

Waterset South Community Development District

Board of Supervisors' Meeting December 11, 2025

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

www.watersetsouthcdd.org

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

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

District Board of Supervisors Amanda King Chairman

Pete Williams Vice Chairman
Deneen Klenke Assistant Secretary
Lynda McMorrow Assistant Secretary
John Blakley Assistant Secretary

District Manager Stephanie DeLuna Rizzetta & Company, Inc.

District Counsel Alyssa Willson Kutak Rock LLP

District Engineer Eric Francis Heidt Design LLC

All cellular phones and pagers must be turned off while in the meeting room.

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

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

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

Board of Supervisors Waterset South Community Development District December 5th, 2025

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterset South Community Development District will be held on Thursday, December 11, 2025, at 10:00 a.m. at the offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

BOARD OF SUPERVISORS' MEETING:

1.	CALL TO ORDER/ ROLL CALL				
2.	AUDIENCE COMMENTS ON AGENDA ITEMS				
3.	STAFF REPORTS				
	A.	Aquatic Report	Tab 1		
	B.				
		i. Presentation of Landscape Inspection Report	USC		
		ii. Landscape Contractor Update			
		iii. Irrigation Contractor Update			
	C.	District Counsel			
	D.	District Engineer			
	E.	District Manager			
4. BUSINESS ITEMS					
	A.	Consideration of Resolution 2026 – 04;			
		Ratifying Sale of Series 2025 Bonds	Tab 3		
	B.	Consideration of Golf Cart Agreements	USC		
	C.	Consideration of Clubhouse Management Credit Card			
	D.	Consideration of Landscape Bids	Tab 4		
	E.	Consideration of Irrigation Proposals			
	F.	Consideration of Pool Vendor Proposal	Tab 6		
5.	DIIGI	NESS ADMINISTRATION			
J .					
	A.	Consideration of Minutes of the Board of Supervisors'	エート フ		
_	OLIDE	Meeting held on November 13, 2025,	rab /		
	SUPERVISOR REQUESTS				
1.	ADJO	URNMENT			

