azuria.com

SALESFORCE ID

ATTN: Beth Whikehart, PE, CFM
Pegasus Engineering, LLC
301 West State Road 434, Suite 309

CELL: 407-920-9834
 EMAIL: beth@pegasusengineering.net

**RE: Arlington Ridge CCD, Golf Hole #10 - #17 Drainage System, CCTV
 Proposal # 2026014**

Insituform Technologies, LLC (“ITL”) is pleased to provide this Proposal (“Proposal”) for the scope of work detailed below for the above-referenced Project (“Project”).

PRICING

The following pricing shall apply to work performed by ITL. All pricing is valid for 30 days, unless otherwise extended by ITLLC.

Item	Description	Units	Quantity	Unit Cost	Total Cost
	Pipe Video of 2 segments of 30” storm drainage and one 15” storm drain (includes cleaning, plugging, easement access)	LS	1	\$18,000.00	\$18,000.00
	Structure Inspections	EA	3	\$300.00	\$900.00
	Mobilization	LS	1	\$2,500.00	\$2,500.00
				TOTAL =	\$21,400.00

Pricing is for cleaning and cctv inspection of pipes as per specs, it is possible the drainage structure inspections will be done in the wet since the plugs will be placed inside of them. Additionally, as the camera inspects the pipes towards the downstream, residual water that cannot be removed may be present.

The following items are excluded from ITL's above Pricing and Scope of Services / Responsibilities stated in this Agreement. These items, if necessary, applicable or otherwise required, shall be furnished by the Customer, in the Customer's direction and at no cost to ITL or may, upon mutual agreement in writing between ITL and Customer, be provided by ITL at an additional cost:

1. Permits, licenses and construction easements.
2. Customer shall be responsible for locating all manholes on the project and ensuring access is possible.
3. Payment and Performance bonds. If payment and performance bonds are required, add 2.5% to the total Project cost.
4. Removal and disposal of any hazardous or toxic materials encountered during the Project.
5. Holiday work, rush delivery or adverse weather work (as defined by ITL).
6. Certified Professional Engineer stamped designs. Will be provided, at additional cost, if required in specifications.
7. Additional premiums for special insurance coverage(s) specific to any project if required.

ITL GENERAL SCOPE OF WORK / RESPONSIBILITIES

ITL will provide the following:

1. Standard insurance coverage with the following limits:
 - o General Liability: \$2,000,000 per occurrence/\$4,000,000 aggregate
 - o Auto: \$2,000,000 Combined Single Limit
 - o Workers Compensation: Statutory with \$1,000,000 Employer's Liability

The above insurance shall not include Primary and Non-Contributory Coverage and ITL shall not provide a Waiver of Subrogation endorsement.

NOTE: Modifications to the Scope of Work/Responsibilities of ITL may result in a change in price and/or duration.

TERMS AND CONDITIONS

By executing this Proposal, Customer shall be subject to all of the terms and conditions including those contained at the following link: [Insituform Terms and Conditions](#) (the "Insituform Terms and Conditions"). The terms of this Agreement (including the Insituform Terms and Conditions) shall be controlling over others. The terms and conditions of this Proposal form the entire agreement "Agreement" between the parties. All other terms, proposals, negotiations, representations, recommendations, statements or agreements, whether made or issued contemporaneously or previously, are excluded from and are not a part of this Proposal and have no binding or enforceable effect. This Proposal, if accepted, shall be binding on the parties and their respective successors and assigns.

ACCEPTANCE

Please do not hesitate to contact me with any further questions at

Very truly yours,

Insituform Technologies, LLC.

Eddy Barba
Director of Operations



Accepted By: _____
(signed)

Date: _____

(print name)

Title: _____

Subsection 5C.i

(2nd) Insituform Pamphlet




WE KNOW REHAB

50+

YEARS OF

- + INNOVATION
- + ENGINEERING
- + REHABILITATION
- + INSTALLATION

Insituform holds numerous cooperative purchasing contracts that can be utilized for your procurement needs.

DRY-VACUUM EXCAVATION

Dry-vacuum excavation is generally used in areas where Hydro excavation is not suitable. Dry vacuum excavation utilizes pressurized air to break up dry material and vacuum suction to remove it from the excavation. The equipment quickly and safely digs through gravel, clay, and even frozen soil to expose buried utilities. This precise method of excavation is highly efficient and minimizes the potential risk of damage to buried utilities and adjacent structures.

HYDRO-VACUUM EXCAVATION

Hydro-Vacuum excavation is a two-step method for breaking up soil and underground material using pressurized water and suction to clear the area. The hydro-excavation trucks have a high-pressure water jet and vacuum system mounted onboard. They quickly and safely dig through gravel, clay, and even frozen soil to expose buried utilities.



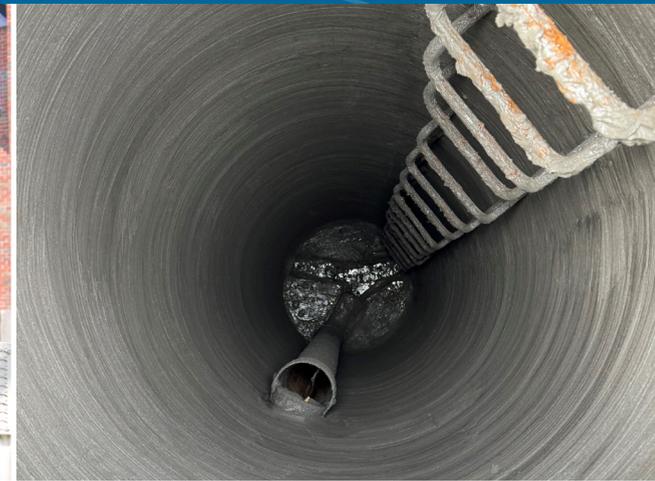
Insituform® invented Cured in Place Pipe (CIPP) over 50 years ago to protect and restore pipelines, reduce infiltration, increase flow and improve water quality. Today, we have numerous technology-enabled solutions for water and wastewater pipelines and structures, from gravity to high pressure mains; a proven alternative to disruptive and costly infrastructure replacement.

Insituform is the gold standard for pipeline system renewal across multiple sectors including municipal, industrial, DOT, military, airports, fire protection and others. Our manufacturing and wetout facilities in North America and Europe are ISO certified with strict quality control standards.

Insituform's experience and product portfolio allows us to confidently manage large projects in high profile and environmentally sensitive areas. We have worked with municipalities, engineering firms and contractors throughout the world to rehabilitate our clients' valuable underground infrastructure.



Let us know how we can help you with your project.



CIPP, GRAVITY

Insituform® CIPP is a jointless pipe-within-a-pipe technology with the capability to rehabilitate pipelines ranging in diameter from 6 to 96 inches. CIPP can improve the life expectancy of your infrastructure while improving flow capacity, eliminating inflow & infiltration, and enhancing the structural integrity of the system. Insituform has continuously developed the CIPP process and installed over 30,000 miles of CIPP since inception in 1971.

CIPP, PRESSURE

The InsituMain® CIPP system is ideal for force mains and water pipelines ranging from 6 to 96 inches in diameter. It can negotiate bends up to 45 degrees and is NSF/ANSI 61 certified. The product has been in service for 30+ years and can handle pressures up to 250 psi and is a AWWA M28 Class IV fully structural liner.

PRIMUS LINE®, PRESSURE

Primus Line® is a versatile liner system that consists of a AWWA M28 Class III Flexible Fabric Reinforced Pipe (FFRP) used for rehabilitation of pressure pipes ranging in diameter from 6 to 20 inches.

CIPP SECTIONAL REPAIRS

Insituform's Sectional Lining System is designed for 6- to 60-inch diameter pipelines. The materials are pulled into place through existing manholes and are ambient-cured in 3 hours or heat-cured in as little as 90 minutes.

CLEANING & CCTV INSPECTION

Quick and accurate inspection and cleaning of 6-inch or larger mainlines with a steerable self-propelled tractor. Our range of models, large line kits, and wheel sizes ensure the appropriate tractor for any combination of distance, condition, and pipe size.

MANHOLE/STRUCTURE/Vault INSPECTION AND REHABILITATION

Insituform offers watertight and structural rehabilitation through protective cement and epoxy coatings. Our rehabilitation solutions provide a cost effective, permanent seal against corrosion, infiltration, and exfiltration while extending the life of your structure. We also perform NASCCO certified inspections of manholes and other structures.

GROUTING – JOINTS AND SERVICE CONNECTIONS

Insituform crews can test and seal mainline joints in pipe sizes ranging from 8 to 30 inches. Service connection grouting is available in connections that are 4 to 6 inches in diameter.

PIPE LOCATING

Insituform uses the most sophisticated technology and equipment to provide quick and accurate private utility location services to prevent damage.

FLOW ISOLATION

Flow isolation is a method of quantifying the amount of infiltration in a sanitary sewer system. Flows are measured during off-peak hours by monitoring weirs installed at manholes throughout the system. This work typically occurs between 11:00 pm - 6:00 am when flow is primarily infiltration and not resident-generated.

Aegion keeps infrastructure working better, safer, and longer for customers throughout the world.

Subsection 5C.i

(3rd) Shenandoah Drainage System Proposal #P47919

1107 Angle Rd
772-758-0381



Fort Pierce, FL 34947
shenandoahus.com

PROPOSAL: P47919

DATE: March 03, 2026

SUBMITTED TO: Pegasus Engineering

STREET: 301 West SR 434, Ste 309

CITY, STATE & ZIP: Winter Springs, FL 32708

ATTENTION: Beth Whikhart

PHONE: (407) 992-9160

EMAIL: beth@pegasusengineering.net

JOB NAME: Arlington Ridge CDD

We propose to furnish a crew and all necessary equipment to install plug, dewater, clean and televise storm drainage system from control structure to outfall, as highlighted on plans at the above mentioned job location. This work will be performed at our following hourly and/or unit prices:

Jet-Vac Equipment	(at \$2,850.00 Per Day)	2 day(s)	\$5,700.00
Video Equipment (CCTV Truck)	(at \$2,850.00 Per Day)	2 day(s)	\$5,700.00
Airbags & Plugs 19"-30" (Plug, install, remove)	(at \$225.00 Per Day)	2	\$450.00
Environmental Fee	(at \$40.00 Per Day)	2 day(s)	\$80.00
Fuel Surcharge (Vac & CCTV Trucks)	(at \$120.00 Days)	2 Days	\$240.00
Disposal Fee (Includes travel)	(at \$650.00 Per Truck Load)	1 truck load(s)	\$650.00
Flex Hose 6"	(at \$3.95 Per L.F.)	200 L.F.	\$790.00
ESTIMATED TOTAL:			\$13,610.00

NOTE: One-way travel time applies to all hourly vehicles, with a four-hour minimum charge. We will remove loose debris from structures and pipes (except hazardous waste). If we find contaminated liquids or soils (like oil or fuel), the customer must get them tested and approved for disposal, and extra costs will apply. We are not responsible for any issues caused by pre-existing conditions, original installation, or design.

PAYMENT: This proposal may be withdrawn if not accepted within 30 days. Payment terms net 30 days.
(If we encounter an Insurance compliance fee requirement, this fee will be invoiced in addition to the above rates.)

MATERIALS AND WORKMANSHIP: All materials will meet the specified standards, and all work will be done professionally according to industry practices.

ESTIMATE AND CONDITIONS: The price is based on current conditions and may change if there are unforeseen issues that could not be seen during Shenandoah's field visit or scope changes. The estimate is for guidance only; final costs depend on actual work and conditions. Shenandoah General Construction, LLC may adjust the estimate, as necessary.

EXCLUSIONS: Engineering, permits, testing, and bonds are not included in the pricing unless specifically noted.

INSURANCE: The owner is responsible for carrying necessary insurance, such as fire and tornado. Our workers are fully insured under Workman's Compensation.

WAIVER OF CLAIMS: Both parties waive all tort claims against each other and limit any claims to breach of contract only.

TRAVEL TIME AND CANCELLATIONS: Same-day job cancellations may be subject to an \$800.00 cancellation fee.

1107 Angle Rd
772-758-0381



Fort Pierce, FL 34947
shenandoahus.com

SIGNATURE: Dustin Selvia

SHENANDOAH GENERAL CONSTRUCTION, LLC
Dustin Selvia

TITLE
Estimator

DATE
03/03/2026

ACCEPTANCE OF PROPOSAL / SIGN & RETURN

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

SIGNATURE: _____

DATE: _____

COMPANY NAME: _____

REPRESENTATIVE: _____

TITLE: _____

Subsection 5C.ii

Crosswalk Striping and Caution Signage



127 W FAIRBANKS AVE. UNIT 444

WINTER PARK FLORIDA 32789

To: Arlington Ridge CDD
 David Hamstra, P.E., CFM
 Attention: Pegasus Engineering, LLC
 Job Description: White Plains Way Pedestrian Safety Improvements

Proposal #:

Mercon 157R

Location : 27211 White Plains Way, Leesburg, FL 34748

Contract # NA

invoice Date: 2/17/2026

Project Start	Project End
2/30/2026	4/30/2026
Actual Start	Actual End

Item	Description	Unit	QTY	Rate	Total
1	Maintenance of Traffic	EA	1.00	\$ 2,500.00	\$ 2,500.00
2	Mobilization	EA	1.00	\$ 2,800.00	\$ 2,800.00
3	Double Yellow Line	LF	230.00	\$ 8.00	\$ 1,840.00
4	Reflected Pavement Marker	EA	25.00	\$ 25.00	\$ 625.00
5	Repaint The Existing Crosswalk (Special Emphasis Crosswalk Markings)	EA	1.00	\$ 2,450.00	\$ 2,450.00
6	Install a Stop Sign within a Crosswalk for Pedestrians in a Crosswalk	EA	2.00	\$ 950.00	\$ 1,900.00
7	Solar Powered Flashing LED Pedestrian Crossing Sign	EA	2.00	\$ 5,500.00	\$ 11,000.00
TOTAL AMOUNT:					\$ 23,115.00

If you have any questions concerning this Proposal call: Amir Sajjadi @ 321-355-1287

Please notify us at least two weeks before the intended start date so we can finalize scheduling.

Subsection 5C.iii

Water Line Extension to Manor Oaks Development



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

MASTER UTILITY PLAN
FOR
MANOR OAKS
CITY OF LEEBSBURG
FLORIDA

MERITAGE HOMES OF FLORIDA, INC.
5337 MILLER BLVD., SUITE 410
ORLANDO, FL 32839
407-571-0951

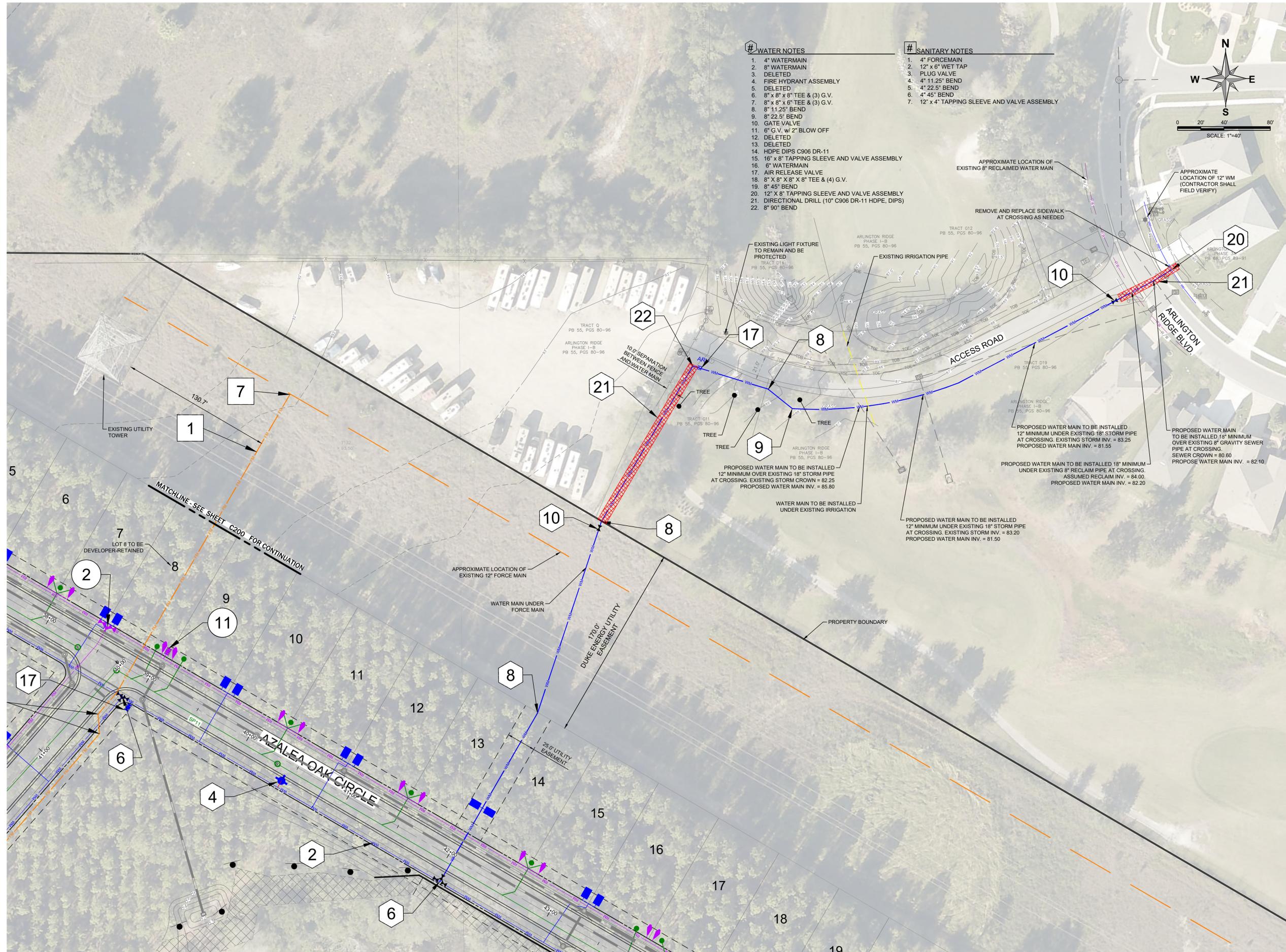
NO.	DATE	REVISIONS
1		
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This item has been digitally signed and sealed by Benjamin S. Beckham, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
ENGINEER OF RECORD

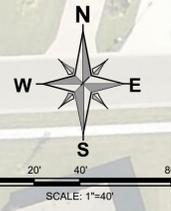
JOB # 23047
DATE: 02/13/26
DATUM: NAVD 88
DESIGNED BY: KGS
DRAWN BY: JAS
APPROVED BY: BSB

C201



- # WATER NOTES**
- 4" WATERMAIN
 - 8" WATERMAIN
 - DELETED
 - FIRE HYDRANT ASSEMBLY
 - DELETED
 - 8" x 8" x 8" TEE & (3) G.V.
 - 8" x 8" x 6" TEE & (3) G.V.
 - 8" 11.25" BEND
 - 8" 22.5" BEND
 - GATE VALVE
 - 6" G.V. w/ 2" BLOW OFF
 - DELETED
 - DELETED
 - HDPE DIPS C906 DR-11
 - 16" x 8" TAPPING SLEEVE AND VALVE ASSEMBLY
 - 8" WATERMAIN
 - AIR RELEASE VALVE
 - 8" x 8" x 8" x 8" TEE & (4) G.V.
 - 8" 45" BEND
 - 12" x 8" TAPPING SLEEVE AND VALVE ASSEMBLY
 - DIRECTIONAL DRILL (10" C906 DR-11 HDPE, DIPS)
 - 8" 90" BEND

- # SANITARY NOTES**
- 4" FORCEMAIN
 - 12" x 6" WET TAP
 - PLUG VALVE
 - 4" 11.25" BEND
 - 4" 22.5" BEND
 - 4" 45" BEND
 - 12" x 4" TAPPING SLEEVE AND VALVE ASSEMBLY



I:\Data\2023\Manor Oaks\Eng\DWG\23047_C201_MASTER UTILITY PLAN.dwg March 4, 2026 10:01 AM

Subsection 5D

Yellowstone Regular Report



Date : Febraury 2026

Property : Arlington Ridge CDD

Senior Account Manager : Alberto Torres

Business Development Manager: Michael Wilding

Maintenance Activities

- Mowing of the Common Areas completed.
- Trim and detail shrubs beds at community entrance, blvd and Town Center
- Preform weekly detail to all Annual beds at community entrance
- Pruning of all shrubs is continuous during weekly visits.
- Continue treating visible fire ant mounds throughout property as needed
- Pruning back the frozen Plants from the Frezze Damage
- Pool detail was done on February 3-2026
- The onsite crew is continuing to clean leaves as they fall.

Mowing Activities

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

Irrigation Activities

- Irrigaiton Inspection for January was slightly delayed due to recent freezes and will be completed the week of 2/9
- Main line breaks repaired by Tennis court

Fertilization and Pest Control Activities

- Turf Applicaiton was completed for broadleaf weed control
- Amentiy Structural Pest Control completed in February week of 2/16

Subsection 5E

Landscape Golf Management Regular Report

Arlington Ridge – March Board Update

Golf Operations

First, I'd like to provide an update on the **Golf Professional position**. After a lot of interviewing, we have identified a candidate that we feel strongly will be a great cultural and professional fit for Arlington Ridge. The only challenge is timing, as he is currently located in Virginia and will not be able to relocate until **August**. In the meantime, we will continue to manage the golf operation internally and keep building momentum.

From a performance standpoint, **golf revenue continues to trend upward**, driven largely by outside outings, public play, and merchandise sales. I have been personally focused on marketing the facility and booking outside events, which is beginning to show positive results.

Rounds

- 2025: **4,128**
- 2026: **4,179**

Green Fee Revenue

- 2025: **\$83,420.79**
- 2026: **\$93,232.40**

While rounds only increased by about **50 rounds**, revenue increased by nearly **\$10,000**. This is largely due to a **higher percentage of paying rounds**, including public play and outings, compared to member rounds.

Total Golf Revenue

- 2025: **\$99,139.25**
- 2026: **\$111,746.80**

Merchandise

- 2025: **\$5,274.53**
- 2026: **\$11,583.29**

Merchandise sales in particular have been very strong and represent the **highest levels we have seen so far**, which is a positive indicator of engagement within the golf shop.

Food & Beverage

We recently hired an additional server to support operations. Unfortunately, Judy's daughter was involved in a serious accident and is currently in critical care. Judy will be out for some time, and we ask that everyone keep her and her family in their thoughts and prayers.

Looking ahead, we have several **exciting events on the horizon** that should help keep energy and traffic strong in the clubhouse, including:

- **Kentucky Derby Party**
- **Jimmy Buffett Tribute Night**
- Additional social events currently being planned

February Revenue

- **2026:** \$107,562
- **2025:** \$84,687.99

While we came in **slightly below projections**, it is a very encouraging trend. Our next focus will be continuing to **tighten up expense management** to ensure the increased revenue translates into stronger profitability.

Marketing

We have continued pushing **social media marketing** as well as maintaining our **advertising presence in The Villages**. These efforts are beginning to show results through increased awareness and positive feedback.

One measurable indicator of this progress is our **Google review rating**, which has increased from **4.0 to 4.2**, supported by a large number of new **5-star reviews**.

Maintaining a strong online reputation will continue to be a key driver in attracting outside play and new guests to the property.

Agronomy

The agronomy team continues to do a **great job maintaining the golf course**, and conditions remain solid as we approach the growing season.

Once temperatures rise and turf begins actively growing, the team is positioned to **make significant improvements and continue elevating course conditions** throughout the spring and summer.

Facilities & Operations Improvements

We also completed improvements to the **outdoor restrooms on the golf course**. The floors have been redone with new epoxy, new toilets have been installed, and the building will receive a fresh coat of paint. These updates have made a noticeable difference and significantly improved the experience for golfers on the course.

Subsection 5F

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 March 2026

Lexington Spa

The pools are scheduled to be closed on April 7. Cleaning up from the freeze should be completed during this closing. I have asked Florida Aqua to focus on heavy cleaning on tiles, the gutters and the steps in the pools. Derrick will resume pressure washing the pool deck and buildings.

Fairfax Hall Exterior

The exterior repairs and painting of Fairfax Hall is complete. Per the garden club request, we had LEG Enterprises paint the pots in front of the hall and I selected the colors. The garden club was very happy. Derrick replaced the fence gates for the dumpster, and they painted the walls and fence as well as the tower stair at the back of the building that was not part of the contract.

Activities Scheduling

There is still some tension between groups regarding the use of BRAC and some clubs having multiple days. I have been asked if I could improve lighting in the library and see about replacing the single long table with multiple tables that could be reconfigured to accommodate overflow for the one club that has expanded in participants. I have started on the lighting and will be working on the table solution. If this cannot be settled amicably the District may have no other option than to go back to a yearly draw for all-time slots and groups and clubs will be required to draw times in a lottery style. I am trying to avoid creating this much disruption.

BRAC

Walter and I have been discussing the increased participation in groups and clubs since our last Activities Showcase. We feel at this time the Board should consider the idea of the next renovation of BRAC. I have been working on plans to convert the 4 rooms to the right of the main room into another larger card/multipurpose room. This would create a space for approximately 32 people. There have also been discussions about expanding the restaurant and using the billiards area to create a larger space. I have been working on plans to convert the left side of BRAC to accommodate the billiards tables and still have space for the shuffleboard, table tennis and Darts. My renderings to date have been rough sketches, however if the Board would like me to continue, I can create more comprehensive plans for review.

F&B Events Fairfax Hall

Last Month I had asked about removing the \$500 fee if an outside event is fully catered by the Restaurant. I also wanted to clarify with the Board if there is any issue with the Restaurant and the District advertising events to the public. The idea would be to present the event to residents first and give them 2 weeks to sign up. Then we would open the event to the public in hopes we get great participation and make the events successful. Other communities have shown an interest in attending our events.

Tree Removal

We have had another round of dead pines. I had Triple D come to provide a quote. Brandon called me that evening and said they had cancellation for the next day and would do a flat day rate of \$5,000. Through our great partnership they removed a total of 23 pine trees including the stumps, 14 dead cypress bushes, 14 additional stumps were ground, and the entrance oak was trimmed back by the flagpole. This is a perfect example as to why we create great partnerships with qualified vendors with great reputations.

Section 6

Business Items

Subsection 6A

Landscaping Proposals Hopewell Pass

**Proposal #: 664519**

Date: 2/23/2026

From: Alberto Torres

Proposal for
Arlington Ridge CDD

Lee Graffius
Inframark
4463 Arlington Ridge Blvd
Leesburg, FL
lee.graffius@inframark.com

LOCATION OF PROPERTY

Arlington Ridge Boulevard
Leesburg, FL 34748

Pine Bed Installation

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$1,714.26
Fackahatchee, 3 GAL	175	\$16.43	\$2,874.96
Muhly Grass, 1 GAL	200	\$7.14	\$1,428.55
Sod	7	\$600.00	\$4,200.00
Oak Tree, 30 Gal 2-2.25in Cal, 9-10ft HT, 1.5-1.75"	7	\$357.14	\$2,499.96
Irrigation Rotor	4	\$20.00	\$80.00
Irrigation 1/2"Flex Pipe Roll	1	\$200.00	\$200.00
Irrigation Labor			\$371.88

Supply all labor, equipment and materials to complete the following installation below.

Installation of Seven (7) 30 gallon Laurel Oak Trees

Installation of Fakahatchee and Muhly Grass - 6' OC

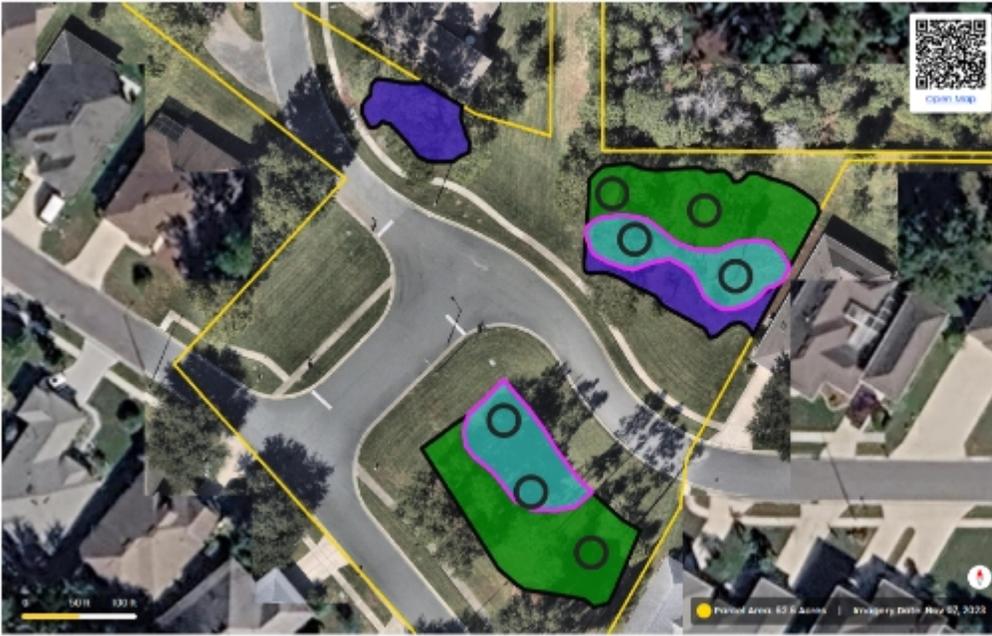
Installation of St Augustine sod to reduce overall bed space.



Yellowstone Landscape

Snapshot - 4:38 pm, Feb 20, 2026 (Pine Install)

Property Address: 4483 Arlington Ridge Blvd, Leesburg, FL 34748, USA



Layers on the Map

- Palmetto Grass 7,932.12 sq
- Mulch Grass 4,479.06 sq
- Oak Tree 7 ft
- [+ 1 more](#)

Powered By SiteReczn

Page 1 of 1

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Arlington Ridge CDD

Subtotal	\$13,369.61
Sales Tax	\$0.00
Proposal Total	\$13,369.61

THIS IS NOT AN INVOICE

Subsection 6B

Lap Pool Pump Replacement Proposal

Subsection 6B

(1st) Lap Pool Pump Proposal



Florida Aqua Group, LLC

PO BOX 637
 Mascotte Florida 34753
 U.S.A
 888-575-7665

ESTIMATE

Estimate#	: EST-000502
Estimate Date	: 03-03-2026
Reference#	: Lap Pool - New Pump

Bill To

Arlington Ridge CDD
 4463 Arlington Ridge Blvd
 Leesburg
 34748 Florida
 U.S.A

Subject :
 Lap Pool - New Pump

#	Item & Description	Qty	Rate	Amount
1	Normblock Multi 80/200 Commercial Pump 10HP 208-230 /460V SKU : NB715-1010F-080 The Normblock Multi Series is redefining the limits of plastic pumps. The Normblock Multi takes the non-corrosive and lightweight benefits of plastic higher than any other American manufacturer. This pump is ideally suited for aquatic facilities, fountains, water parks, aquaculture, and pools with elevated salt concentration.	1.00 pcs	6,945.89	6,945.89
2	Pentek Intellidrive XL 10Hp SKU : PID010033NDBP Pentek Intellidrive XL PID010033NDBP – 10HP Variable Frequency Drive (VFD) Commercial-grade VFD with 3-phase 208–240V input and 3-phase 230V output, designed for controlling 10HP motors in demanding pump applications. Rated for 30.8A full-load output current, enclosed in a NEMA 3R weather-resistant housing, suitable for outdoor installations.	1.00 box	3,968.00	3,968.00
3	36" x 36" x 4" Concrete Equipment Pad SKU : DIV-40-2604 DiversiTech H3636-4 36" x 36" x 4" The Hurricane Pad™ Concrete Equipment Pad Designed specifically for the hurricane prone regions of Florida and the Gulf Coast, The Hurricane Pad™ meets stringent local code requirements for wind resistance. Heavier than a normal concrete pad, this 4 Inch pad provides sufficient weight to meet code. For certain taller equipment, The Hurricane T Class Pad™ is needed.	1.00 pcs	156.14	156.14
4	Labor Per Hour Labor is estimated on an hourly basis according to the defined scope of work. The provided labor cost is for estimation purposes only. Any additional time not covered in the initial estimate will be documented and reported to the property's chain of command.	5.00 pcs	140.00	700.00
5	Misc Electric Parts Miscellaneous electrical fittings, connectors, conduit, wires, breakers, or related small parts used in service jobs or installations.	1.00	150.00	150.00
6	Miscellaneous PVC Parts(Quote) Includes various Schedule 40 and Schedule 80 PVC fittings for water plumbing (elbows, tees, couplings, unions, adapters, valves, caps) as well as electrical conduit components (rigid PVC conduit, sweeps, junction	1.00 Box	400.00	400.00

#	Item & Description	Qty	Rate	Amount
	boxes, LB fittings, male/female adapters, and bushings). Used for general plumbing installation, equipment hookups, and electrical conduit runs to pumps, chemical controllers, and automation panels. Includes all necessary primer, cement, and thread sealant for proper assembly.			

Items in Total 10.00

Sub Total 12,320.03

Total \$12,320.03

Terms & Conditions

Florida Aqua Group, LLC is a licensed dealer for ProMinent Fluid Controls Inc. Please review your quote carefully before acceptance. We can accommodate any necessary changes prior to shipping. Please note, all sales are final, and returns are not accepted. A 50% retainer fee is mandatory for projects exceeding \$3,000.00 A 3% processing fee will be applied to all credit card payments. To avoid this fee, you may pay via ACH or check.

Subsection 6B

(2nd) Data Sheet Normblock Multi USA 80/200

Normblock Multi USA 80/200

Pump Operating Data at Duty Point

Design						Horizontal Flooded Suction Commercial Pump						
Flow Rate Required		US g.p.m.	475	Stock Code		NB715-1010F-080						
				Required Power		hp	7.98					
				Pump Efficiency		%	75.1					
Total Head Required		ft	50	Pump Speed		rpm						
				Impeller Diameter		inch						
						8 15/32						
Fluid Type		Water				Self-Priming		[YES/NO]		NO		
Suction port	Flange Size		6" ANSI (DN 150)				Discharge port	Flange Size		4" ANSI (DN 100)		
	Pressure rating		PN 16					Pressure rating		PN 16		

Motor Data

Motor design		<IM B35>		Rated Speed		rpm		1770			
Frame Size		132 M (IEC Frame)		Rated voltage		V		208			
Frequency		Hz		60		Rated current		A		27.4	
Rated power		hp		10		1-phase / 3-phase		3~			
Service factor		1.25		IP Class		IP 55		IE3			

Pump Image



Materials

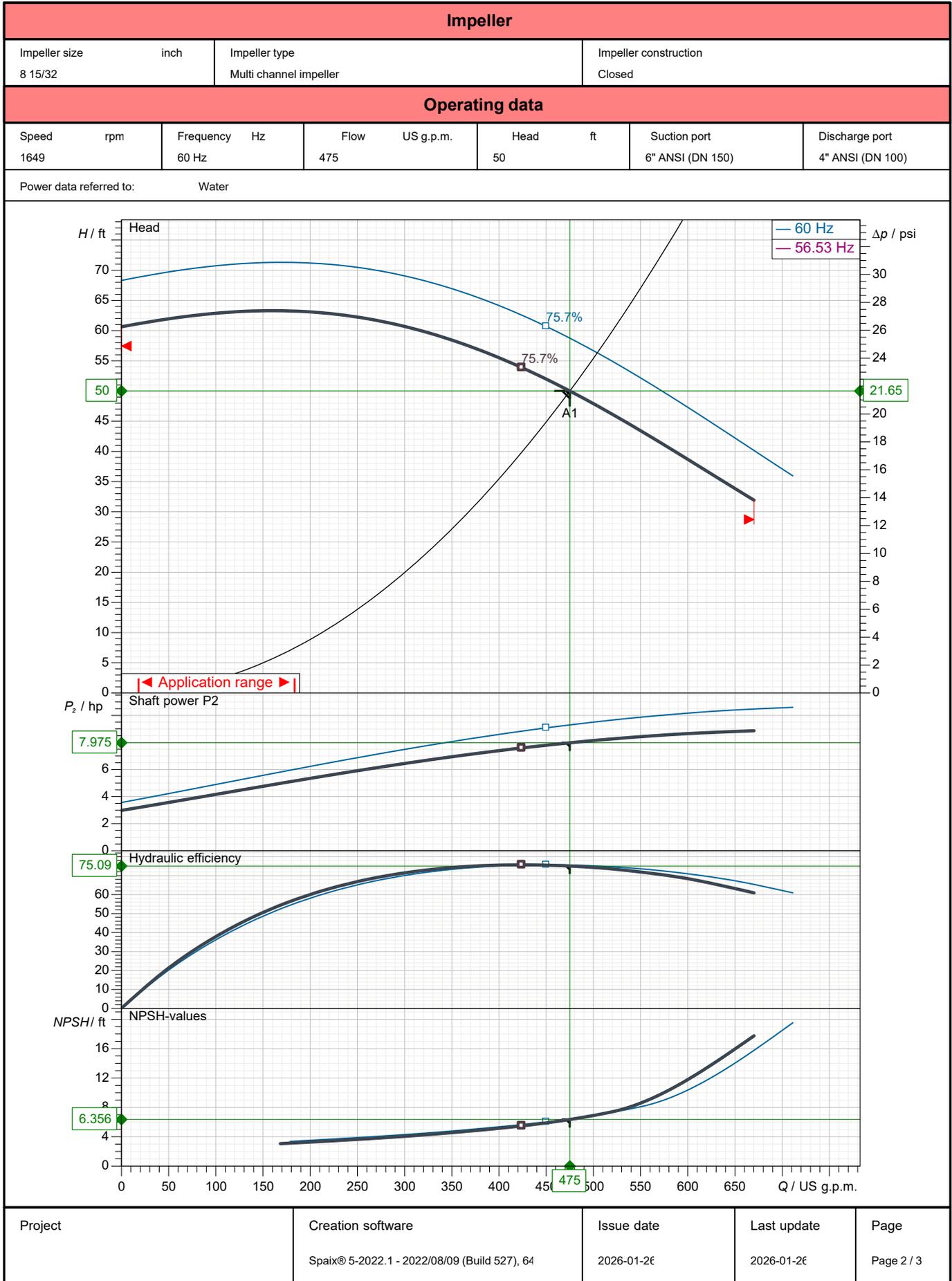
Casing parts		PP GF 30			
Impeller		PPE GF30			
Pump shaft		1.4057 (Stainless Steel)			
Drive lantern		GG-25 (Cast iron EN-JL 1040)			
Mechanical seal		Carbon / SIC / EPDM			
O-Ring		NBR			
Motor Base		304 Stainless Steel			

Project		Creation software		Issue date		Last update		Page	
		Spaix® 5-2022.1 - 2022/08/09 (Build 527), 64		2026-01-2€		2026-01-2€		Page 1 / 3	