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

Sincerely,

Stephanie DeLuna

District Manager

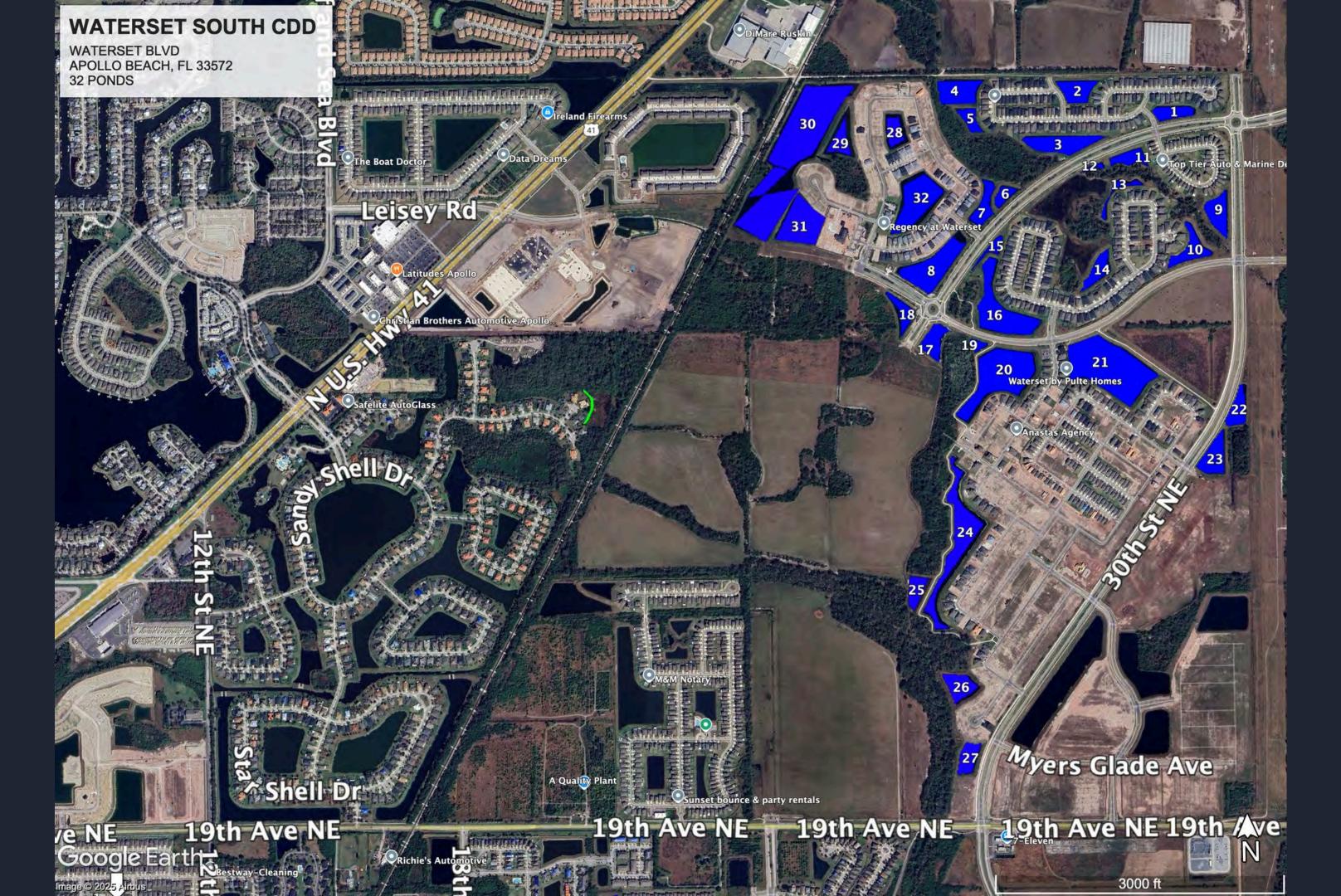
Tab 1



MONTHLY REPORT

DECEMBER, 2025





Prepared for: Stephanie DeLuna

Prepared By: Devon Craig

SUMMARY:

Hope everybody's Turkey was good. Pond temperature's are lowering daily and active growth is reducing as well. Pond treatments will continue to be aggressive during this time as the growth is not dormant. But as we transition into winter the ponds are looking good and are on track for a nice transition into the holiday season. We hope everyone's holidays are great.