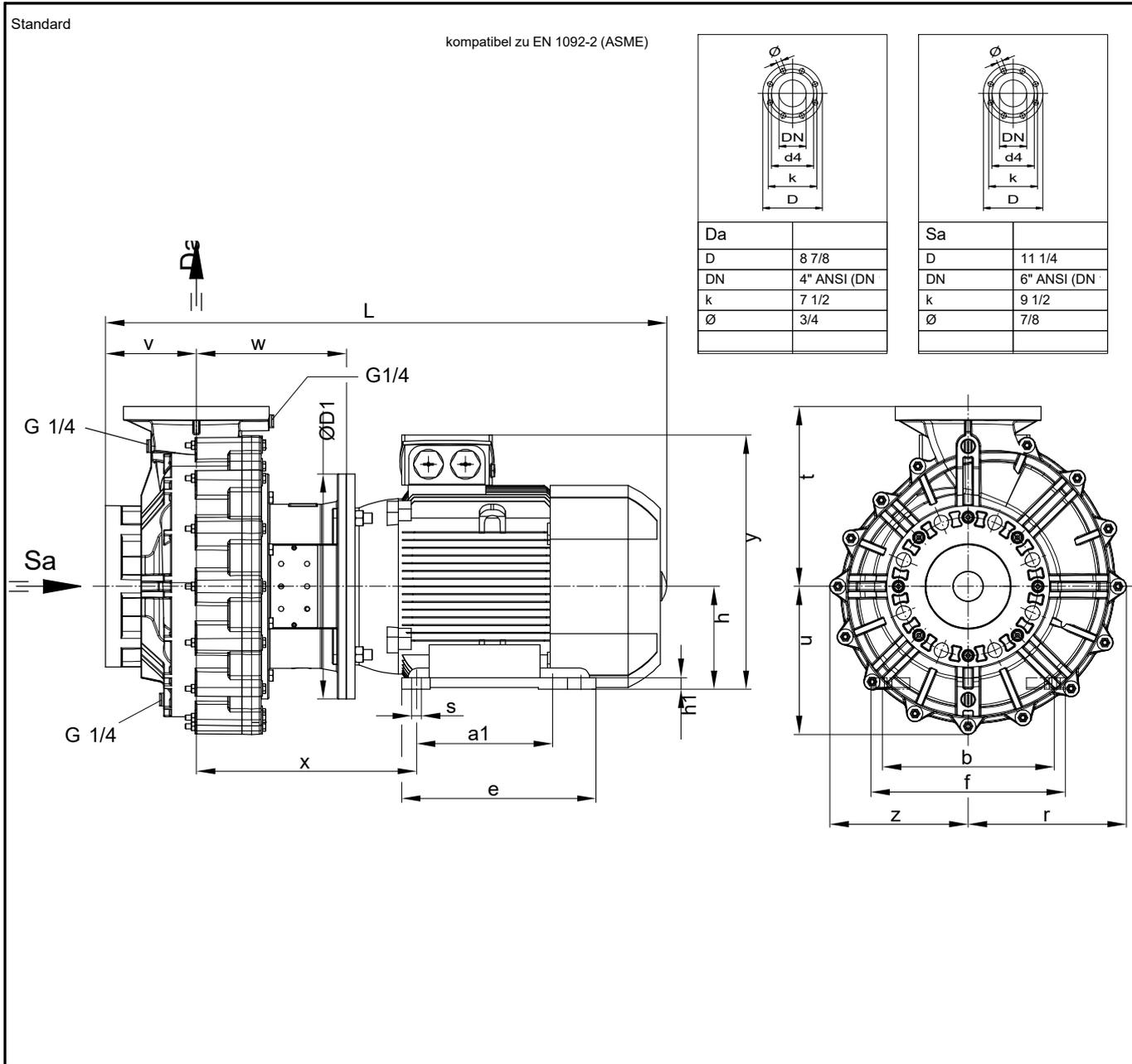


Performance curve

Normblock Multi USA 80/200



Normblock Multi USA 80/200



Dimensions in inch

a1	7		
b	8 1/2		
D1	11 13/16		
Da	4" ANSI (DN 100)		
e	8 9/16		
f	10 1/16		
h	5 3/16		
r	8 5/16		
s	5/8		
Sa	6" ANSI (DN 150)		
t	9 13/16		
u	7 7/8		
v	4 15/16		
y	7 15/16		

Project	Creation software	Issue date	Last update	Page
	Spaix® 5-2022.1 - 2022/08/09 (Build 527), 64	2026-01-2€	2026-01-2€	Page 3 / 3

Subsection 6C

Ratification Beach Pool Pump Replacement



Florida Aqua Group, LLC

PO BOX 637
 Mascotte Florida 34753
 U.S.A
 888-575-7665

ESTIMATE

Estimate#	: EST-000514
Estimate Date	: 03-03-2026
Reference#	: Beach Pool - New Pump

Bill To
Arlington Ridge CDD 4463 Arlington Ridge Blvd Leesburg 34748 Florida U.S.A

Subject :
 Beach Pool - New Pump

#	Item & Description	Qty	Rate	Amount
1	Normblock Multi 80/200 Commercial Pump 10HP 208-230 /460V SKU : NB715-1010F-080 The Normblock Multi Series is redefining the limits of plastic pumps. The Normblock Multi takes the non-corrosive and lightweight benefits of plastic higher than any other American manufacturer. This pump is ideally suited for aquatic facilities, fountains, water parks, aquaculture, and pools with elevated salt concentration.	1.00 pcs	6,945.89	6,945.89
2	Pentek Intellidrive XL 10Hp SKU : PID010033NDBP Pentek Intellidrive XL PID010033NDBP – 10HP Variable Frequency Drive (VFD) Commercial-grade VFD with 3-phase 208–240V input and 3-phase 230V output, designed for controlling 10HP motors in demanding pump applications. Rated for 30.8A full-load output current, enclosed in a NEMA 3R weather-resistant housing, suitable for outdoor installations.	1.00 box	3,968.00	3,968.00
3	36" x 36" x 4" Concrete Equipment Pad SKU : DIV-40-2604 DiversiTech H3636-4 36" x 36" x 4" The Hurricane Pad™ Concrete Equipment Pad Designed specifically for the hurricane prone regions of Florida and the Gulf Coast, The Hurricane Pad™ meets stringent local code requirements for wind resistance. Heavier than a normal concrete pad, this 4 Inch pad provides sufficient weight to meet code. For certain taller equipment, The Hurricane T Class Pad™ is needed.	1.00 pcs	156.14	156.14
4	Labor Per Hour Labor is estimated on an hourly basis according to the defined scope of work. The provided labor cost is for estimation purposes only. Any additional time not covered in the initial estimate will be documented and reported to the property's chain of command.	5.00 pcs	140.00	700.00
5	Misc Electric Parts Miscellaneous electrical fittings, connectors, conduit, wires, breakers, or related small parts used in service jobs or installations.	1.00	150.00	150.00
6	Miscellaneous PVC Parts(Quote) Includes various Schedule 40 and Schedule 80 PVC fittings for water plumbing (elbows, tees, couplings, unions, adapters, valves, caps) as well as electrical conduit components (rigid PVC conduit, sweeps, junction	1.00 Box	400.00	400.00

#	Item & Description	Qty	Rate	Amount
	boxes, LB fittings, male/female adapters, and bushings). Used for general plumbing installation, equipment hookups, and electrical conduit runs to pumps, chemical controllers, and automation panels. Includes all necessary primer, cement, and thread sealant for proper assembly.			

Items in Total 10.00

Sub Total 12,320.03

Total \$12,320.03

Terms & Conditions

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Subsection 6D

Gym Equipment Replacement

Subsection 6D

(1st) Gym Equipment Overview



Arlington Ridge Community Development District

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

Fitness Center Equipment Replacement Overview

Over the past five months, Daryl has been working on obtaining proposals for new gym equipment. He began the process with four vendors; however, only two ultimately submitted full proposals. Our current gym equipment is aging and approaching the end of its life cycle. Since November 2021, we have spent **\$8,346** on repairs alone, and we currently have an additional repair proposal totaling **\$1,135**. Replacement parts for the cardio equipment have become increasingly expensive and more difficult to source.

Vendor Proposals

First Place Fitness Equipment, Inc.

- Proposal Total: **\$57,534.60**
- This package includes equipment that is rated slightly above home-use quality.
- Two pieces of equipment originally requested from all vendors are *not* included in this proposal.

FitRev

1. **Proposal #1 – \$63,245.71**
Designed to match the equipment listed in the First Place Fitness proposal, allowing for a direct “apples-to-apples” comparison.
2. **Proposal #2 – \$74,945.71**
Includes equipment equivalent in quality to the current cardio machines, plus the two additional requested pieces missing from the First Place Fitness quote.
3. **Proposal #3 – \$78,115.80**
Offers an upgrade from Spirit equipment to Precor, providing a higher-quality level of cardio equipment.

Lee Graffius

District Manager / Community Director / LCAM / LREA

Arlington Ridge Community Development District

4463 Arlington Ridge Blvd

Leesburg, FL 34748

(O)352-728-2186

Lee.Graffius@inframark.com

Office Hours: Tuesday-Friday 9am to 4pm



Subsection 6D

(2nd) First Place Fitness Gym Equipment Replacement

First Place Fitness Equipment, Inc.

8805 Southside Blvd
 Jacksonville, FL 32256
 904-998-0738
 www.FirstPlaceFitnessEquipment.com

Estimate

Date	Estimate #
1/12/2026	E-62880

Name / Address
Arlington Community 4487 Arlington Ridge Blvd, Leesburg, FL 34748

Ship To

P.O. No.:	Terms:	Rep	CEA-C	
Item	Description	Qty	Rate	Total
CMJ-6600-S	CMJ-6600-S 6 STATION SINGLE POD WITH STAND ALONE HILO PULLEY Includes the following stations: (1) CMJ-6101 Triceps Extension (170 lbs Weight Stack) (1) CMJ-6175 EZG Hi-Lo Pulley (195 lbs Weight Stack) (1) CMJ-6201 Lat Pulldown (295 lbs Weight Stack) *Dual Lat Pulldown Option (1) CMJ-6203 Low Row (295 lbs Weight Stack) *Dual Low Row Option (1) CMS-6175 Stand Alone Hi-Lo Pulley (195 lbs Weight Stack) (1) CMJ-OPT-01 Cross Over Pull Up Station (1) CMJ-CAGE Base Cage		8,538.75	8,538.75T
HD-3300	MULTI-PRESS HOIST® DUAL SERIES™ (HD)		2,970.00	2,970.00T
HD-3400	LEG EXTENSION/ LEG CURL HOIST® DUAL SERIES™ (HD)		2,970.00	2,970.00T
HD-3403	LEG PRESS/ CALF RAISE HOIST® DUAL SERIES™ (HD)		4,042.50	4,042.50T
HD-3600	AB/ LOW BACK HOIST® DUAL SERIES™ (HD)		2,699.25	2,699.25T
CSC880	CSC880 Full Comm Stair Climber**-8ft min ceiling	1	4,125.00	4,125.00T
VR500-Connect-22	VR500 Rower - with Connect 22 Inch Tablet With Mounting Bracket.	2	2,295.00	4,590.00T
XBR95	XBR95 Recumbent Bike	3	1,500.00	4,500.00T
XBU55	XBU55 Upright Bike	2	1,087.50	2,175.00T
CIC800	CIC800 Indoor Cycle.	2	1,125.00	2,250.00T
XE795	XE795 Elliptical	2	2,025.00	4,050.00T
XT685	XT685 Treadmill	3	2,175.00	6,525.00T
Delivery 1st Floor Strength	Delivery and install Strength - 2 Stacks or less - 1st Floor	6	499.95	2,999.70T
Delivery 1st Floor -Cardio	First Floor Delivery + Installation Fee	12	299.95	3,599.40T
Equipment Removal - 1st...	Fitness Equipment Removal (1st Floor)	15	100.00	1,500.00T
			Subtotal	\$57,534.60
			Sales Tax (0.0%)	\$0.00
			Total	\$57,534.60

To Approve this Estimate Please Sign & Email To ApprovedEstimates@1pfe.com

Signature: _____

Subsection 6D

(3rd) Arlington Gym Map

50' 0"

25' 0"

Multi Jungle CMJ-6000-1

Multi Press

Treadmill

Treadmill

Treadmill

Ellipticals

Stair Climber

Ab Crunch
Low Back

Leg Ext
Curl

Bench

Interactive
Rowers

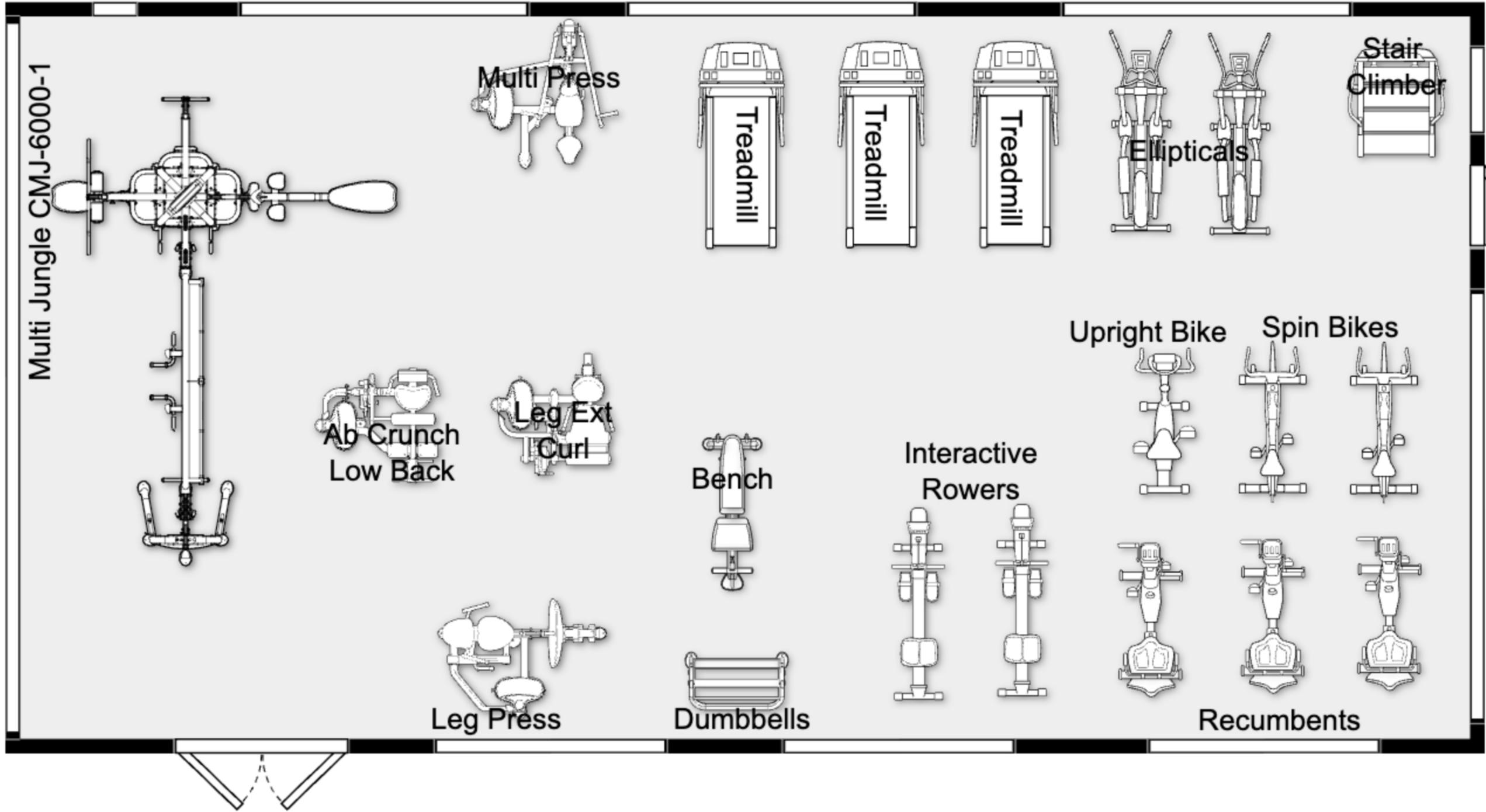
Upright Bike

Spin Bikes

Leg Press

Dumbbells

Recumbents



Subsection 6D

(4th) FitRev Presentation



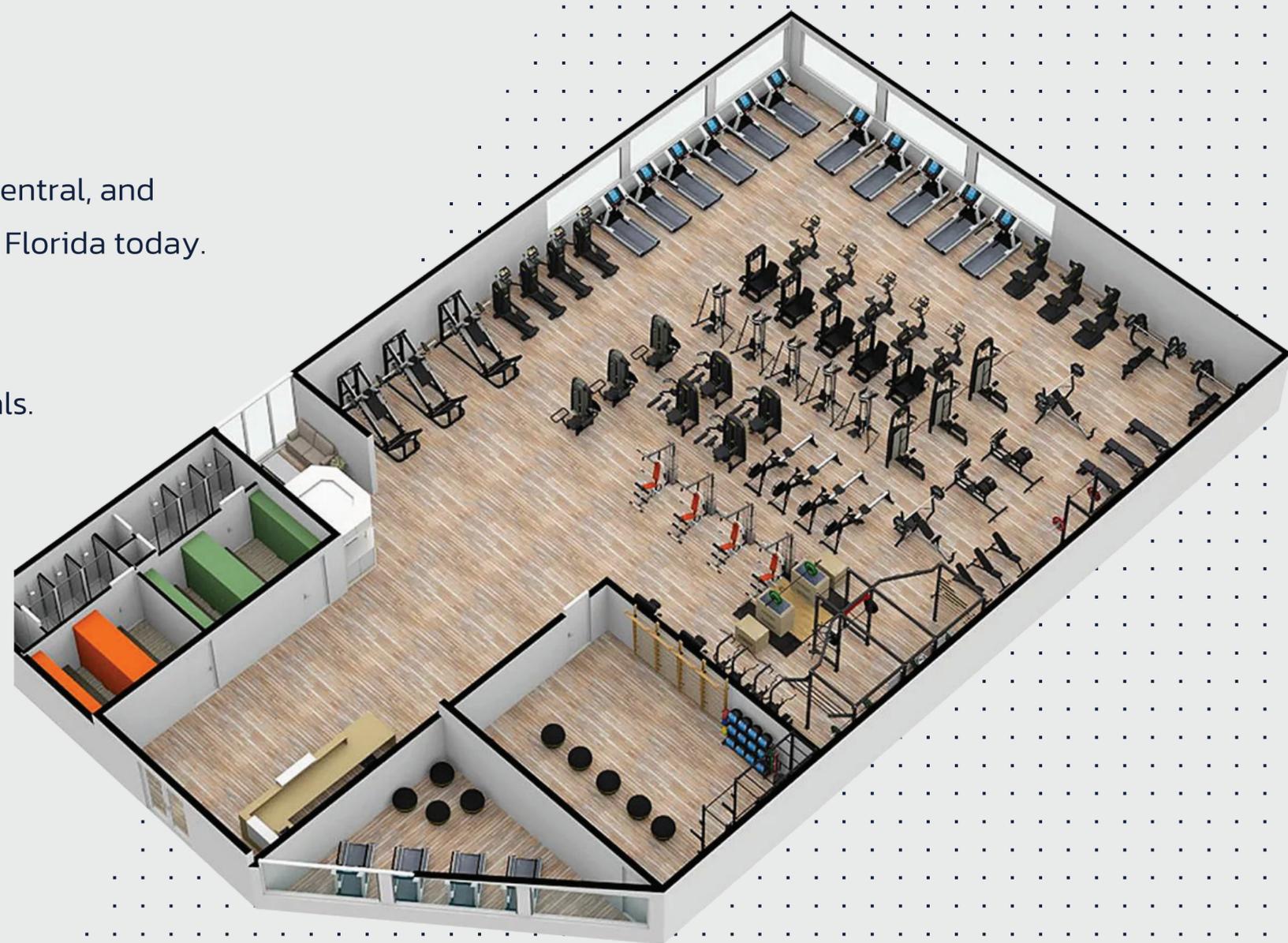
ARLINGTON RIDGE

/ WHO WE ARE

Since 1997, we have proudly served the commercial fitness market in Southwest, Central, and East Coast Florida, being the most experienced single-source fitness distributor in Florida today.

Our purpose is to create unique fitness experiences by providing streamlined and comprehensive solutions that empower our clients to achieve their vision and goals.

With over 25 years of experience and as exclusive distributors of iconic industry-leading brands, we stand as a reliable one-stop-shop for commercial fitness projects. From space planning and user-centered amenity design, powered by cutting-edge equipment, all the way to ongoing support and service, we collaborate with some of the most successful and innovative projects in the industry.



FIT/REV

PRECOR



PELOTON

EXCLUSIVE DISTRIBUTORS

CARDIO / ARLINGTON RIDGE

PRECOR®

TRM 531 TREADMILL

The TRM 531 delivers Precor's signature reliability and natural running feel in a compact, space-saving design. Ideal for lighter-use facilities, it combines durable construction with low-maintenance operation for smooth, quiet performance. Exercisers enjoy the club-like workout experience they expect, while operators appreciate the dependable uptime.

PRODUCT FEATURES:

- P31 LED Console
- Smooth, low-impact run with Precor's patented shock absorption system
- Built to last with commercial-grade motors and components
- Compact design fits perfectly in smaller fitness spaces
- Console options from simple LED to 16" touchscreen with streaming
- Dimensions (L x W x H): 82 x 34 x 63 in



FIT/REV

CARDIO / ARLINGTON RIDGE

PRECOR®

EFX® 535 ADJUSTABLE CROSSRAMP®

The EFX 535 combines Precor's industry-leading elliptical motion with a space-saving design, now 4 inches shorter than other EFX models to maximize performance in smaller spaces. It delivers smooth natural movements without compromising quality. With its thoughtful design, accessible features, and proven durability, the EFX 535 provides an exceptional workout for exercisers of all abilities while meeting the operational needs of facility owners.

PRODUCT FEATURES:

- P31 LED Console
- Adjustable CrossRamp® targets glutes, quads, and calves with incline angles from 10°–35°
- Smooth, natural stride delivers Precor's signature low-impact elliptical motion
- Full-body training with moving handlebars and fixed grips for all fitness levels
- Compact design saves space without sacrificing performance or durability
- Dimensions (L x W x H): 82 x 28 x 67 in



FIT/REV

CARDIO / ARLINGTON RIDGE

PRECOR®

UBK 635 UPRIGHT CYCLE

The Precor UBK 635 upright bike blends commercial-grade durability with residential usability, offering a smooth ride, ergonomic design and quiet operation for longer workouts at home. It features advanced biomechanics (including KOPS geometry to keep the knee aligned over the pedal spindle), and is built with a 500-watt single-stage drive system and fully adjustable seating and handlebars so you can maintain comfort without compromising performance.

PRODUCT FEATURES:

- Professional-level 500-watt single-stage drive system for consistent, quiet performance
- Geometrically balanced seat and KOPS design reduce joint stress and promote efficient pedaling
- Adjustable handlebars and seat let users fine-tune their fit for comfort and control
- P31 LED Console
- Dimensions (L x W x H): 43 x 21 x 59 in



FIT/REV

CARDIO / ARLINGTON RIDGE

PRECOR®

RBK 635 RECUMBENT CYCLE

Enjoy a low-impact recumbent bike workout at home using professional level equipment usually found in fitness centers. The durable Precor RBK 600 Line recumbent bike is equipped with a generously cushioned seat with a medium Air Flex seat back and a 500-watt single-stage drive system to ensure challenging but comfortable rides for years to come.

PRODUCT FEATURES:

- P31 LED Console
- Step-through design allows easy entry with a low step-over height for all users
- Air Flex seat back provides a cool, cushioned ride with ventilated support
- One-hand seat adjustment makes repositioning simple on or off the bike
- Wide pedals with adjustable straps ensure secure and comfortable pedaling
- Dimensions (L x W x H): 67 x 23 x 53 in



FIT/REV

CARDIO / ARLINGTON RIDGE

concept 2

ROWERG INDOOR ROWER

The Concept2 RowErg® is the rowing machine of choice for on-water rowing programs. Its rugged institutional-grade construction guarantees minimal maintenance, while its unique self-calibrating electronic performance monitor enables precise tracking and competition among users.

PRODUCT FEATURES:

- Customizable air resistance with 10 adjustments
- Wireless connectivity for heart rate monitoring, data management, app compatibility
- Flexfoot(TM) adjustable footrests
- Ergonomically-designed nylon handle with rubber grips
- Caster wheels for easy mobility
- Dimensions (L x W): 96 x 24 in



FIT/REV

CARDIO / ARLINGTON RIDGE



T4R RECUMBENT CROSS TRAINER 45000

The NuStep T4r Recumbent Cross Trainer is a low-impact, full-body exercise machine designed for users of all fitness levels, including those with mobility challenges. Its inclusive design features a 360° swivel seat, adjustable arm handles, and a sturdy grab ring to assist with safe entry and exit. The machine offers a smooth stepping motion with user-controlled step length and 10 resistance levels, making it suitable for rehabilitation and senior fitness. With a compact footprint and a weight capacity of up to 400 lbs, the T4r is ideal for home gyms and clinical settings.

PRODUCT FEATURES:

- 360° swivel seat with locking intervals for easy access
- Adjustable arm handles up to 15 inches for personalized positioning
- StrideLock™ system to secure pedals and handles during entry and exit
- Supports users weighing up to 400 lbs
- Dimensions (L x W x H): 60 x 27 x 45 in



STRENGTH / ARLINGTON RIDGE



FIVE-STACK LIBERATOR + MULTI-FUNCTION CABLE CROSSOVER

The Liberator Multi-Gym is your all-in-one solution. This 5-station system comes with five 200 lb weight stacks, so multiple users can push their limits. The rigid design features a powder-coated steel finish that looks great and resists wear and tear. Cable columns let you customize your workout to get exactly the results you want.

PRODUCT FEATURES:

- Station 1: Chest Press, Ab Crunch, Overhead Triceps
- Station 2: Leg Extension, Leg Curl
- Station 3: Bicep Curl, Low Row
- Station 4: Lat Pulldown, Shoulder Press
- Station 5: Cable Crossover



STRENGTH / ARLINGTON RIDGE



COUNTER BALANCED SMITH MACHINE

This premium quality machine is built with tough, 2" x 4" flat oval tubing and features smooth travel on 1" linear ball bearings. It also comes with safety stops and solid steel guide rods that are angled at 7° for a more natural movement. Plus, the weight bar is counterbalanced to just 13lbs, making it easy to use for a variety of exercises. Get ready to achieve your fitness goals like never before with the Counter Balanced Smith Machine!

PRODUCT FEATURES:

- Attractive 2" x 4" flat oval tube construction
- Six weight horns standard
- Smooth travel on 1" linear ball bearings
- Dimensions: 50"(W) x 78.2"(L) x 84"(H)



STRENGTH / ARLINGTON RIDGE



FUNCTIONAL TRAINER + ACCESSORY KIT

Looking to take your workout to the next level? The FT1000 Functional Trainer is just what you need. With two 200 lb. weight stacks, this machine provides plenty of resistance for even the most experienced athletes. The 2:1 cable pull ratio ensures a smooth, consistent workout. And the integral step helps you reach the chin-up bar with ease. With 24 exercise heights to choose from, the Functional Trainer accommodates a wide range of users and exercises. It's also powder-coated and clear-coated for a mar-resistant and lustrous finish.



FIT/REV

STRENGTH / ARLINGTON RIDGE



MULTI LEG PRESS

This leg workout machine allows you to choose from eight-seat positions, so you can find the perfect fit for your body. Plus, the large non-skid footplate provides a stable surface for your feet, while the steel shrouds are powder-coated and clear-coated for a mar-resistant lustrous finish. The standard 200 lb. tiered weight stack is upgradeable in 50 lb. increments to 300 lbs., so you can customize your workout to your own fitness level.

PRODUCT FEATURES:

- One-inch shafts and ball bearings at every pivot
- Eight seat positions
- Large non-skid footplate
- Steel shrouds powder-coated and clear-coated for a mar-resistant lustrous finish
- Dimensions: (L x W): 41.50"(W) x 80.75"(L) x 78.25"(H)



STRENGTH / ARLINGTON RIDGE



MULTI INNER / OUTER THIGH

The Inflight Multi Inner Outer Thigh Machine | CT-MIOS offers a great way to tone your thighs and improve your overall fitness. This machine features padded thigh and ankle supports for comfort, easy access weight stack, and steel shrouds powder-coated and clear-coated for a mar-resistant lustrous finish. The standard 150lb. weight stack is also upgradeable to 225lbs, making it perfect for all levels of fitness. With its focused, athletic design, the Multi Inner / Outer Thigh is perfect for anyone looking to improve their legs and whole-body fitness.



STRENGTH / ARLINGTON RIDGE



MULTI BICEP / TRICEP

The Multi Bicep / Tricep is a versatile and compact exercise machine that is perfect for any home gym. With its five-seat height positions and unique pushback exercise, it works for the entire bicep and tricep muscle group. The easy access weight stack and compact design make it very user-friendly, while the ball bearing pivots provide a smooth and stable workout. The standard 150lb. weight stack can be upgraded to 225lb, making it perfect for any fitness level. The steel shrouds are powder-coated and clear-coated for a mar-resistant lustrous finish, making the Multi Bicep / Tricep a durable and long-lasting investment.



STRENGTH / ARLINGTON RIDGE



FLAT INCLINE DECLINE BENCH

The Flat-Incline-Decline bench is the perfect addition to any home gym. With seven back pad positions and five-seat pad positions, it allows you to target different muscle groups for a comprehensive workout. The flat height is only 17.5", so it's perfect for smaller spaces. And the wheels make moving the bench easy. Whether you're looking to tone your arms or build your chest, the flat-incline-decline bench is the perfect tool for the job.

PRODUCT FEATURES:

- Flat, incline, decline, shoulder
- Flat height is only 17.5"
- Seven back pad positions
- Five seat pad positions
- Wheels make moving the bench easy
- Dimensions: 53"(L) x 31"(W) x 49"(H)



STRENGTH / ARLINGTON RIDGE



TAG
FITNESS

RUBBER OLYMPIC PLATES

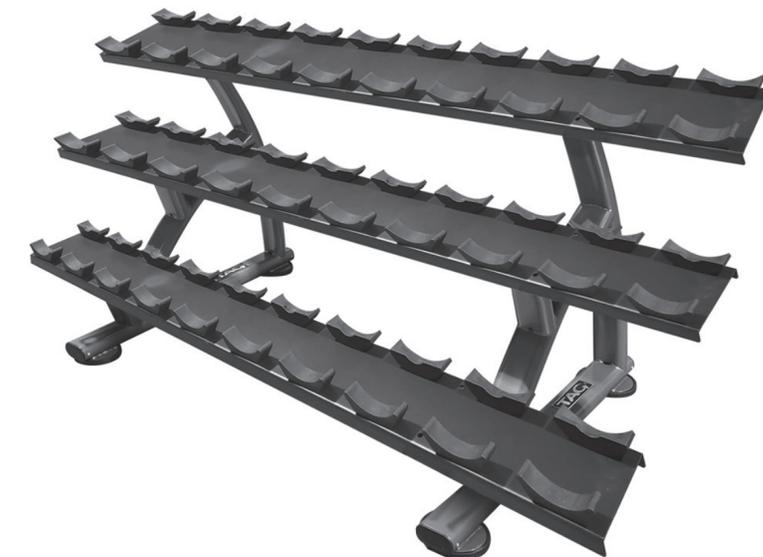
- 4- 5 lb, 4- 10 lb, 2- 25 lb, 2- 35 lb, 4- 45 lb sets
- Encased in commercial-grade virgin rubber
- Triple-grip stainless-steel handles



TAG
FITNESS

RUBBER HEX DUMBBELL SET

- 5-75 lbs- Set of 15 Pairs
- Solid cast core with durable rubber coating for long-lasting performance
- Chrome contoured handles provide a secure, comfortable grip



TAG
FITNESS

THREE-TIER 15 PAIR SADDLE TRAY

- 3-tier design holds up to 15 pairs of round-head dumbbells
- Stable rubber foot pads to prevent movement on gym flooring
- Dimensions: 82" L x 30" W x 40" H

FIT/REV

Subsection 6D

(5th) FitRev Precor AAAQ37488



7823 N Dale Mabry Hwy, STE
107 Tampa, Florida 33614
813-870-2966
sales@fitrev.com

QUOTE

Quote # AAAQ37488

Date 3/6/2026

Sales Rep Tyler Johnson

Sold To:

Arlington Ridge

Daryl Moll
4463 Arlington Ridge Boulevard, Leesburg,
FL 34748

Phone: 4076398109

Email: daryl.moll.dnm@gmail.com

Ship To:

Arlington Ridge

Daryl Moll
4463 Arlington Ridge Boulevard,
Leesburg, FL 34748

Phone: 4076398109

Email: daryl.moll.dnm@gmail.com

Qty	Manuf.	Manuf #	Description	Unit Price	Ext. Price
PRECOR CARDIO					
3	Precor	PHRCT531BG301130EN	TRM 531 Treadmill	\$5,630.00	\$16,890.00
2	Precor	PHRCE535BG309030EN	EFX® 535 - Adjustable CrossRamp®, moving arms	\$5,220.00	\$10,440.00
2	Precor	PHRCB635BG309030EN	UBK 635 Upright Cycle	\$3,400.00	\$6,800.00
2	Precor	PHRCB635BG307030EN	RBK 635 Recumbent Cycle	\$3,720.00	\$7,440.00
NUSTEP					
1	NuStep	45000	T4R	\$4,595.00	\$4,595.00
10	Safeware	STNDFEC36LOXXD	Commercial Labor Only - \$0-\$14,999.99 36 Months (FREE)(\$750 Value)	\$0.00	\$0.00
INFLIGHT STRENGTH EQUIPMENT					
1	InFlight	6090MFS	FIVE-STACK LIBERATOR + MULTI-FUNCTION CABLE CROSSOVER 54" CROSSBEAM with 3X 200lbs Weight Stack AND 2X 150bs Weight Stack & Shrouds	\$14,890.00	\$14,890.00
1	InFlight	5003	COUNTER BALANCED SMITH MACHINE	\$4,240.00	\$4,240.00
1	InFlight	FT1000S	FUNCTIONAL TRAINER with 2X 200lbs Weight Stack, Shrouds & 2:1 Weight Ratio Cables	\$4,850.00	\$4,850.00
1	InFlight	FT1000AK	FT1000 ACCESSORY KIT (includes ankle strap, tricep rope, short revolving bar, sports handle and long revolving bar)	\$500.00	\$500.00
1	InFlight	CT-MLPS	MULTI LEG PRESS with 1X 200lbs Weight Stack & Shrouds	\$4,040.00	\$4,040.00
1	InFlight	CT-MIOS	MULTI INNER / OUTER THIGH with 1X 150lbs Weight Stack & Shrouds	\$3,535.00	\$3,535.00
1	InFlight	CT-MBTS	MULTI BICEP / TRICEP with 1X 150lbs Weight Stack & Shrouds	\$3,435.00	\$3,435.00

Qty	Manuf.	Manuf #	Description	Unit Price	Ext. Price
2	InFlight	5005	FLAT-INCLINE-DECLINE (FID) BENCH	\$800.00	\$1,600.00
CONCEPT 2 ROWER					
1	Concept 2	2712	Standard RowErg, with PM5 monitor. 14" seat height (black)	\$990.00	\$990.00
PLATES FOR SMITH MACHINE					
4	TAG	RBR-45	TAG 45lb Rubber Olympic Plate	\$120.60	\$482.40
2	TAG	RBR-35	TAG 35lb Rubber Olympic Plate	\$93.80	\$187.60
2	TAG	RBR-25	TAG 25lb Rubber Olympic Plate	\$67.00	\$134.00
4	TAG	RBR-10	TAG 10lb Rubber Olympic Plate	\$26.80	\$107.20
4	TAG	RBR-5	TAG 5lb Rubber Olympic Plate	\$13.40	\$53.60
TAG DUMBBELLS W/RACK					
1	Tag	HEX 5-75 SET	TAG 5-75lb Rubber HEX Dumbbell Set (15Pair)	\$3,226.00	\$3,226.00
1	Tag	RCK-CDR26	TAG 3 Tier 15 Pair Dumbbell Rack with Saddles	\$1,680.00	\$1,680.00
SHIPPING/INSTALL/DISCOUNT					
1	FITREV	Freight	Shipping and Handling	\$4,000.00	\$4,000.00
1	FITREV	Installation	Installation - Estimated installation cost includes: inside, first floor, double door access delivery, assembly, and placement according to floor plan, testing, and trash removal: Completed site survey REQUIRED for guaranteed price. FITREV WILL NOT WALL MOUNT ANY EQUIPMENT, RACKS, OR RIGS	\$9,000.00	\$9,000.00
1	FITREV	Discount 1	Preferred Customer Discount	-\$25,000.00	-\$25,000.00

SubTotal	\$78,115.80
Sales Tax	\$0.00

Total	\$78,115.80
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Payment Terms

- / Orders \$5000 or less must be PREPAID.
- / Orders greater than \$5000 require a 50% deposit with balance due at installation
- / Orders accompanied by a Purchase Order will be processed on an expedited basis. All orders remain subject to our standard payment terms listed above.
- / Flooring orders require a 50% deposit with the remaining balance due prior to shipping from the supplier.
- / Custom colors, including logos and artwork, require a 50% deposit with the remaining balance due prior to shipping from the manufacturer.
- / All Sales are Final

By signing this quote, you are agreeing to the purchase the items quoted and agree to the attached Payment Terms and our Terms and Conditions

Signature & Date: _____

Name/Title (print): _____

Requested installation date: _____

BILLING INFO:

Name: _____

Number: _____

E-mail: _____



TERMS AND CONDITIONS

1. Sellers Terms to Govern

This document, whether designated as a quote, offer of sales acknowledgement, is an offer to sell made by FITREV (or "Seller"). Acceptance is expressly limited to the terms of the FITREV's contract, and in the event the Buyer's acceptance or other response hereto states terms additional to or different from those set forth herein, this document shall be deemed a notice of objection to such additional or different terms and rejection thereof.

2. Prices

Prices shown on quote are Seller's prices in effect on that date and are shown in U.S. dollars. Quotes shall expire in ninety (90) days unless otherwise noted thereon. Verbal price representations cannot supersede a written price quote. Seller reserves the right to correct any clerical or mathematical errors prior to Buyer acceptance. Shipments will be billed at prices stated on accepted orders unless delays have been initiated or requested by Buyer which shall entitle Seller to any and all additional costs and expenses resulting from the delay.

3. Taxes and Duties

All taxes including federal, state and local are the responsibility of the Buyer. If the Buyer is exempt from such taxes, a Tax Exempt Certificate is to be provided to the Seller prior to shipment. The Tax Exempt Certificate is subject to Seller review and approval.

4. Terms of Payment

a) Unless the Seller's credit department has given the Buyer its prior written approval, the terms of payment are as they appear on the quote or sales order documents. Seller reserves the right to require full or partial payment in advance of any shipment, or other payment arrangement whenever, in its judgement, the financial condition of Buyer does not justify shipment of the goods on the terms specified. If payment on the goods to Seller is in arrears, Seller shall have the right and option to withhold warranty rights, as outlined in the FITREV written Limited Warranty pertaining to each product or service sold or provided hereunder (the "Limited Warranty"), or to withhold service and parts. Buyer understands they will be invoiced only for delivered products but they may receive multiple invoices if products are backordered from the manufacturer.

b) Only applicable if Buyer is leasing the equipment. The Buyer acknowledges that they must sign acceptance with a leasing company within seventy two (72) hours of receiving merchandise and FITREV is to be funded by the leasing company of delivered equipment within seventy two (72) hours. Accounts not funded within seventy two (72) hours of invoice date are subject to a 12% annual finance charge from invoice date. Seller reserves the right to place a lien on all equipment received until payment in full is made. Seller reserves the right to approve or deny any Lease arrangement by a third party. Buyer agrees to pay all costs of collections, specifically including but not limited to reasonable attorney's fees and all court costs.

All products are shipped F.O.B. from origin, unless otherwise specified. The title of equipment passes to Buyer upon receipt of full payment. Buyer is responsible for recording any shortages, damages or loss on the Delivery Receipt at the time of delivery.

5. Shipment

All concealed damage, or damage not apparent until equipment is unpacked and examined, must be reported to FITREV within seven (7) days from the delivery date. Failure to report any damages at time of delivery will affect Buyer's ability to fully recover damages and will result in Buyer assuming any costs incurred for replacing or repairing the damages.

6. Installation

Seller is responsible for installation of equipment, except as otherwise provided herein or requested by Buyer. Installation includes unpacking, assembling and an operational check of the equipment. Unless otherwise specifically provided in writing, Buyer has full responsibility for assuring the Installer places the equipment in its final use location. Shipping and installation charges cover trucking, assembly and placement of equipment in any predetermined location in your facility. Buyer will assume any and all additional costs or expenses associated with the delivery and installation of the equipment providing the delivery route is not available per the "Site Survey" document. Buyer will assume all costs and expenses incurred, as a result of change to the initial delivery route thus, requiring the use of additional manpower, and other special equipment. Installation does not include anchoring of product. Buyer is responsible for all anchoring. Once the delivery and installation date is confirmed, Buyer will assume all costs and expenses associated with transportation, storage, manpower, and waiting time for the equipment that is delivered to the requested location when delivery cannot be accepted for any reason. Whenever connectivity is required, it is the responsibility of the customer to ensure proper Wifi or Cable signal strength is adequate to connect cardio equipment.



TERMS AND CONDITIONS

7. Delivery

Seller will make every effort to meet Buyer's requested delivery date based upon receipt of all necessary documents, information and payment from Buyer. However, Seller makes no guarantee of delivery by such date and shall have no liability or other obligations for failure to deliver on such date, regardless of cause, unless expressly stated otherwise. Seller shall have no liability or other obligation hereunder if its performance is delayed or prevented to any extent by any event such as, but not limited to, any act of God, strike or work stoppage, fire, flood, accident or other controls of the Government authorities, shortage of transportation, fuel, material and labor, or any other cause beyond the Seller's reasonable control.

8. Delivery & Installation Scheduling and Delays

FITREV will contact you to confirm a desired delivery window. If your delivery/installation date moves out further than thirty (30) days from the confirmed delivery date, you will be required to pay your full balance. FITREV will hold your order for thirty (30) days from the confirmed and requested install date with full payment and with no additional fees. If full payment is not received, storage fees will apply immediately. If further delays occur beyond thirty (30) days, a storage fee of \$50/month per pallet will be charged to your account until installation takes place. Additional fees may apply for orders greater than a truckload.