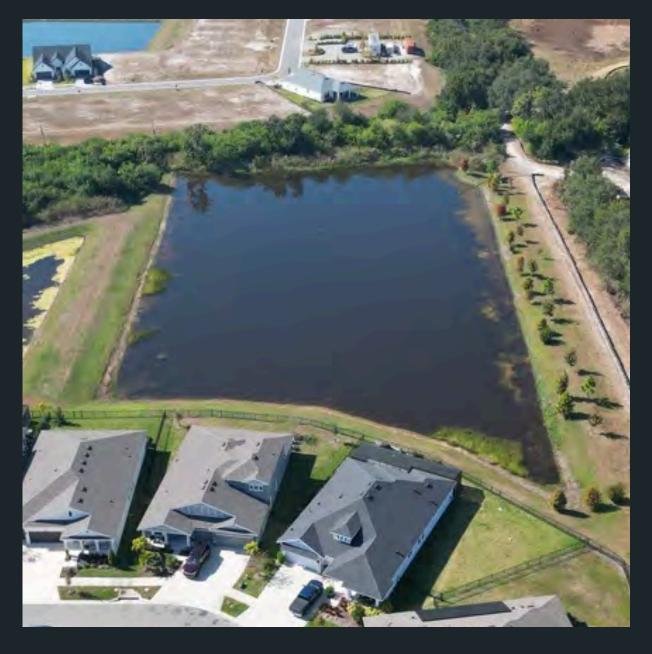




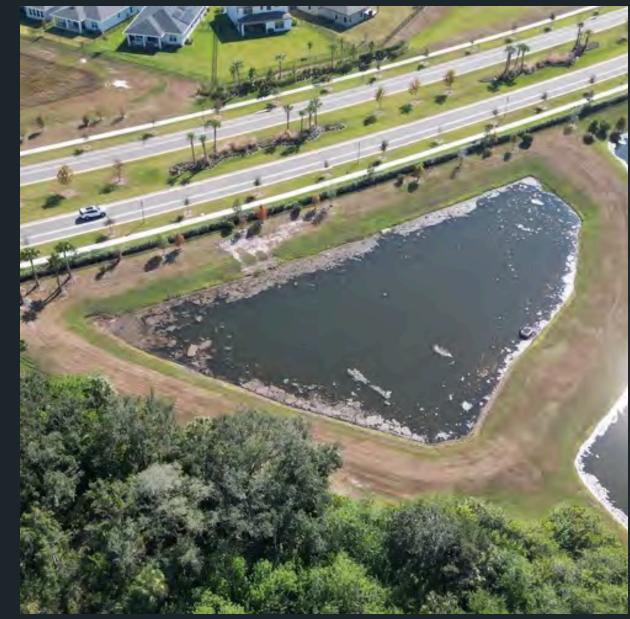
Pond #1 Treated for Algae and Shoreline Vegetation.

Pond #2 Treated for Algae and Shoreline Vegetation.

Pond #3 Treated for Algae and Shoreline Vegetation.



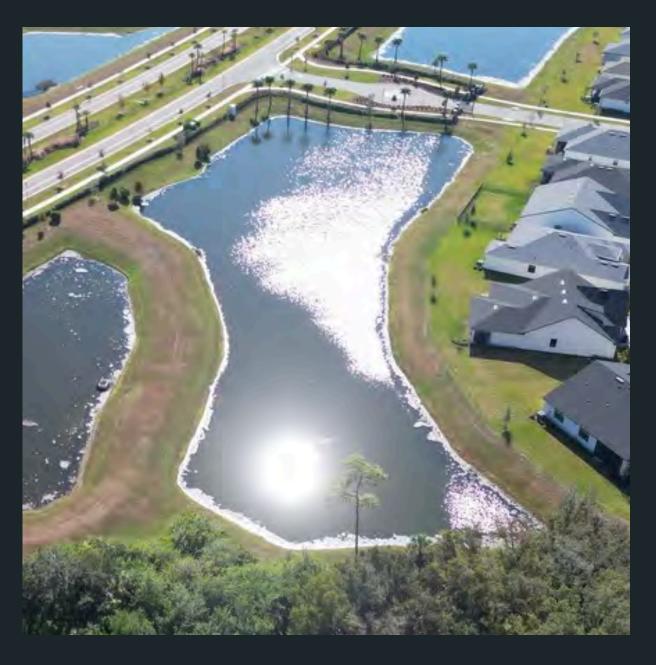




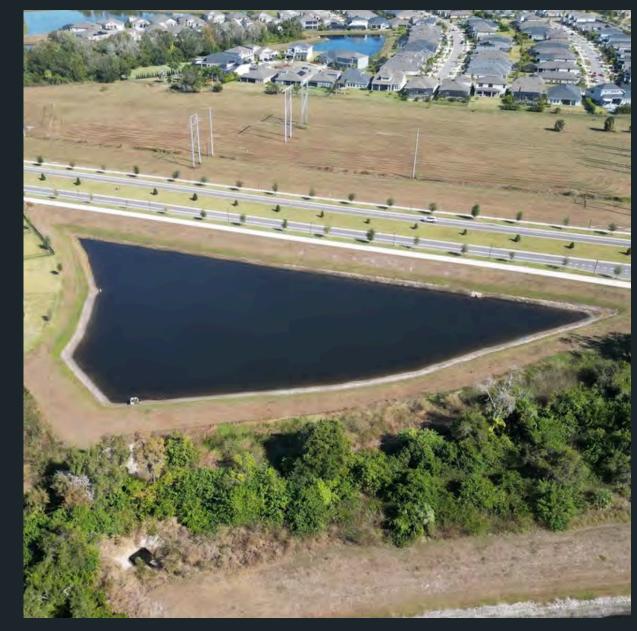
Pond #4 Treated for Shoreline Vegetation.

Pond #5 Treated for Algae and Shoreline Vegetation.

Pond #6 Treated for Algae and Shoreline Vegetation.