When you have confirmed your delivery date, seven (7) days prior to delivery, your order will be staged and consolidated for delivery. Any change in a delivery date within seven (7) day period will incur rescheduling fees and require payment.

9. Cancellation or Alteration

Once an order is entered the order is non-cancellable and obligates the Buyer to pay Seller 100% of the sales order. Seller will make every reasonable effort to ship by the estimated date, but failure to do so shall not be cause for cancellation. Seller will try to accommodate reasonable alterations/changes to the original order, but seller does not guarantee changes will be made after order entry.

10. All Sales Are Final

11. Orders

Upon receipt of Buyers signed order, Seller will guarantee product pricing for a ninety (90) day period. Seller reserves the right to make any pricing changes after ninety (90) days due to manufacturer price increases or of any discontinued products, or any such changes to the specifications ordered. If any unforeseen surcharge fees and/or any market condition change during the ninety (90) day period, the seller will notify the Buyer in writing of any pricing changes that have occurred since receipt of order.

The Buyer has the right to accept or reject any changes in price as a result of unforeseen or market condition changes. If product ordered is custom, the order is non-cancellable once product is in production.

10. Amendment, Modification, or Substitution

This document shall contain the entire agreement between the parties. Any modifications thereof must be in writing and signed by Seller. No prior dealings of the parties or trade custom not embodied herein shall alter the interpretation or enforcement of this contract.

12. Disclosures

Operations and Usage of Equipment: FITREV is not responsible for the operation and usage of equipment.

Bolting Down Equipment: FITREV highly recommends following the manufacturer and industry guidelines for securing each piece of fitness equipment. Follow recommended techniques and use proper anchoring when bolting equipment to the floor. Bolting equipment to the floor should be performed by qualified professionals with experience in gym equipment assembly and anchoring. FITREV does not provide this service.

THANK YOU FOR YOUR ORDER

Subsection 6D

**(6th) FitRev Spirit Replacement of
Same Equipment AAAQ37710**



7823 N Dale Mabry Hwy, STE
107 Tampa, Florida 33614
813-870-2966
sales@fitrev.com

QUOTE

Quote # AAAQ37710

Date 3/6/2026

Sales Rep Tyler Johnson

Sold To:

Arlington Ridge CDD

Lee Graffius
4463 Arlington Ridge Boulevard, Leesburg,
FL 34748

Phone: 4076398109

Email: Lee.Graffius@inframark.com

Ship To:

Arlington Ridge CDD

Lee Graffius
4463 Arlington Ridge Boulevard,
Leesburg, FL 34748

Phone: 4076398109

Email: Lee.Graffius@inframark.com

Qty	Manuf.	Manuf #	Description	Unit Price	Ext. Price
SPIRIT CARDIO					
3	Spirit	850825	CT850 - 4HP AC motor, 5-20P NEMA power plug	\$5,999.99	\$17,999.97
2	Spirit	850025	CE850 - Requires standard power, adjustable stride	\$4,499.99	\$8,999.98
2	Spirit	800325	CU800 - Self Generating	\$3,399.99	\$6,799.98
2	Spirit	800125	CR800 - Self Generating	\$3,799.99	\$7,599.98
NUSTEP					
1	NuStep	45000	T4R	\$4,595.00	\$4,595.00
10	Safeware	STNDFEC36LOXXD	Commercial Labor Only - \$0-\$14,999.99 36 Months (FREE)(\$750 Value)	\$0.00	\$0.00
INFLIGHT STRENGTH EQUIPMENT					
1	InFlight	6090MFS	FIVE-STACK LIBERATOR + MULTI-FUNCTION CABLE CROSSOVER 54" CROSSBEAM with 3X 200lbs Weight Stack AND 2X 150bs Weight Stack & Shrouds	\$14,890.00	\$14,890.00
1	InFlight	5003	COUNTER BALANCED SMITH MACHINE	\$4,240.00	\$4,240.00
1	InFlight	FT1000S	FUNCTIONAL TRAINER with 2X 200lbs Weight Stack, Shrouds & 2:1 Weight Ratio Cables	\$4,850.00	\$4,850.00
1	InFlight	FT1000AK	FT1000 ACCESSORY KIT (includes ankle strap, tricep rope, short revolving bar, sports handle and long revolving bar)	\$500.00	\$500.00
1	InFlight	CT-MLPS	MULTI LEG PRESS with 1X 200lbs Weight Stack & Shrouds	\$4,040.00	\$4,040.00
1	InFlight	CT-MIOS	MULTI INNER / OUTER THIGH with 1X 150lbs Weight Stack & Shrouds	\$3,535.00	\$3,535.00
1	InFlight	CT-MBTS	MULTI BICEP / TRICEP with 1X 150lbs Weight Stack & Shrouds	\$3,435.00	\$3,435.00

Qty	Manuf.	Manuf #	Description	Unit Price	Ext. Price
2	InFlight	5005	FLAT-INCLINE-DECLINE (FID) BENCH	\$800.00	\$1,600.00
CONCEPT 2 ROWER					
1	Concept 2	2712	Standard RowErg, with PM5 monitor. 14" seat height (black)	\$990.00	\$990.00
PLATES FOR SMITH MACHINE					
4	TAG	RBR-45	TAG 45lb Rubber Olympic Plate	\$120.60	\$482.40
2	TAG	RBR-35	TAG 35lb Rubber Olympic Plate	\$93.80	\$187.60
2	TAG	RBR-25	TAG 25lb Rubber Olympic Plate	\$67.00	\$134.00
4	TAG	RBR-10	TAG 10lb Rubber Olympic Plate	\$26.80	\$107.20
4	TAG	RBR-5	TAG 5lb Rubber Olympic Plate	\$13.40	\$53.60
TAG DUMBBELLS W/RACK					
1	Tag	HEX 5-75 SET	TAG 5-75lb Rubber HEX Dumbbell Set (15Pair)	\$3,226.00	\$3,226.00
1	Tag	RCK-CDR26	TAG 3 Tier 15 Pair Dumbbell Rack with Saddles	\$1,680.00	\$1,680.00
SHIPPING/INSTALL/DISCOUNT					
1	FITREV	Freight	Shipping and Handling	\$4,000.00	\$4,000.00
1	FITREV	Installation	Installation - Estimated installation cost includes: inside, first floor, double door access delivery, assembly, and placement according to floor plan, testing, and trash removal: Completed site survey REQUIRED for guaranteed price. FITREV WILL NOT WALL MOUNT ANY EQUIPMENT, RACKS, OR RIGS	\$9,000.00	\$9,000.00
1	FITREV	Discount 1	Preferred Customer Discount	-\$28,000.00	-\$28,000.00

SubTotal	\$74,945.71
Sales Tax	\$0.00

Total	\$74,945.71
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Payment Terms

- / Orders \$5000 or less must be PREPAID.
- / Orders greater than \$5000 require a 50% deposit with balance due at installation
- / Orders accompanied by a Purchase Order will be processed on an expedited basis. All orders remain subject to our standard payment terms listed above.
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- / Custom colors, including logos and artwork, require a 50% deposit with the remaining balance due prior to shipping from the manufacturer.
- / All Sales are Final

By signing this quote, you are agreeing to the purchase the items quoted and agree to the attached Payment Terms and our Terms and Conditions

Signature & Date: _____

Name/Title (print): _____

Requested installation date: _____

BILLING INFO:

Name: _____

Number: _____

E-mail: _____



TERMS AND CONDITIONS

1. Sellers Terms to Govern

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b) Only applicable if Buyer is leasing the equipment. The Buyer acknowledges that they must sign acceptance with a leasing company within seventy two (72) hours of receiving merchandise and FITREV is to be funded by the leasing company of delivered equipment within seventy two (72) hours. Accounts not funded within seventy two (72) hours of invoice date are subject to a 12% annual finance charge from invoice date. Seller reserves the right to place a lien on all equipment received until payment in full is made. Seller reserves the right to approve or deny any Lease arrangement by a third party. Buyer agrees to pay all costs of collections, specifically including but not limited to reasonable attorney's fees and all court costs.

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TERMS AND CONDITIONS

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This document shall contain the entire agreement between the parties. Any modifications thereof must be in writing and signed by Seller. No prior dealings of the parties or trade custom not embodied herein shall alter the interpretation or enforcement of this contract.

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THANK YOU FOR YOUR ORDER

Subsection 6D

(7th) FitRev Base AAAQ37712



7823 N Dale Mabry Hwy, STE
107 Tampa, Florida 33614
813-870-2966
sales@fitrev.com

QUOTE

Quote # AAAQ37712

Date 3/6/2026

Sales Rep Tyler Johnson

Sold To:

Arlington Ridge CDD

Lee Graffius
4463 Arlington Ridge Boulevard, Leesburg,
FL 34748

Phone: 4076398109

Email: Lee.Graffius@inframark.com

Ship To:

Arlington Ridge CDD

Lee Graffius
4463 Arlington Ridge Boulevard,
Leesburg, FL 34748

Phone: 4076398109

Email: Lee.Graffius@inframark.com

Qty	Manuf.	Manuf #	Description	Unit Price	Ext. Price
SPIRIT CARDIO					
3	Spirit	685823	XT685 - 4HP DC motor, standard power plug	\$3,199.99	\$9,599.97
2	Spirit	795023	XE795 - Self Generating	\$2,999.99	\$5,999.98
2	Spirit	552223	XBU55 - Self Generating	\$1,749.99	\$3,499.98
2	Spirit	951123	XBR95 - Self Generating	\$2,299.99	\$4,599.98
NUSTEP					
1	NuStep	45000	T4R	\$4,595.00	\$4,595.00
10	Safeware	STNDFEC36LOXXD	Commercial Labor Only - \$0-\$14,999.99 36 Months (FREE)(\$750 Value)	\$0.00	\$0.00
INFLIGHT STRENGTH EQUIPMENT					
1	InFlight	6090MFS	FIVE-STACK LIBERATOR + MULTI-FUNCTION CABLE CROSSOVER 54" CROSSBEAM with 3X 200lbs Weight Stack AND 2X 150bs Weight Stack & Shrouds	\$14,890.00	\$14,890.00
1	InFlight	5003	COUNTER BALANCED SMITH MACHINE	\$4,240.00	\$4,240.00
1	InFlight	FT1000S	FUNCTIONAL TRAINER with 2X 200lbs Weight Stack, Shrouds & 2:1 Weight Ratio Cables	\$4,850.00	\$4,850.00
1	InFlight	FT1000AK	FT1000 ACCESSORY KIT (includes ankle strap, tricep rope, short revolving bar, sports handle and long revolving bar)	\$500.00	\$500.00
1	InFlight	CT-MLPS	MULTI LEG PRESS with 1X 200lbs Weight Stack & Shrouds	\$4,040.00	\$4,040.00
1	InFlight	CT-MIOS	MULTI INNER / OUTER THIGH with 1X 150lbs Weight Stack & Shrouds	\$3,535.00	\$3,535.00
1	InFlight	CT-MBTS	MULTI BICEP / TRICEP with 1X 150lbs Weight Stack & Shrouds	\$3,435.00	\$3,435.00

Qty	Manuf.	Manuf #	Description	Unit Price	Ext. Price
2	InFlight	5005	FLAT-INCLINE-DECLINE (FID) BENCH	\$800.00	\$1,600.00
CONCEPT 2 ROWER					
1	Concept 2	2712	Standard RowErg, with PM5 monitor. 14" seat height (black)	\$990.00	\$990.00
PLATES FOR SMITH MACHINE					
4	TAG	RBR-45	TAG 45lb Rubber Olympic Plate	\$120.60	\$482.40
2	TAG	RBR-35	TAG 35lb Rubber Olympic Plate	\$93.80	\$187.60
2	TAG	RBR-25	TAG 25lb Rubber Olympic Plate	\$67.00	\$134.00
4	TAG	RBR-10	TAG 10lb Rubber Olympic Plate	\$26.80	\$107.20
4	TAG	RBR-5	TAG 5lb Rubber Olympic Plate	\$13.40	\$53.60
TAG DUMBBELLS W/RACK					
1	Tag	HEX 5-75 SET	TAG 5-75lb Rubber HEX Dumbbell Set (15Pair)	\$3,226.00	\$3,226.00
1	Tag	RCK-CDR26	TAG 3 Tier 15 Pair Dumbbell Rack with Saddles	\$1,680.00	\$1,680.00
SHIPPING/INSTALL/DISCOUNT					
1	FITREV	Freight	Shipping and Handling	\$4,000.00	\$4,000.00
1	FITREV	Installation	Installation - Estimated installation cost includes: inside, first floor, double door access delivery, assembly, and placement according to floor plan, testing, and trash removal: Completed site survey REQUIRED for guaranteed price. FITREV WILL NOT WALL MOUNT ANY EQUIPMENT, RACKS, OR RIGS	\$9,000.00	\$9,000.00
1	FITREV	Discount 1	Preferred Customer Discount	-\$22,000.00	-\$22,000.00

SubTotal	\$63,245.71
Sales Tax	\$0.00

Total	\$63,245.71
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Payment Terms

- / Orders \$5000 or less must be PREPAID.
- / Orders greater than \$5000 require a 50% deposit with balance due at installation
- / Orders accompanied by a Purchase Order will be processed on an expedited basis. All orders remain subject to our standard payment terms listed above.
- / Flooring orders require a 50% deposit with the remaining balance due prior to shipping from the supplier.
- / Custom colors, including logos and artwork, require a 50% deposit with the remaining balance due prior to shipping from the manufacturer.
- / All Sales are Final

By signing this quote, you are agreeing to the purchase the items quoted and agree to the attached Payment Terms and our Terms and Conditions

Signature & Date: _____

Name/Title (print): _____

Requested installation date: _____

BILLING INFO:

Name: _____

Number: _____

E-mail: _____



TERMS AND CONDITIONS

1. Sellers Terms to Govern

This document, whether designated as a quote, offer of sales acknowledgement, is an offer to sell made by FITREV (or "Seller"). Acceptance is expressly limited to the terms of the FITREV's contract, and in the event the Buyer's acceptance or other response hereto states terms additional to or different from those set forth herein, this document shall be deemed a notice of objection to such additional or different terms and rejection thereof.

2. Prices

Prices shown on quote are Seller's prices in effect on that date and are shown in U.S. dollars. Quotes shall expire in ninety (90) days unless otherwise noted thereon. Verbal price representations cannot supersede a written price quote. Seller reserves the right to correct any clerical or mathematical errors prior to Buyer acceptance. Shipments will be billed at prices stated on accepted orders unless delays have been initiated or requested by Buyer which shall entitle Seller to any and all additional costs and expenses resulting from the delay.

3. Taxes and Duties

All taxes including federal, state and local are the responsibility of the Buyer. If the Buyer is exempt from such taxes, a Tax Exempt Certificate is to be provided to the Seller prior to shipment. The Tax Exempt Certificate is subject to Seller review and approval.

4. Terms of Payment

a) Unless the Seller's credit department has given the Buyer its prior written approval, the terms of payment are as they appear on the quote or sales order documents. Seller reserves the right to require full or partial payment in advance of any shipment, or other payment arrangement whenever, in its judgement, the financial condition of Buyer does not justify shipment of the goods on the terms specified. If payment on the goods to Seller is in arrears, Seller shall have the right and option to withhold warranty rights, as outlined in the FITREV written Limited Warranty pertaining to each product or service sold or provided hereunder (the "Limited Warranty"), or to withhold service and parts. Buyer understands they will be invoiced only for delivered products but they may receive multiple invoices if products are backordered from the manufacturer.

b) Only applicable if Buyer is leasing the equipment. The Buyer acknowledges that they must sign acceptance with a leasing company within seventy two (72) hours of receiving merchandise and FITREV is to be funded by the leasing company of delivered equipment within seventy two (72) hours. Accounts not funded within seventy two (72) hours of invoice date are subject to a 12% annual finance charge from invoice date. Seller reserves the right to place a lien on all equipment received until payment in full is made. Seller reserves the right to approve or deny any Lease arrangement by a third party. Buyer agrees to pay all costs of collections, specifically including but not limited to reasonable attorney's fees and all court costs.

All products are shipped F.O.B. from origin, unless otherwise specified. The title of equipment passes to Buyer upon receipt of full payment. Buyer is responsible for recording any shortages, damages or loss on the Delivery Receipt at the time of delivery.

5. Shipment

All concealed damage, or damage not apparent until equipment is unpacked and examined, must be reported to FITREV within seven (7) days from the delivery date. Failure to report any damages at time of delivery will affect Buyer's ability to fully recover damages and will result in Buyer assuming any costs incurred for replacing or repairing the damages.

6. Installation

Seller is responsible for installation of equipment, except as otherwise provided herein or requested by Buyer. Installation includes unpacking, assembling and an operational check of the equipment. Unless otherwise specifically provided in writing, Buyer has full responsibility for assuring the Installer places the equipment in its final use location. Shipping and installation charges cover trucking, assembly and placement of equipment in any predetermined location in your facility. Buyer will assume any and all additional costs or expenses associated with the delivery and installation of the equipment providing the delivery route is not available per the "Site Survey" document. Buyer will assume all costs and expenses incurred, as a result of change to the initial delivery route thus, requiring the use of additional manpower, and other special equipment. Installation does not include anchoring of product. Buyer is responsible for all anchoring. Once the delivery and installation date is confirmed, Buyer will assume all costs and expenses associated with transportation, storage, manpower, and waiting time for the equipment that is delivered to the requested location when delivery cannot be accepted for any reason. Whenever connectivity is required, it is the responsibility of the customer to ensure proper Wifi or Cable signal strength is adequate to connect cardio equipment.



TERMS AND CONDITIONS

7. Delivery

Seller will make every effort to meet Buyer's requested delivery date based upon receipt of all necessary documents, information and payment from Buyer. However, Seller makes no guarantee of delivery by such date and shall have no liability or other obligations for failure to deliver on such date, regardless of cause, unless expressly stated otherwise. Seller shall have no liability or other obligation hereunder if its performance is delayed or prevented to any extent by any event such as, but not limited to, any act of God, strike or work stoppage, fire, flood, accident or other controls of the Government authorities, shortage of transportation, fuel, material and labor, or any other cause beyond the Seller's reasonable control.

8. Delivery & Installation Scheduling and Delays

FITREV will contact you to confirm a desired delivery window. If your delivery/installation date moves out further than thirty (30) days from the confirmed delivery date, you will be required to pay your full balance. FITREV will hold your order for thirty (30) days from the confirmed and requested install date with full payment and with no additional fees. If full payment is not received, storage fees will apply immediately. If further delays occur beyond thirty (30) days, a storage fee of \$50/month per pallet will be charged to your account until installation takes place. Additional fees may apply for orders greater than a truckload.

When you have confirmed your delivery date, seven (7) days prior to delivery, your order will be staged and consolidated for delivery. Any change in a delivery date within seven (7) day period will incur rescheduling fees and require payment.

9. Cancellation or Alteration

Once an order is entered the order is non-cancellable and obligates the Buyer to pay Seller 100% of the sales order. Seller will make every reasonable effort to ship by the estimated date, but failure to do so shall not be cause for cancellation. Seller will try to accommodate reasonable alterations/changes to the original order, but seller does not guarantee changes will be made after order entry.

10. All Sales Are Final

11. Orders

Upon receipt of Buyers signed order, Seller will guarantee product pricing for a ninety (90) day period. Seller reserves the right to make any pricing changes after ninety (90) days due to manufacturer price increases or of any discontinued products, or any such changes to the specifications ordered. If any unforeseen surcharge fees and/or any market condition change during the ninety (90) day period, the seller will notify the Buyer in writing of any pricing changes that have occurred since receipt of order.

The Buyer has the right to accept or reject any changes in price as a result of unforeseen or market condition changes. If product ordered is custom, the order is non-cancellable once product is in production.

0. Amendment, Modification, or Substitution

This document shall contain the entire agreement between the parties. Any modifications thereof must be in writing and signed by Seller. No prior dealings of the parties or trade custom not embodied herein shall alter the interpretation or enforcement of this contract.

12. Disclosures

Operations and Usage of Equipment: FITREV is not responsible for the operation and usage of equipment.

Bolting Down Equipment: FITREV highly recommends following the manufacturer and industry guidelines for securing each piece of fitness equipment. Follow recommended techniques and use proper anchoring when bolting equipment to the floor. Bolting equipment to the floor should be performed by qualified professionals with experience in gym equipment assembly and anchoring. FITREV does not provide this service.

THANK YOU FOR YOUR ORDER

Subsection 6E

Road Rejuvenation



February 3, 2026

Arlington Ridge CDD
 Mr. Lee Graffius
 4463 Arlington Ridge Boulevard
 Leesburg, FL 34748

Dear Mr. Graffius:

Thank you for your interest in Total Asphalt Rejuvenation and our Pavement Management Services. I am pleased to enclose the proposal for our recommended cost-effective Pavement Maintenance System. I would like to outline the information that leads us to a sound Pavement Preservation Strategy.

- **Preservation engineering criteria is often times at odds with the conventional mindset and strategy. Pavement Condition is the determining factor for triggering major rehabilitation, NOT THE AMOUNT OF TIME A PAVEMENT HAS BEEN IN USE.**
- **Through a Preventive Maintenance Program, pavements can be maintained in a cost-effective manner leading to a better pavement quality at lower total costs.**
- **By understanding the mechanisms that deteriorate pavement we can apply engineering criteria to determine the Right Treatment for the Right Pavement at the Right Time.**
- **Studies show it is 5 to 8 times more cost effective to periodically maintain a pavement surface, mitigating many of the environmental distress mechanisms. However, this intervention must take place before excessive deterioration of the pavement occurs.**

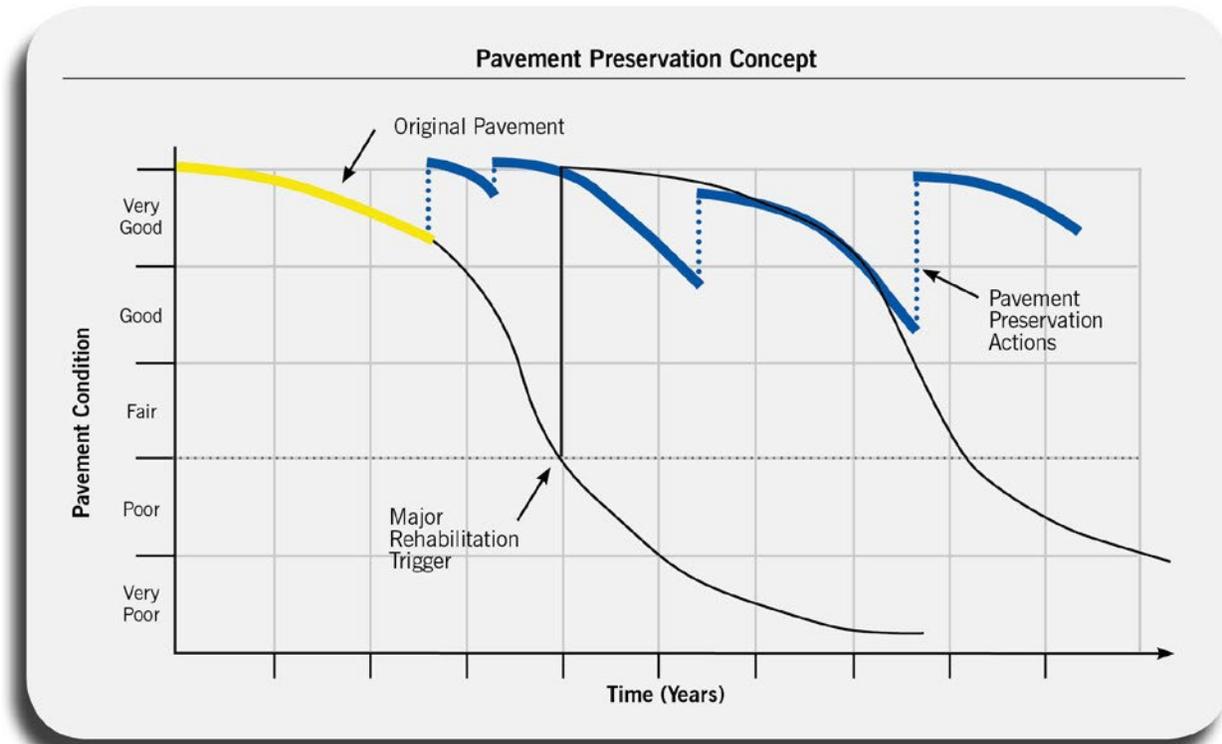
This outline is a logical approach to Preventive Maintenance of flexible pavements, as weathering and other environmental damage are primary factors leading to premature failure of pavements. Periodic renewing of the surface preserves the pavement structure.

Our rejuvenator/sealer treatment will *significantly* improve the condition and durability of your pavements. By preserving the roof of your pavement structure with a carefully selected treatment that reverses and then slows the mechanisms that deteriorate pavement, you are fulfilling a common desire to do “**more with less**”. This plan provides a comprehensive pavement strategy to extend the service life of your pavement.

We look forward to working with you and becoming your contractor of choice to meet your Pavement Preservation needs.

Sincerely,

Doug Mackenzie
 Vice President Business Development



Planning for the Future

“By adopting a preservation model that proactively corrects minor road deficiencies early, our roadway lives can be substantially extended at comparatively low cost. Figure 2 contrasts the traditional model with the pavement preservation model. The first descending curve on the left represents the traditional model, in which unchecked pavement deterioration eventually triggers the need for major road rehabilitation. The wave-like pattern of curves at the top of the figure represents the concept of preservation, in which pavement receives preventive maintenance regularly while still in good condition.

Note that the cumulative effect of preservation treatments is to postpone the inevitable reconstruction. However, over the time period when a reactive policy would normally trigger a major rehabilitation, the sum of the present values of proactive preventive maintenance treatments is substantially less than the present value of the major rehabilitation. Moreover, by changing to a proactive, preventive mode of operation, road agencies would be able to predict planned budget expenditures with considerable certainty and avoid the randomness of road repair that now characterizes the system.”

Excerpt taken from: [At the Crossroads, Preserving Our Highway Investment](#). Published by the National Center for Pavement Preservation, Okemos, MI., pgs 24-25. © 2007 by the Michigan State University Board of Trustee

PROPOSAL

February 3, 2026

Quote: 00125A – Veritas Green™ Rejuvenator

**Terms: 30% With Signed Contract;
50% Due Upon Commencement of Project; and
Balance Due Upon Completion and Sign Off**

REF: Asphalt Restoration – Arlington Ridge CDD, 4463 Arlington Ridge Blvd., Leesburg, FL 34748

ITEM NO.	DESCRIPTION	APPROX QTY.	UNIT PRICE
See Street List and Map			
1.	Clean Entire Area	69,940 Square Yards	Included
2.	Rejuvenator/ Sealer	69,940 Square Yards	Included
3.	Traffic Control	Cones, Caution Tape	Included

Total Project Cost: \$192,335*

*Based on rejuvenator application completed in five days.

Note:

1. Total Asphalt will hold Total Project Cost if Executed Contract received by March 23, 2026.

2. Total Project Cost includes Five-Year Performance Warranty.

A deduction of \$4,500 from Total Project Cost will be made if customer declines Warranty.

Note: This process is recommended every FIVE years, regardless of surface wearing/operational conditions.

Street Name	Square Yards	Tier
Arlington Ridge Boulevard	44,550	2
Otter Creek Lane/Bridgewater Lane	5,010	2+, 2
Chesterfield Court	690	2+, 2
James River Circle	3,780	2+, 2
Shenandoah River Trail	6,705	2+, 2
Clear Brook Court	650	2+, 2
Spring Grove Lane	2,325	2+, 2
Bent Creek Lane	3,985	2+, 2
River Bend Drive	1,325	2+, 2
Recreational Vehicle Lot Road (Off Arlington Ridge)	920	
Total Treatable Square Yards Phase I:	69,940	

Tier Descriptions:

Tier 1 Level:

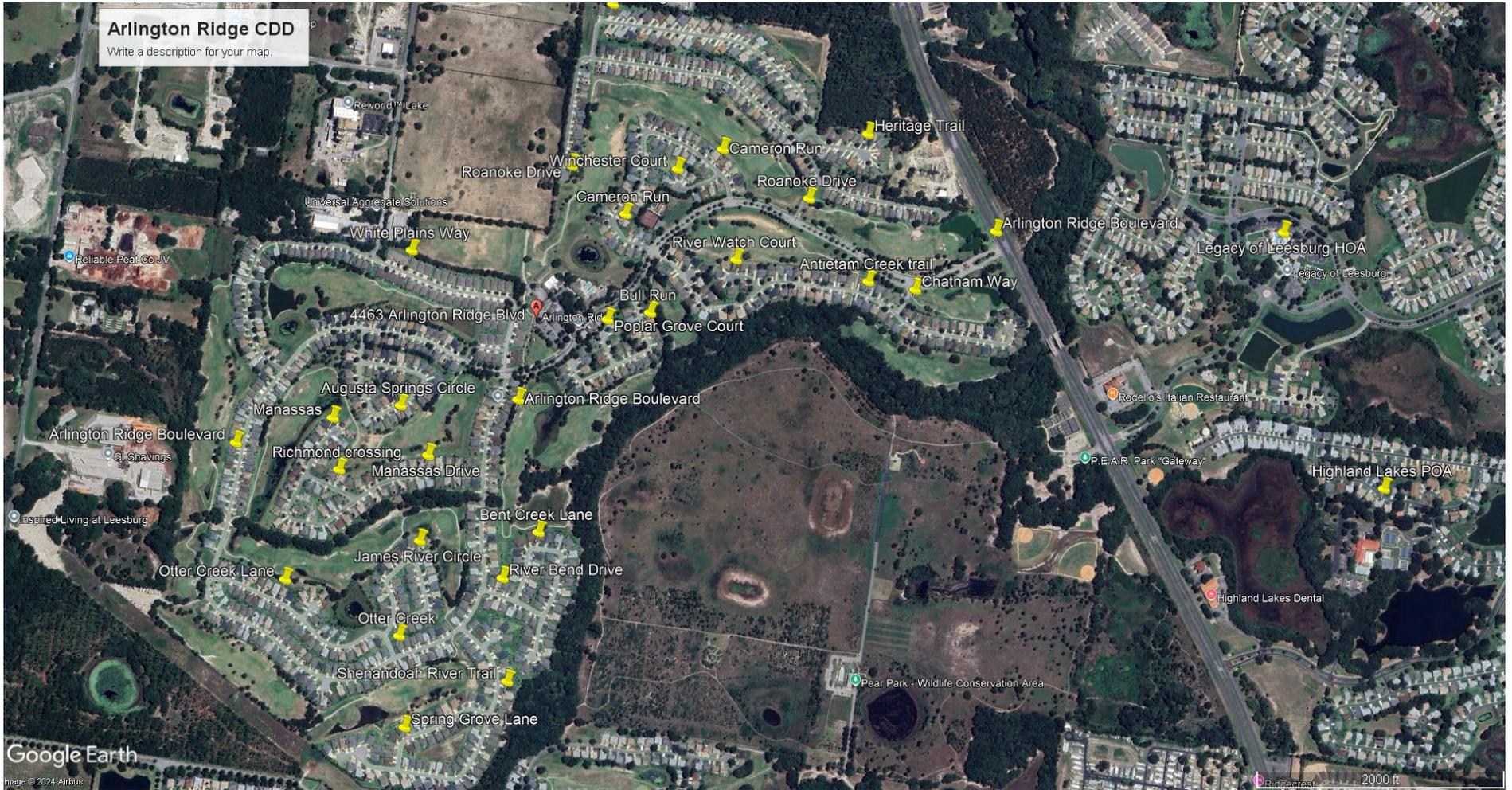
Asphalt is in Excellent to Very Good Condition with no or very little asphalt severities. Ultimate timing for proper preservation to maintain road condition or raise level of condition.

Tier 2 Level:

Asphalt is in Good to Fair Condition with various severities for example, longitudinal and transverse cracking, thermal or block cracking, alligator, rutting or depressions and displacement. Some of these areas may need proper repaired before treatment or in the next cycle of treatments. Treatment will raise level of road conditions to keep roads in perspective level and above.

Tier 3 Level:

Asphalt in Very Poor Condition or Failed. Milling and re-paving required before treatment can be applied.



THIS CONTRACT is made as of _____, 2026, between Total Asphalt Rejuvenation ("Contractor"), a Pennsylvania Corporation and Arlington Ridge CDD ("Customer") according to the terms and conditions specified herein,

WHEREAS, Customer owns and/or is responsible for administering, operating and/or maintaining all or portions of the property known as Arlington Ridge CDD and located at 4463 Arlington Ridge Blvd., Leesburg, FL 34748 (the "Property"); and

WHEREAS, Contractor is engaged in the business of providing asphalt rejuvenation services and/or selling related products; and

WHEREAS, Customer desires to engage Contractor, and Contractor desires to undertake, to perform such services at the Property as set forth in the attached proposal (the "Proposal") in accordance with the terms and conditions set forth herein (the "Project").

NOW, THEREFORE, for and in consideration of the covenants and agreements contained, herein, which include the foregoing recitals, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties do mutually covenant and agree to the following terms and conditions:

I. SCOPE OF WORK

Contractor shall supply all labor, materials, equipment and expertise necessary to perform the Project in accordance with the terms of this Contract and the attached Proposal, which is attached hereto and incorporated herein.

- A. Equipment and Materials; Inspection. Contractor shall furnish all equipment and materials necessary to properly perform the work in accordance with the specifications set forth in the Proposal and such governmental and other codes and professional standards as may apply to the Project. Customer shall have the right at reasonable times and upon prior notice to examine or inspect the supplies, materials and equipment used by Contractor and to observe the operations of Contractor, its agents, servants and employees at the Project site during the course of the Project, provided such activities do not unduly interfere with or delay the Project.
- B. Licenses and Taxes. At Contractor's expense, Contractor shall procure licenses which may be required to be obtained by Contractor in the performance of the work, and pay all excise, license, occupation and other taxes which may become payable by Contractor to any authority in connection with the Project, including all taxes upon the sale, use, storage, consumption, and/or fabrication of the materials, supplies, equipment, and other things furnished by Contractor.
- C. Adherence to Laws and Safety. Contractor shall comply with all federal, state, county, and municipal laws, rules, regulations, and ordinances applicable to the performance of the work or incidental thereto, including but not limited to, safety of the work zone and physical marking of the Project site.
- D. Schedule. Contractor shall provide to Customer a Mobilization Plan (the "Plan") for beginning and completion of the Project and its obligations under this contract including preparations which Customer, must make in order for Contractor to be able to begin work on schedule.

II. INDEPENDENT CONTRACTOR

Contractor is an independent Contractor and is not an agent, servant, or employee, partner or joint venture of Customer, and Contractor hereby waives and disclaims any claim to status as an employee, agent, servant, partner or joint venture of Customer. Contractor further waives, discharges and releases any claim, demand or cause of action, obligation or liability arising out of any law, statute, regulation, or ordinance pertaining to employment or the termination thereof, but instead shall look solely to its rights under this Contract.

III. INDEMNIFICATION

Each of Contractor and Customer, as applicable (the "Indemnifying Party"), shall indemnify, defend and hold harmless the other party, its officers, directors, contract agents, members, shareholders, partners, employees (or persons or entities with comparable status) and their successors and assigns (collectively, the "Indemnified Party") from and against any and all claims, suits, judgments, costs and expenses, including reasonable attorneys' fees, arising from any third party claims or suits brought against the Indemnified Party alleging the Indemnifying Party's failure to perform this Contract or any negligent or intentionally wrongful acts or omissions of the Indemnifying Party, its agents, servants, employees, contractors, sub-contractors, invitees or licensees; provided, however, that Contractor's liability to the Indemnified Party shall be limited to the Indemnified Party's direct damages and shall not extend to consequential, special or secondary damages, such as loss of revenue or profits, business or service interruption, cost of capital, cost of purchase or replacement of work, materials or equipment in excess of the cost of repair, or lack of access to the Property. The obligations in this Section III shall survive and continue in the event that this Contract is terminated for any reason.

IV. INSURANCE

Except as may be otherwise specified in the Proposal:

- A. Contractor shall obtain, pay the premiums for and keep in force during the term of this Contract, insurance written by companies licensed and authorized to conduct business in the state where the Property is located in dollar amounts hereinafter specified or as required by law, whichever is greater:
 - (a) Workers Compensation and Employers Liability Insurance: Statutory amounts and coverage as required by law including employer's liability with a policy limit of at least \$1,000,000 (or such other amount to comply with the underlying requirement for any umbrella/excess liability policy) including a provision for extending the policy in accordance with the law of other jurisdictions.
 - (b) Commercial General Liability; Bodily Injury, Personal Injury and Property Damage: At least \$1,000,000 each occurrence and \$2,000,000 aggregate. [Such coverage shall include bodily injury and property damage directly or indirectly related to hazardous chemicals.]
 - (c) Automobile Liability Insurance (Owned, Non-Owned and Hired Car): Bodily injury and property damage at least \$1,000,000 combined single limit (Each accident).
 - (d) Umbrella Liability: Each occurrence \$5,000,000 and \$5,000,000 aggregate.

- B. Contractor's insurance shall name the Customer and, if applicable, it's managing agent as additional insureds. Contractor shall, upon request, provide Customer with a certificate of insurance confirming the insurance required herein before the commencement of any work on the Project and in no event later than [10] days after such request. Upon reasonable prior written request, Customer may request copies of any and all insurance policies required by this Contract. Each policy carried by Contractor as required herein shall be primary with respect to any insurance carried by Customer and any coverage carried by Customer shall be excess insurance.
- C. Nothing herein shall require Customer or its officers, directors, managers, agents or employees to carry insurance coverage of any type, kind or nature.]

V. PRICING; PAYMENT

- A. Contract Price. Subject to adjustment, and except as may be otherwise set forth in the Proposal and/or this Contract, Customer shall pay Contractor the sum of \$192,335, for the base cost of the Project (the "Contract Price"). Contract Price includes Five-Year Performance Warranty. If Customer declines Warranty, a \$4,500 deduction will be made to Contract Price.
- B. Payment; Deposit. Payment shall be made in accordance with the following terms: Customer shall pay Contractor (i) 30% of the Contract Price (the "Deposit") upon execution of this Contract (and prior to commencement of any on-site work at the Project), (ii) 50% of the Contract Price upon start of the Project, and (iii) 20% at conclusion, inspection and execution of "Sign Off Form" (Appendix A) of completed work on the Project as invoiced by Contractor. The quoted price in this Contract does not include unforeseen problems once the work has begun if the existing lot or other Property was not built to specifications. If a treatment area requires multiple application days or phases and the days or phases are greater than 3 weeks apart, each phase of work will be billed upon completion of that phase.
- C. Additional Work. Any work required in addition to that set forth in this Contract (including the Proposal) shall be completed only after execution of a written change order executed by Contractor and Customer. The costs of any such additional work shall be as set forth in such change order and, unless otherwise set forth and agreed to in such change order, shall be consistent with the rates and costs set forth in the Proposal. Payment for any such additional work shall be paid to Contractor in accordance with the terms set forth in the executed change order.
- D. Pricing Adjustments. Customer acknowledges that prices stated in the Proposal shall remain firm for a period of one hundred and eighty (180) days from the date thereof (unless otherwise provided), contingent upon (i) Contractor's receipt of acceptance of such Proposal within (180) days thereof; (ii) receipt of full payment of the Deposit within (180) days thereof. If any of the foregoing conditions are not timely met, then Contractor may adjust prices based upon the change in prices charged by its suppliers as of the date of Contractor's receipt of such acceptance or deposit. In addition, in the event Customer requests any reduction in the size of the Project area (i.e., not treating a portion of the Property (the "Deduct Area") previously contemplated to be treated as part of the Project

under the Proposal), the Contract Price will be reduced by an amount equal to the product of (a) 75%, multiplied by (b) the portion of the Contract Price allocable to the Deduct Area (based on the Contract Price per square footage and/or yardage of the entire original proposed Project area).