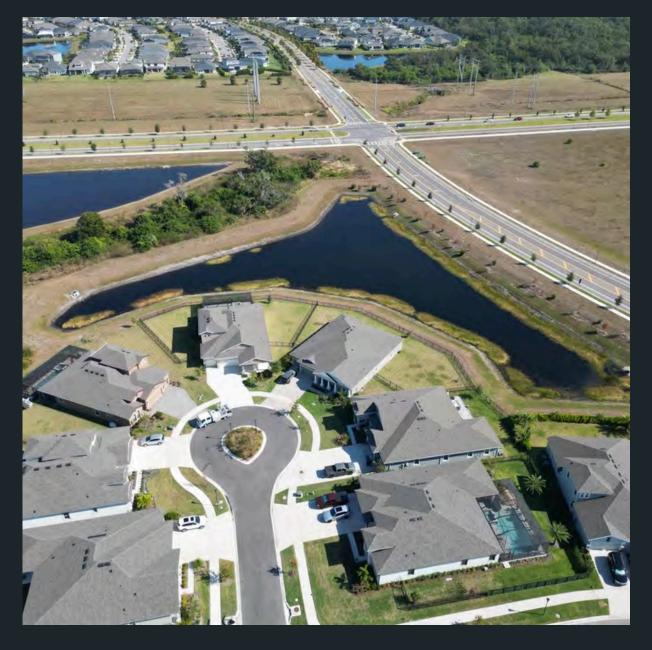




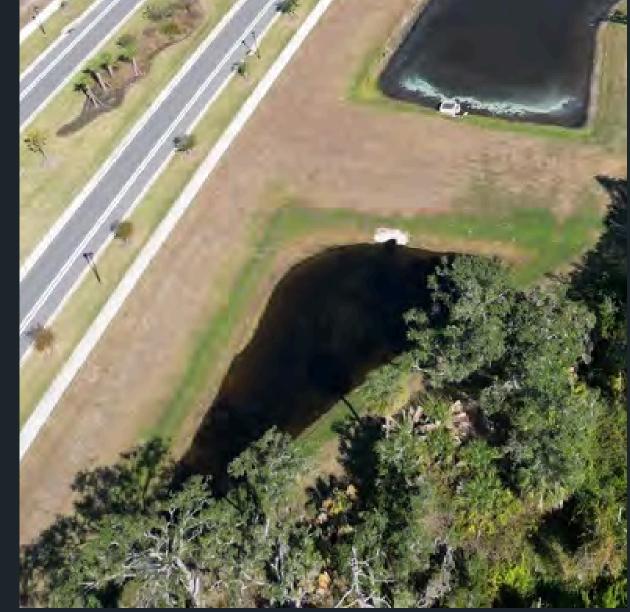
Pond #7 Treated for Algae and Shoreline Vegetation.

Pond #8 Treated for Algae and Shoreline Vegetation.

Pond #9 Treated for Shoreline Vegetation.