- E. Delinquency Charge; Termination by Contractor. Contractor reserves the right to charge interest at the rate of 1.5% per month (but not more than the maximum percentage permitted by law) on all balances not paid by Customer within the designated net terms. Contractor reserves the right at any time to revoke any credit extended to Customer because of Customer's failure to pay for any services when due or for any other reason deemed to be good and sufficient by Contractor. Contractor shall have no obligation to make sales or ship materials to Customer facilities, or perform any other portion of the Services in any manner, if at any time Contractor has reason to believe that the financial responsibility of Customer is impaired or unsatisfactory to Contractor, or if at the time of such sale or shipment, Customer is delinquent in the payment of any account to Contractor. In the event Customer shall be in default of any terms and conditions hereof (after notice and opportunity to cure as set forth in Section V.G), or becomes insolvent or proceedings are instituted to declare Customer bankrupt, or a receiver is appointed for Customer in any court, Contractor may at its option terminate this Contract and/or declare any and all claims or demands against Customer held by Contractor immediately due and payable, together with any and all attorneys' fees and costs incurred by Contractor in enforcing its rights hereunder, any or all of which Contractor may set off and retain from the Deposit and/or sue for and recover from Customer.
- F. Cancellation. This Contract can be cancelled by either party upon written notice to the other at any time for convenience subject to the following restrictions and conditions:
- (a) In the event that Customer so cancels this Contract, it agrees to reimburse Contractor (as liquidated damages, but without limiting any of Contractor's other rights or remedies hereunder) in an amount equal to either: (i) 15% of the Contract Price (which equals one-half of the Deposit amount) if Customer cancels more than 30 days prior to the scheduled commencement of work on the Project at the Project site, or (ii) 30% of the Contract Price (which equals the entire Deposit amount) if Customer cancels within 30 days prior to the scheduled commencement of work on the Project at the Project site. Contractor may retain all or any applicable portion of the Deposit in satisfaction of such reimbursement obligation, and shall remit the remaining balance of the Deposit, if any, to Customer.
 - (b) If Contractor so cancels this Contract more than 30 days prior to the scheduled commencement of work on the Project at the Project site, Contractor shall [promptly] return the entire Deposit amount to Customer; provided, however, that if during such period an Uncontrollable Event (as defined below) occurs, which in Contractor's reasonable business judgment prevents or unduly adversely affects Contractor's ability to proceed with or complete the Project as planned, (i) Contractor shall continue to hold the Deposit until such Uncontrollable Event ceases and thereafter resume work on the Project, and (ii) this Contract is not deemed terminated during such time unless this Contract is cancelled by the Customer pursuant and subject to the provisions of Section V.F(a) above. For the

avoidance of doubt, nothing contained in this Section V.F(b) shall prohibit or restrict Customer from cancelling this Contract due to an Uncontrollable Event subject to Customer's compliance with the provisions of Section V.F(a) above (including, but not limited, Customer's obligations to reimburse and pay Contractor liquidated damages set forth therein).

- G. Termination for Breach of Contract. In the case of a material breach of this Contract by either party, the other party shall have the right to terminate this Contract and be entitled to recover attorneys' fees and costs and other damages associated with such a violation or breach; provided, however, that such other party shall have first given the breaching party written notice specifying such breach in reasonable detail and the opportunity to cure such breach within 15 days of the breaching party's receipt of such notice (and, in the event such breach is not reasonably capable of being cured within such 15 day period, the breaching party shall have commenced and continues to diligently pursue such cure, but in no event later than 30 days). Upon termination, Contractor shall reasonably promptly remove any and all of its equipment, tools, and supplies from the Property. Contractor shall be compensated for work properly performed up to the date of termination on a *pro rata* basis.

VI. WARRANTY - NOTE: PLEASE READ CAREFULLY.

- A. General. Subject to the limitations set forth below, Contractor warrants that from the date its rejuvenator/sealer product ("Rejuvenator/Sealer") is applied and the work accepted by Customer (i) for a period of one year, workmanship on the Project, and (ii) for a period of five years, that (a) the Rejuvenator/Sealer will not flake, peel chip, or spall, (b) the Rejuvenator/Sealer will not exhibit functional failures like those occurring with emulsion sealers and (c) the Rejuvenator/Sealer treatment will reduce the viscosity (ASTM D- 2171) in the top three eighths inch of the treated asphalt surface (collectively, the "Warranty").
- B. Testing; Remedies. Customer has the right to request core sampling and testing of viscosity of the treated pavement at the fifth year following the application of the Rejuvenator/Sealer and Customer's acceptance of the work in order to document performance at a cost of \$4,500.00 to Customer.

Should Customer desire testing to be performed, Customer must notify Contractor of intent to test and work with Contractor on-site to determine an appropriate area, (no larger than a 3' x 3'), to be sampled as the Control Section. This Control Section will remain untreated.

A single core will be extracted from the Control Section and a Treated Section. These cores will be sent to a certified testing facility. Asphalt binder will be recovered from the two samples, (Control and Treated), from the top 1/2-inch layer of the cores and tested for viscosity and penetration as prescribed by California Test Method (CTM) 365 and (CTM) 348 and the results recorded by Customer and Contractor. At the Customers request, at the beginning of the fifth year after treatment, cores will be taken from a section of the control and treated pavement and sent to the lab where the same set of tests will be performed and compared with the initial testing to determine viscosity and penetration over time. Subject to the limitations set forth below, should verified failure be reported as no reduction in viscosity, Contractor will re-treat the asphalt at no charge to the Customer.

Warranty Limitations: The Rejuvenator/Sealer is intended to provide a rejuvenating treatment over existing pavement surface material. It does not permanently repair cracks or provide structural support or integrity to such pavement materials. This Warranty does not apply to product defects or damage caused by: (i) acts of God, accident or disaster, (ii) improper maintenance or excessive loading or misuse of the pavement, (iii) alterations made after installation, (iv) the acts or omissions of others, (v) cracking of, or water or moisture migrating from below or around, the pavement materials, (vi) movement, disturbance or settlement of the pavement base materials, or (vii) other factors beyond the reasonable control of Contractor. The Proposal is based on the existence of a workable sub-based layer. It shall not be the responsibility of Contractor to check the sub-base unless requested and paid for by the Customer. Contractor shall not be responsible for consequences of sub-base failures. The performance of Warranty repairs or re-treatments does not extend the original Warranty period.

- C. Limitation of Warranty on Painting and Crack Sealing. Pavement markings have a six-month warranty on workmanship and materials. There is NO WARRANTY on the application of traffic paint on concrete curbs. Crack Sealer will be applied to cracks beyond the stated linear footage in the Proposal. Any request to seal more cracks on pavement with a FAIR or below Condition Rating will incur an additional charge. For optimum appearance, there is a 72-hour minimum wait prior to reinstalling pavement markings.
- D. No Other Warranties. Except as expressly stated in this Section VI, Contractor makes no representations or warranties as to any of the products (including Rejuvenator/Sealer) or services provided in connection with the Project, including, but not limited to, any warranties of merchantability or fitness for a particular purpose. The sole remedy for breaches of the Warranty set forth in this Section VI is limited to performance of repairs and re-treatment as set forth herein.

VII. CUSTOMER RESPONSIBILITIES

- A. Notices to Public; Site Preparation. Customer will provide timely written notice to the public and all other persons affected by the work to be performed by Contractor prior to the scheduled commencement date for the work at the Project site and will submit all written notices to Contractor for approval no later than seven (7) days in advance of distribution, and/or publication, and will remove all vehicles or obstacles from the Project site, prior to commencement of work. It shall not be the responsibility of Contractor to remove vehicles or obstacles, and Contractor may delay work (at Customer's expense) until the work area is free of vehicles and obstacles. Any delay occasioned by the failure of Customer to remove vehicles, obstacles, or other extractions prior the scheduled commencement of work shall be charged to the Customer in accordance with the delay schedule set forth in Section VII.D below.
- B. Customer's Liaison. Customer shall / may be represented by its Board of Directors and its Managing Agent, or such other individual or entity retained and/or appointed who shall serve as Customer's liaison with Contractor ("Customer's Liaison"). Customer shall promptly notify Contractor in writing of any change in, replacement or successor to Customer's Liaison. Unless otherwise expressly designated in writing by Customer, Customer's Liaison, if any, shall be Contractor's principal point of contact and

communication with Customer, and Contractor shall have the right to rely on actions, directions or statements made by such Customer’s Liaison on Customer’s behalf without any further investigation or inquiry.

- C. Final Inspection; Acceptance. Upon completion of work on the Project, Customer will, prior to Contractor leaving the job site, arrange for an authorized representative or agent of Customer (who may be the Customer’s Liaison) to inspect all completed Contractor work, including the work of the subcontractors to Contractor, in the company of a Contractor representative and execute the “Sign Off Form” (Appendix A). Customer’s failure to inspect the job site as stated above will signify acceptance of work performed by Contractor and its subcontractors and its agreement to pay all invoices in full.
- D. Notice of Delay. Unless prevented by an "Uncontrollable Event" (hereinafter defined) (i) Customer agrees to notify Contractor at least 24 hours prior to the scheduled time for commencement of the work (or any phases of the work) at the Project site if such work cannot be commenced at the scheduled time. In the event of failure of the Customer to provide such notification(s), Customer agrees to pay the following charges as liquidated damages for such failure to provide timely notifications: (i) pavement rejuvenation—\$2,500 per event and (ii) pavement marking—\$500 per event. Notwithstanding said payments, this Contract shall remain in full force and effect and the above damages shall be paid within 10 days of the date incurred, and shall be in addition to any other fee, charges or payment under this Contract. For purposes of this Contract, an "Uncontrollable Event" means an event or circumstance or other condition which is beyond the control of the party or parties affected in the reasonable conduct of their business, which includes, but is not limited to, acts of God, storm, flood, war, terrorist actions, riot, embargo, act of civil or military authority, casualty event, strike or labor delay, transportation delay, shortages of fuel or material, loss of power and intervening acts of third parties.

VIII. MISCELLANEOUS

- A. Notices. Except as maybe otherwise specifically provided in this Contract (including the Proposal), all notices or other communications pertaining to this Contract shall be in writing directed to the following:

For Customer:

 Attn: _____
 Fax: _____
 E-Mail: _____

For Contractor:

Total Asphalt Rejuvenation
 600 N. Hartley Street, Suite 170
 York, PA 17404
 Attn: Doug Mackenzie
 Fax: 717-845-5161
 E-Mail: doug.m@totalasphalt.com

All notices required by this Contract shall be deemed delivered (i) when delivered in person or (ii) 3 days after deposited in the United States Mail, addressed as indicated above, postage pre-paid, registered or certified mail, return receipt requested or (iii) upon written confirmation of receipt if sent by e-mail or facsimile (which confirmation may be generated automatically or in the form of e-mail).

- B. Non-assignable without Consent. Neither Customer nor Contractor shall assign this Contract without the prior written consent of the other party; provided, however, (i) either party may assign its rights to receive money under this Contract without such notice or consent, (ii) Contractor may (upon notice) assign all or any of its rights or obligations under this Contract to one or more of its affiliates without Customer's consent, and (iii) Contractor may, without notice or consent, subcontract the whole or any part of the work to be performed under this Contract.
- C. Modification. No modification of this Contract (including, but not limited to, change orders) shall be binding on the parties hereto unless it is in writing and signed by both parties.
- D. No Third-Party Beneficiaries; Binding on Successors. This Contract shall solely inure to the benefit of and be binding on the successors and permitted assigns of the parties hereto and no other person or entity shall have any right, benefit, priority or interest in, under or because of the existence of this Contract.
- E. Complete Understanding of the Parties. This Contract (including the Proposal) constitutes the complete understanding of the parties hereto with respect to the subject matter hereof. In the event that there is a conflict between the terms set forth in this Contract and the terms of the Proposal attached hereto, the terms set forth in this Contract shall control.
- F. Governing Law. This Contract shall be governed by and interpreted in accordance with the laws of the Commonwealth of Pennsylvania without regard to its principals of conflicts of law. Any litigation between the parties arising out of this Contract or the performance thereof shall be litigated in any federal or state court located in the County of York, Pennsylvania and having jurisdiction over the matter.
- G. Severability. It is understood and agreed by the parties hereto that if any part, term, or provision of this Contract is adjudged by a court of competent jurisdiction to be illegal or in conflict with any law of the state where made, said part, term or provision is deemed severed from this Contract, and the validity of the remaining portions or provisions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if this Contract did not contain that particular part, term or provision held to be invalid.
- H. Attorneys' Fees. In the event litigation is necessary to enforce the terms of this Contract, the prevailing party shall be entitled to recover its reasonable attorneys' fees and disbursements incurred therein.
- I. Entity Customer's Representations. If Customer is a legal entity, the person signing this contract on its behalf certifies that (i) Customer is duly formed and in good standing under the laws of its state of formation, (ii) this Contract has been duly authorized by all necessary corporate or similar actions on Customer's part, and (iii) such person is duly and fully authorized to negotiate, sign and carry out the provisions of this contract, including making payments when due on behalf of such entity.

IN WITNESS WHEREOF, the parties have signed this Contract as of the date first above written by their duly authorized representatives.

CUSTOMER:

CONTRACTOR:

[_____]

Total Asphalt Rejuvenation

By: _____
(Signature)

By: _____
(Signature)

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

**Exhibit A:
Project Completion Acceptance & Sign Off**

Project Information:

Project Name Arlington Ridge CDD

Street Address 4463 Arlington Ridge Boulevard

City, State, Zip Leesburg, FL

Start Date

Completion Date

Contact Information:

Project Representative Lee Graffius	Phone Number 352-728-2186
----------------------------------------	------------------------------

VP Operations John McNamara	Phone Number 717-887-4965
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Project Notes:

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Signing off on this document signifies that I have reviewed the completed project treatment areas with the facility / community representative.

VP Operations Signature Date

By signing below, the facility / community representative acknowledges satisfaction and completion of the project.

Project Representative Signature Date

Subsection 6F

Spectrum Fiber Installation



FloridaCommerce State Grant Program

Arlington Ridge Work Plan

Leesburg, FL

March 2026

Executive Summary of the Project

Spectrum was granted a project through the Florida Department of Commerce using American Rescue Plan Act (ARPA) funding to connect homes in Lake County, FL (the “Project”). The Project includes building approximately 11 miles of fiber optic network providing high-speed broadband to 964 locations within the Arlington Ridge Community (the “Project Area”).¹

FTTP EPON is a standardized and mature model operated by Spectrum across the country, engineered and managed to meet 1 Gbps symmetrical speeds, and typical median latency of approximately 26 milliseconds.² These high bandwidth and low latency attributes mean that Spectrum’s FTTP EPON deployment is suitable for, among other uses, remote learning, remote working, and telehealth. FTTP EPON can accommodate numerous members of a household or small business simultaneously using bandwidth-intensive applications, such as video conferencing, telemedicine, video streaming, gaming, virtual or augmented reality sessions, and numerous other applications. Additional services that will be available to Spectrum Internet customers include, but are not limited to, antivirus security protection and in-home WiFi. As an added benefit of our FTTP EPON network, Spectrum can also offer competitive video, mobile, and voice services in the Project Area.

Description of Project and Infrastructure Installation

The Project will be a joint effort between the Arlington Ridge Community and Spectrum, with Spectrum assuming responsibility for the construction and operation of the proposed network. This Project is designed to deliver high-speed, reliable internet connectivity for the residents within the community boundaries. This network will not serve as a pass-through or extension to adjacent communities, ensuring focused resources and performance for Arlington Ridge alone.

Spectrum anticipates starting work on the Project promptly once granted access. This is because Spectrum has a well-established process for initiating and overseeing new construction projects; existing relationships with contractors to perform design, make-ready, and construction work; and holds numerous regulatory authorizations and pole attachment agreements that can facilitate prompt access to rights-of-way and utility poles, where necessary.

Spectrum anticipates beginning the Project promptly, with anticipated completion by September 1, 2026.

Spectrum is an experienced service provider and a leading broadband company, and is experienced in complying with all necessary federal, state, and local requirements that are implicated in the build out of the proposed Project. Spectrum’s role in the Project will involve:

- Our **Government Affairs** team will act as primary liaison between Spectrum and the Arlington Ridge Community representatives and will organize communications within the company.
- **Construction Management:** All network builds, including associated equipment and facilities that are part of this expansion will be fully owned by Spectrum.
- Our **Local Construction** team handles the actual construction projects, including managing any pole “make-ready” work and all construction details.

See our broadband disclosures at <https://www.spectrum.com/policies/spectrum-broadband-disclosure>.

1. Spectrum's construction department has recently added a new branch, dedicated solely to broadband expansion projects. We have hired more than a dozen new leaders and have engaged multiple new contractors to handle increased build-out projects on aggressive timeframes.
 2. Our legacy construction team will continue to maintain our network and ensure it is always capable of handling all current needs and designed for the future, including over lashing hundreds of miles of fiber to ensure the network is capable of continued growth well into the future.
- **Field Walkout** – Spectrum construction coordinators review the project area using both maps and by physically driving to and “walking-out” a project area.
 - **Network Design** –The preliminary routing is overlaid with the field walkout to create the final routing for fiber design with make-ready assessments.
 - **Pole Make Ready Work** – If necessary, establish schedule with all pole owners for required make-ready work. Work in parallel with all other parties attached to the poles Meet with all town, county, and state officials to understand right of way issues, traffic and roadway requirements, and all other construction concerns.
 - **Fiber Placement** – Upon completion of all local, state, and federal safety requirements, and completion of all training, fiber placement construction begins.
 - **Splicing and Testing** – Ensure that all testing is done.
 - **Network Activation** – Ensure all address data is loaded into Spectrum billing systems for marketing and service.

Repair Responsibilities

In accordance with Florida law, Spectrum shall be responsible for the repair to the reasonable satisfaction of Arlington Ridge and existing communications provider, any damage caused during installation to any infrastructure, structure, fence, paving, landscaping or other part of the Property which is materially altered or damaged during the installation, maintenance, repair or removal of the Facilities in the Easement. Any CDD-owned landscaping damaged during construction may be replaced with equivalent materials.

Prevention measures

- Spectrum will perform work under required permits and traffic/safety plans and will take reasonable steps to avoid damage to existing facilities, consistent with the safety and placement controls contemplated by Florida law.
- Utility locates via 811 and use of potholing/soft-dig methods will be performed as part of lawful construction practices.

Incident response and remediation

- If damage occurs, Spectrum will cease work as needed for safety, secure the site, and promptly notify the affected utility owner and the District, consistent with permit obligations and public safety considerations under Florida law.
- Repairs to another utility's facilities (e.g., FiberNow) will be coordinated with that utility. Spectrum will address damages it causes in accordance with applicable law, permits, and agreements; Spectrum will not undertake repairs to another utility's facilities unless authorized by the facility owner, consistent with the framework of Florida law.

Documentation

- Spectrum will provide incident and restoration documentation as reasonably required in advance by CDD and Florida law. This may include photos, reports, and close-out records; Spectrum will maintain internal damage logs to support compliance.
- Restoration and return to work will occur upon authorization consistent with these terms and Florida law..

During construction

- Spectrum will follow approved traffic control and work windows to minimize disruption, consistent with permit conditions and local safety requirements authorized under Florida law.
- Work will be sequenced and coordinated to avoid interference with resident utility services to the extent practicable and as required by permit conditions issued under Florida law.

During operations

- Planned maintenance within the public right-of-way will be conducted in compliance with permits and applicable notice procedures tied to public safety under Florida law.
- Unplanned incidents affecting the right-of-way will be addressed consistent with permit requirements and public safety obligations under Florida law.
- Customer service matters (credits/policies) are governed by Spectrum's standard terms and addressed below.

Addressing Potential Service Interruptions

Spectrum is committed keeping you connected whenever and wherever you need us.

<https://www.spectrum.com/our-customer-commitment>

Reliable Connectivity: We are committed to keeping you connected 100% of the time.

- If your neighborhood is experiencing an outage of your Spectrum services that lasts more than two hours, our agents will give you credit for that full day.

Transparency at Every Step: We are committed to clear and simple pricing and timely communications.

- If we identify a service interruption in your area, we will notify you within 15 minutes and work as quickly as possible to get everything resolved.

Exceptional Service: We are committed to providing exceptional customer experiences.