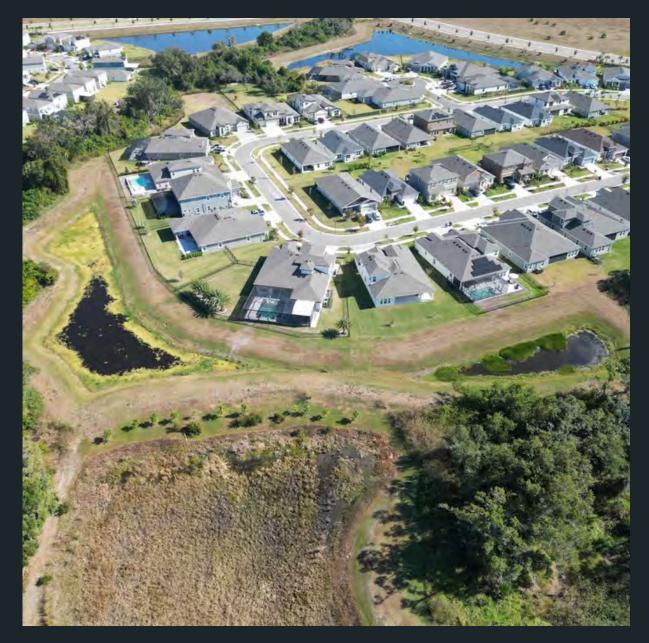




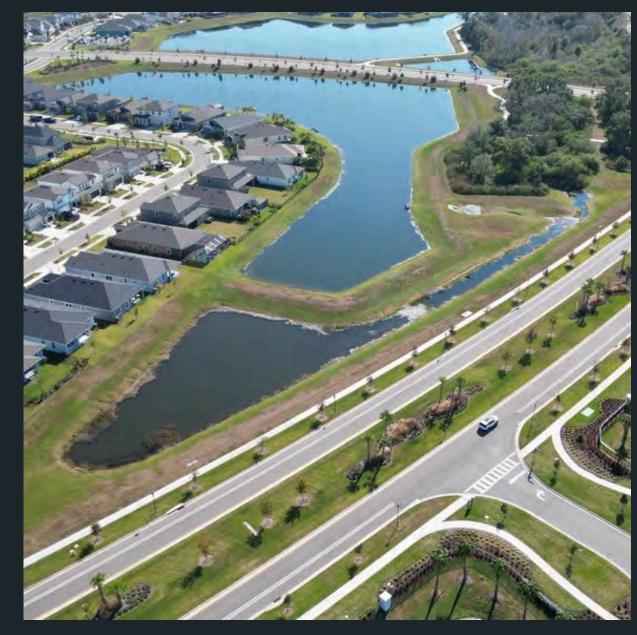
Pond #10 Treated for Shoreline Vegetation.

Pond #11 Treated for Algae and Shoreline Vegetation.

Pond #12 Treated for Shoreline Vegetation.







Pond #13 Treated for Algae and Shoreline Vegetation.

Pond #14 Treated for Algae and Shoreline Vegetation.

Pond #15 Treated for Algae and Shoreline Vegetation.

Tab 2



Enhancing landscape with water-conscious techniques

November 30, 2025

Waterset South CDD – November Irrigation Maintenance Report

Routine Maintenance was conducted throughout the month and all alarms were addressed as quickly as possible.

In addition to routine maintenance, the following issues were addressed:

11/21/25	Mainline repair Controller B
11/21/25	Replace in-line filter and value
11/21/25	Controller B golden nettle lift station node broken top of filter
11/25/25	Cut Hoses and broken sprinkler
11/25/25	Water leak by the fountain

Weather conditions: extreme drought. No new landscape enhancements should be considered until spring. ET and solar sync sensors have been checked and are working properly.

If you have any questions or concerns, please feel free to contact us at your earliest convenience.

Sincerely,

Chris Zotti

Tab 3

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSET SOUTH **COMMUNITY DEVELOPMENT** DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025; RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, **VICE** CHAIRMAN, TREASURER, SECRETARY, **ASSISTANT** SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE CLOSING OF THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT **REVENUE** BONDS, SERIES 2025; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Waterset South Community Development District ("District"), is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Special Assessment Revenue Bonds, Series 2025, in the par amount of \$5,700,000 ("Series 2025 Bonds"); and

WHEREAS, the District closed on the sale of the Series 2025 Bonds on October 16, 2025; and

WHEREAS, as prerequisites to the issuance of the Series 2025 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents ("Closing Documents"); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in connection with closing the sale of the Series 2025 Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The sale, issuance, and closing of the Series 2025 Bonds is in the best interests of the District.

SECTION 2. The issuance and sale of the Series 2025 Bonds, the adoption of resolutions relating to such bonds, the agreements entered into with respect to the issuance of such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2025 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2025 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED th	nis, 2025.
ATTEST:	WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	Chairperson, Board of Supervisors

Tab 4

Uniting Partners Through Exceptional Landscape Services



Waterset S. Founders Club



Waterset South Founders Club

Proposal For Landscape & Irrigation Maintenance



11.7.25

Waterset South Founders Club c/o Rizzetta

RE: Landscape Maintenance & Irrigation Proposal

Dear Board and Management,

Thank you for considering United Land Services as your landscape maintenance service provider. We sincerely appreciate every opportunity presented to build a lasting relationship with our clients. Our proposal has been uniquely crafted to address your community's specific needs and expectations. We call this your Community Road MapTM because it was designed to illustrate the steps to take your community from its current state to one your residents will be proud of for years to come.