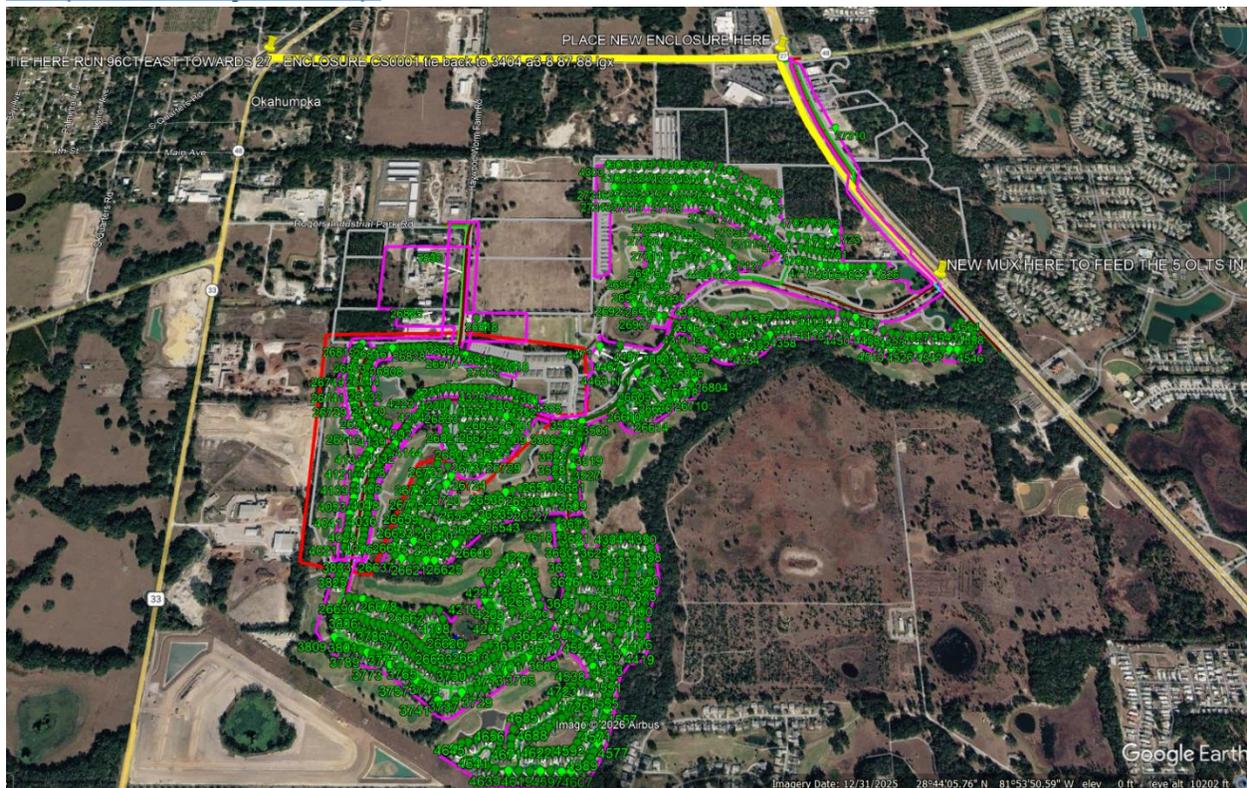
- We're there whenever you need us with 24/7 U.S.-based customer service. If you need help or a professional installation, a technician will be available the same or next day.
- If you're not completely satisfied with any of your services within the first 30 days, we'll give you your money back.
- If you're not completely satisfied with your new mobile device within the first 14 days, we'll give you your money back.

Always Improving: We are committed to listen and act on your feedback to improve our products and customer service.

- The future of connectivity is coming, and we are here to meet it by building a network capable of delivering symmetrical and multi-gigabit speeds.

- With Xumo, we delivered the next generation of streaming and will continue to expand our streaming services – bringing you more entertainment at an incredible value.
- We will continue to transform the industry by bringing you more value and greater flexibility, providing you the fastest wireless and WiFi speeds on a network that can handle up to 200 devices today and even more in the future – designed, owned and operated in the USA.
- We are redefining connectivity while expanding our network to reach approximately 1.75 million unserved and underserved homes and small businesses across the country to help connect everyone, everywhere.

Proposed Project Map



This specific request is limited to gaining access to Arlington Ridge solely to construct, install, operate, and maintain facilities necessary to serve the addresses identified on the Florida Department of Commerce project map for the ARPA-funded project.

Section 7

Consent Agenda

Subsection 7A

February 19, 2026, Regular Meeting Minutes

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

1 The regular meeting of the Board of Supervisors of the Arlington Ridge Community Development
2 District was held Thursday, February 19, 2026, at 2:00 p.m. at Fairfax Hall, located at 4475
3 Arlington Ridge Boulevard, Leesburg, Florida 34748.

4
5 Present and constituting a quorum were:

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

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

- | | | |
|----|-------------------------------------|------------------------------------|
| 13 | Lee Graffius | District Manager |
| 14 | Meredith Hammock | District Counsel: Kilinski/Van Wyk |
| 15 | Patrick Collins | District Counsel: Kilinski/Van Wyk |
| 16 | Kiel Alderink | Golf / F&B General Manager |
| 17 | Residents and Members of the Public | |

18
19 *This is not a certified or verbatim transcript but rather represents the context and summary of*
20 *the meeting and actions taken. The full meeting is available in audio format upon request.*
21 *Contact the District Office for any related costs for an audio copy.*
22

23 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

24 Mr. Graffius called the meeting to order and called the roll. A quorum was established.
25

26 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

27 The Pledge of Allegiance was recited.
28

29 **THIRD ORDER OF BUSINESS** **Audience Comments on Agenda Items**

30 Lot #355 - Commented on wanting the front gate to remain staffed.

31 Mr. Todd - As spokesperson for the HOA Board of Directors, read a statement regarding a
32 positive working relationship with the CDD on the turnover of the back gate responsibilities and
33 creating a positive interaction moving forward in the best interest of the residents.

34 Lot #851 - Complimented the golf course improving conditions.
35
36

**Arlington Ridge CDD
February 19, 2026, Meeting**

37 **FOURTH ORDER OF BUSINESS** **Organization Items**

38 **A. District Accountant**

39 The financial snapshot was provided in the agenda packet. Mr. Graffius recited the highlights
40 of the report. Current Cash balances are Valley National Bank Operating \$1,292,390.03, Bank
41 United Operating \$2,789.59 and Valley National Bank Reserve \$1,775,518.96. The District
42 received a tax distribution of \$263,804.57 on 2/2/26 and 91% fully collected on the tax roll.
43 Financials are posted on the 25th of each month on the District website. Reimbursement to the
44 District from Golf in the amount of \$230,275. Preliminary audit files for FY2025 have been
45 submitted to Grau & Associates.

46
47 **B. District Counsel**

48 A letter of demand was sent to Troon with a 30-day deadline to respond. Counsel is requested
49 that the Board authorization to have litigation counsel begin preparing a complaint in anticipation
50 of formal litigation.

51
52 **Mr. Hoover made a MOTION to approve Greenlee Law to prepare**
53 **for litigation and not to exceed the current \$5,000 retainer**
54 **previously approved.**
55 **Mr. Kolodziej seconded the motion.**

56
57 **Upon VOICE VOTE, unanimous approval was given (by a margin**
58 **of 5-0), to approve Greenlee Law to prepare for litigation not to**
59 **exceed the \$5,000 retainer.**

60
61 The Board authorized counsel to revise the billiards policy to allow visitors under the age of
62 18 to use billiards with resident supervision. Counsel did not find any legal issues with this
63 change. Counsel will finalize the policy and disseminate.

64 The Board decided in January not to move forward with the Spectrum request to install fiber
65 in the community. HOA counsel sent a letter to Spectrum giving an opinion on the status of the
66 road's public versus private. District counsel's position is that the District does have the right to
67 restrict installation of utilities. The Boards decision was to not move forward with the Spectrum
68 issue.

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**Arlington Ridge CDD
February 19, 2026, Meeting**

72 **C. District Engineer**

73 Mr. Hamstra was unable to attend the meeting. Mr. Graffius updated the Board on the progress
74 for bids for the White Plains Way striping, markers and signs will be on the March agenda and a
75 scope of work for the storm drain cleanout between Holes #10 and #17 will be sent out for bids to
76 be received for the March agenda.

77

78 **D. Yellowstone: Regular Report**

79 Mr. Clark, the account Manager for Arlington Ridge CDD, introduced himself. Mr. Clark stated
80 he plays the golf course weekly, and the improvements have been great. Yellowstone will continue
81 to monitor the freeze damaged plants and will provide a report over the next few weeks. Mr. Clark
82 stated he spoke with the Golf Course Superintendent about restoring all irrigation control to the
83 golf course system to control usage. Proposals for the dead pine tree areas along Hopewell Pass
84 will be on the March agenda.

85

86 **E. District Manager: Regular Report**

87 A full report was included in the February Agenda. Mr. Graffius introduced Mr. Fernandez as
88 the account manager for Allied Universal. Mr. Graffius mentioned to the Board that currently our
89 policy permits groups and clubs to have one time slot per week and additional time slots per week
90 if approved. Currently groups are growing and the District may need to require group with excess
91 days relinquish extra time slots. One group currently has 4 time slots in BRAC. Management will
92 be requesting this group to relinquish the fourth time slot. Mr. Graffius requested the Board remove
93 the fees associated with F&B when booking outside events when providing proposals for events
94 in Fairfax to make F&B more competitive. The Board of Supervisors had no issue with this request.
95 Mr. Graffius stated FEMA has denied the second request of appeal.

96

97

Mr. Kostich made a MOTION to approve counsel to create an appeal
to the FEMA second denial.
Mr. Hoover seconded the motion.

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Upon VOICE VOTE, unanimous approval was given (by a margin
of 5-0), to approve District Counsel to create an appeal to the FEMA
second denial.

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**Arlington Ridge CDD
February 19, 2026, Meeting**

106 **F. Landscapes Golf Management: Regular Report**

107 A full report can be found on the February agenda. Mr. Alderink updated the Board on
108 increased revenue in both Golf and Food & Beverage. LGM is working on reconciliation and
109 providing updated financials for October, November, December and January by the March
110 meeting. The lift replacement and insurance coverage requests will be under new business.

111

112 **FIFTH ORDER OF BUSINESS** **Business Items**
113 **Under Separate Cover**

114 **Resolution 2026-05**

115 Due to Valley Banks request for an updated resolution regarding approved signatories on the
116 District Bank accounts involving the change in the treasurer for Inframark the following
117 Resolution was presented. Resolution 2026-05 A Resolution of the Board of Supervisors of the
118 Arlington Ridge Community Development District Designating the authorized signatories for the
119 District’s operating Bank accounts and providing for an effective date.

120

121 Mr. Hoover made a MOTION to adopt Resolution 2026-05 A
122 Resolution of the Board of Supervisors of the Arlington Ridge
123 Community Development District Designating the authorized
124 signatories for the District’s operating bank accounts and providing
125 for an effective date.
126 Mr. Kolodziey seconded the motion.

127

128 Upon VOICE VOTE, unanimous approval was given (by a margin
129 of 5-0), to adopt Resolution 2026-05

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131 **A. Golf Membership Application**

132 The golf membership application was presented at the January meeting. Counsel, District
133 Management and the Board of Supervisors reviewed and provided for any proposed changes.

134

135 Mr. Setaro made a MOTION to approve the golf membership
136 application as presented in the agenda package.
137 Mr. Hoover seconded the motion.

138

139 Mr. Kostich pointed out that the current wording of the application does not clarify that the
140 10% discount is for the member only and not for the remaining party when the members pay for
141 food and beverage or golf purchases.

Arlington Ridge CDD
February 19, 2026, Meeting

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Mr. Setaro amended a MOTION to approve the golf membership application as presented in the agenda package and to add that the 10% food and beverage, events, and golf purchases only apply to the member.
 Mr. Hoover seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to approve the membership application as presented in the agenda package and to add that the 10% food and beverage, events, and golf purchases only apply to the member.

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B. Golf Insurance Coverages

Mr. Alderink reported the inability to get excess liability coverage as required by the LGM contract for \$10 million in coverage. Mr. Graffius provided EGIS as a consideration, and EGIS would not provide this coverage for a reasonable cost. LGM is requesting an amendment to the contract to lower the limit of the excess liability to \$5 million.

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Mr. Setaro made a MOTION to amend the LGM contracts to allow for lowering the requirement for excess liability Insurance to \$5 million.
 Mr. Gianoutsos seconded the motion.

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Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to amend the LGM contracts to lower the excess liability coverage to \$5 million.

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C. Golf Maintenance Lift

Mr. Alderink stated LGM did a safety inspection of the golf maintenance building and equipment. As a result, the lift does not meet current safety requirements. Superintendent Mr. Schutte had the lift inspected by a service company and the cost of repair resulted in a recommendation for replacement. Proposals for replacement from Trion in the amount of \$13,270.30 and Beard Equipment for \$12,509.00 were presented to the Board.

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Mr. Setaro made a MOTION to approve the Beard Equipment proposal in the amount of \$12,509.00 and funds are to be funded from Capital Projects.
 Mr. Hoover seconded the motion.

Arlington Ridge CDD
February 19, 2026, Meeting

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Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to approve the Beard Equipment proposal in the amount of \$12,509.00 and funds are to be funded from Capital Projects.

D. BRAC Roofing Proposals

185 Proposals for the replacement of the BRAC roof were presented from Jurin Roofing in the
186 amount of \$45,523.09 and Titan Roofing in the amount of \$31,500.00. Jurin's proposal included
187 gutter replacement. Titan's proposal included solar tube replacements. Vendors were asked
188 questions to clarify their bids.
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Mr. Hoover made a MOTION to accept the Jurin proposal for the BRAC roof replacement for \$45,523.09 to be funded from Capital Projects.
Mr. Setaro seconded the motion.

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Upon VOICE VOTE, with Mr. Hoover, Mr. Setaro, Mr. Kolodziej and Mr. Gianoutsos in favor, and Mr. Kostich opposed approval was given (by a margin of 4-1), to accept the Jurin proposal for the BRAC roof replacement for \$45,523.09 to be funded from Capital Projects.

E. Cart Barn Roofing Proposals

202 Shingle and metal roof replacements were presented. Jurin Roofing presented a shingle
203 replacement in the amount of \$42,402.85 and a standing rib metal roof proposal replacement in
204 the amount of \$53,471.25. Jurin noted the metal roof proposal would be done by a sub-contractor.
205 Titan Roofing presented a shingle roof replacement in the amount of \$33,031.50, a standing rib
206 metal roof proposal in the amount of \$52,150.00 and a multi rib metal roof replacement in the
207 amount of \$37,500. Both vendors noted the standing rib metal roof is the same type of roof that is
208 on portions of current buildings such as Fairfax Hall, BRAC, Chesapeake Bay Grill and the
209 administration office. Multi rib contains a lower profile and exposed screws.
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Mr. Kostich made a MOTION to approve the cart barn shingle roof replacement proposal by Titan roofing in the amount of \$33,031.50 to be funded through Capital Improvements.
Mr. Gianoutsos seconded the motion.

**Arlington Ridge CDD
February 19, 2026, Meeting**

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Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to approve the cart barn shingle roof replacement proposal by Titan roofing in the amount of \$33,031.50 to be funded through Capital Improvements.

Mr. Hoover called a break from 3:19 p.m. – 3:30 p.m.

F. Review of Grau & Associates FY2025 Audit Engagement Letter

The FY2025 Audit engagement letter by Grau & Associates was presented to the Board for review and can be found in the agenda packet.

Mr. Kolodziej made a MOTION to accept the Grau & Associates FY2025 Audit Engagement letter.
Mr. Gianoutsos seconded the motion.

Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to accept the Garu & Associates FY2025 Audit Engagement letter.

G. Resolution 2026-04 General Elections

Resolution 2026-04 A resolution of the Board of Supervisors to 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 the office; authorizing notice of the qualifying period; and providing for severability and an effective date.

Mr. Kostich made a MOTION to adopt Resolution 2026-04 A resolution of the Board of Supervisors to 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 the office; authorizing notice of the qualifying period; and providing for severability and an effective date.
Mr. Gianoutsos seconded the motion.

Arlington Ridge CDD
February 19, 2026, Meeting

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Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to adpt Resolution 2026-04 A resolution of the Board of Supervisors to 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 the office; authorizing notice of the qualifying period; and providing for severability and an effective date.
Mr. Gianoutsos seconded the motion.

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H. Consideration of New Gate System

265 The Board of Supervisors met in shade sessions on December 15th and January 19th to discuss
266 the replacement of the gate system. Due to Florida Statute 119.071 Certain information maintained
267 by state agencies is exempt from public disclosure and is therefore deemed confidential.

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Mr. Kolodziej made a MOTION to authorize Walter and District management staff to make final decision as to vendor to install new gate system in a NTE amount of \$35,200 and authorize counsel to prepare legal agreements as necessary.
Mr. Hoover seconded the motion.

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Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to authorize Walter and District management staff to make final decision as to vendor to install new gate system in a NTE amount of \$35,200 and authorize counsel to prepare legal agreements as necessary.

I. Consideration of New Monitoring Systems

282 The Board of Supervisors met in shade sessions on December 15th and January 19th to discuss
283 the replacement of monitoring systems. Due to Florida Statute 119.071 Certain information
284 maintained by state agencies is exempt from public disclosure and is therefore deemed
285 confidential.

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Mr. Kolodziej made a MOTION to authorize Walter and District management staff to make final decision as to vendor and equipment for installation of new monitoring and access system in a NTE amount of \$55,000 and authorize counsel to prepare legal agreements as necessary.
Mr. Gianoutsos seconded the motion.

**Arlington Ridge CDD
February 19, 2026, Meeting**

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Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to authorize Walter and District management staff to make final decision as to vendor and equipment for installation of new monitoring and access system in a NTE amount of \$55,000 and authorize counsel to prepare legal agreements as necessary.

302

J. Consideration of Gate House Staffing

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The Board of Supervisors met in shade sessions on December 15th and January 19th to discuss gate house staffing. Due to Florida Statute 119.071 Certain information maintained by state agencies is exempt from public disclosure and is therefore deemed confidential.

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Mr. Kolodziey made a MOTION to authorize Walter and District management staff to make final decisions as to vendor and staffing protocols for gate house staffing in a NTE amount of \$78,000 and authorize counsel to prepare legal agreements as necessary.
Mr. Gianoutsos seconded the motion.

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Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to authorize Walter and District management staff to make final decisions as to vendor and staffing protocols for gate house staffing in a NTE amount of \$78,000 and authorize counsel to prepare legal agreements as necessary.

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

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The Board of Supervisors met in shade sessions on December 1 and January 15 to discuss the consideration of transfer of rear gate administrative functions and responsibilities to the HOA. Due to Florida Statute 119.071 Certain information maintained by state agencies is exempt from public disclosure and is therefore deemed confidential.

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Mr. Hoover made a MOTION to authorize Walter and District staff to work with the HOA to transfer CDD rear gate administrative functions and responsibilities to the HOA and authorize counsel to prepare any legal agreements, if necessary, to facilitate the transfer
Mr. Kolodziey seconded the motion.

**Arlington Ridge CDD
February 19, 2026, Meeting**

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Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to authorize Walter and District staff to work with the HOA to transfer CDD rear gate administrative functions and responsibilities to the HOA and authorize counsel to prepare any legal agreements, if necessary, to facilitate the transfer

SIXTH ORDER OF BUSINESS Consent Agenda

Minutes:

- 343 **A. December 18, 2026, Closed Meeting Minutes**
- 344 **B. January 15, 2026, Closed Meeting Minutes,**
- 345 **C. Consideration of January 15, 2026, Regular Meeting Minutes**

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Mr. Hoover made a MOTION to amend and approve the December 18,2026, Closed Meeting Minutes and the January 15, 2026, Closed Meeting Minutes to remove the include verbiage stating *“The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy”*. And approve the January 15, 2026 Regular Meeting Minutes.
Mr. Kolodziey seconded the motion.

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Upon VOICE VOTE, unanimous approval was given (by a margin of 5-0), to amend and approve the December 18,2026, Closed Meeting Minutes and the January 15, 2026, Closed Meeting Minutes to remove the include verbiage stating *“The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy”*. And approve the January 15, 2026, Regular Meeting Minutes.

SEVENTH ORDER OF BUSINESS Supervisor Issues

365 Mr. Kostich thanked the volunteers that painted the non-parking lines along the front of the pro
366 shop and thanked the Garden Club for all their hours of volunteer work done to keep the village
367 green landscape areas beautiful.

368 Mr. Kolodziey thanked the Garden Club for all their volunteer work in the Village Green
369 landscaped areas.

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**Arlington Ridge CDD
February 19, 2026, Meeting**

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

373 Lot #468 - Stated their confusion on the decisions made regarding the front gate and asked the
374 Board to consider partial gate staffing.

375 Lot #1031 - Shared frustration over not knowing what gate system will be used.

376 Counsel stated that to the extent that we can provide details in a legal manner, updates will be
377 provided.

378 Lot #314 - Questioned why a 35-year shingle would be used if Florida insurance companies
379 require a new roof at 15 years.

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

382 Mr. Setaro made a MOTION to adjourn the meeting.
383 Mr. Kostich seconded the motion.

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385 A budget workshop is scheduled for Thursday, March 19, 2026, at 10:00 a.m. in Fairfax Hall.

386 The next meeting is scheduled to be held Thursday, March 19, 2026, at 2:00 p.m. in Fairfax Hall.

387 A Closed Executive Session for the purpose of security discussion is scheduled for March 19,

388 2025, at 12:00 p.m. at 4463 Arlington Ridge Blvd.

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390 Upon VOICE VOTE, unanimous approval was given (by a margin
391 of 5-0), to adjourn the meeting at 3:45pm

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Secretary/Assistant Secretary

Chairperson/Vice Chairperson