Included in your Community Road Map™ you will find the following sections:

- Company History: Information about our company's experience, capabilities and core values.
- **Development Strategy:** Our transition plan includes the actions we will take in the first 30/60/90 days of service to improve both your specific areas of concern and items we have noted during our inspection that will provide an immediate impact to the appearance of the property.
- **Scope of Services Summary:** This section outlines our scope of services, derived from industry established Best Management Practices and our years of experience in the field.
- Agreement & Investment: Our service agreement and pricing for the services we'll provide to your property.

If you have any questions after reviewing our proposal, please do not hesitate to contact me at any time. I am always available to provide solutions and discuss any aspect of property's needs directly.

Sincerely,

Kyle DuBois
Senior Business Development Manager kdubois@unitedlandservices.com



Providing exceptional landscape services to partners across the state of Florida.



















Phone: 813-476-0304

Email: kdubois@unitedlandservices.com















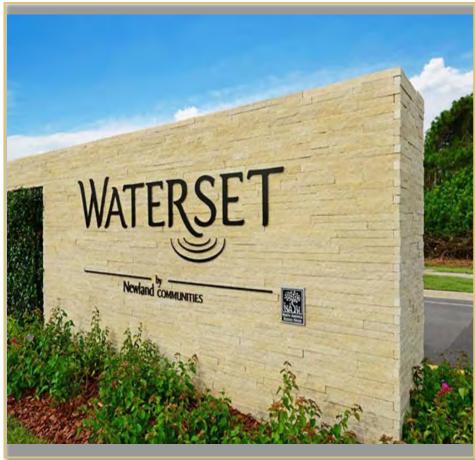
United We Grow!



Exclusive Partnership













Exclusive Partnership











United Land Services References

Property: Country Club at Champions Gate

Name: Stephanie Taylor

Email: Available upon Request

Address: 8977 Dove Valley Way Four Corners, Fl 33896

Service: Maintenance free community consisting of 995

homes servicing the landscape maintenance, irrigation

And Agronomics.



Property: Waterset South CDD

Name: John Toborg

Email: Available upon Request

Address: Spollo Beach, FL.

Service: Landscape maintenance, Including horticultural

services, irrigation maintenance, palm tree pruning,

mulch installation, annual rotations.



Property: Celebration CDD

Name: Angel Montagna

Email: Available Upon Request

Address: 313 Campus St. Celebration, FL. 34747

Service: Landscape maintenance, Including horticultural

services, irrigation maintenance, palm tree pruning, mulch installation, annual rotations.



Property: Swan and Dolphin Resort at Walt Disney

Name: Eric Oprion—COO

Email: Available Upon Request

Service: Mowing, Irrigation Turf and Shrub Program.

Annuals, Mulch and Palms are additional

services provided upon approval.



Property: Harbor Isles CDD

Name: Angel Montagna- CAM Email: Available Upon Request

Service: Mowing, Irrigation Turf and Shrub

Program. Annuals, Mulch and Palms are

additional services provided upon

approval.



Property: Magnolia Park CDD

Name: Kyle Darin- District Manager Email: Available Upon Request

Services: Mowing, Irrigation Turf and Shrub

Program. Annuals, Mulch and Palms are

additional services provided upon

approval.



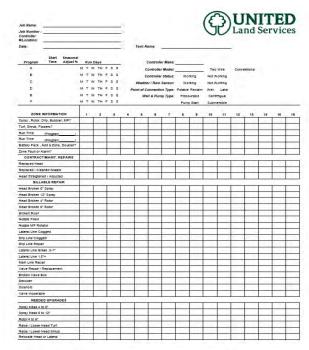




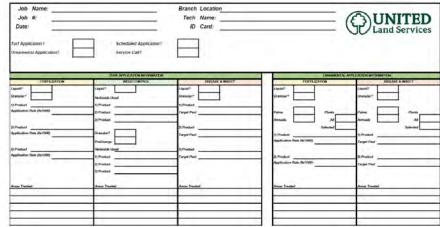


Closing the Communication Gap

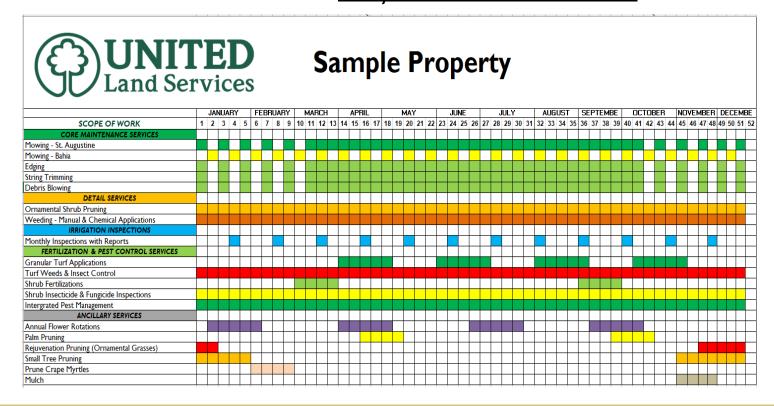
Alignment, Execution & Building Partnerships



Agronomics and Irrigation Inspection Reports



Yearly Service Calendar Guideline

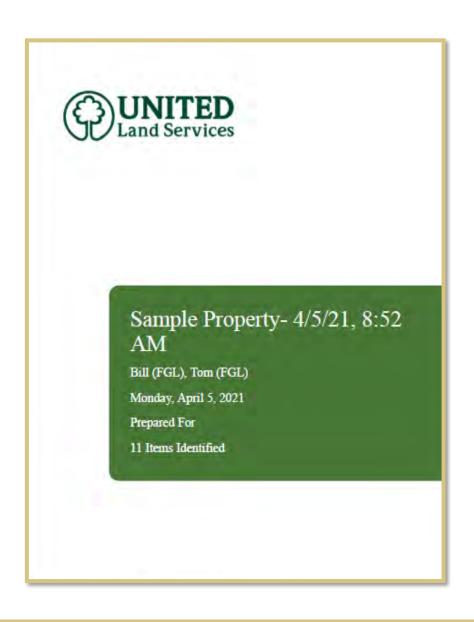




Closing the Communication Gap

Alignment, Execution & Building Partnerships

Communication is key to any strong partnership. In an effort to stay connected internally with our team and externally with our partners, our team utilizes Site Audit Pro. The program allows us to send visual communication though pictures along with a detailed explanation of the issue. Site Audit Pro is key in ensuring everyone is on the same page in helping to form the best possible solution.





SAMPLE

Closing the Communication Gap

Alignment, Execution & Building Partnerships





Issue I
Selectively remove tall stalks on White BOP in a sectional manor.
Removals tagged with orange tape



Issue 2 Remove Mags on Cody Chase



Issue 5 Queen Palm on 46A dead from Ganoderma



Declining Washingtonian on Cody Chase



Issue 6
Possible irrigation issue on Podocarpus along 46A units



Issue 4 Remove staking kit



Issue 7 Replace declining Pittisporum with turf



Issue 8
Proposal for method to attach Jasmine to columns / pergola



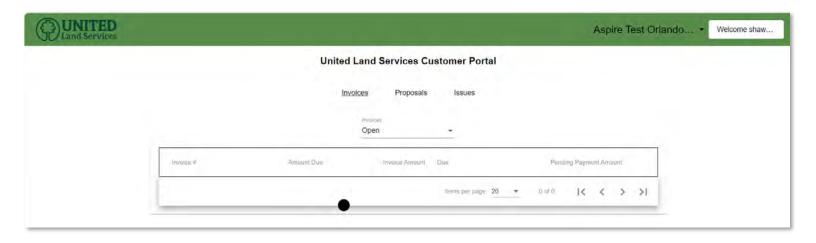
Work Order Software

Accountability, Communication and Productivity

United Land Services Work Order System Powered by:



United Land Services is dedicated to ensuring our valued partners receive the highest level of communication for a success long term partnership. Our work order system gives the client all the tools needed to stay informed on their property. The Aspire work order system is a user friendly software system that compliments our strong level of communication while providing accountability for our dedicated team.



FEATURES:

- View Invoices
- Pay Invoices
- View Proposals
- View Past Work Orders
- Review Updates on Work Orders
- View Landscape Experts Notes
- Sign Proposals
- Create Issues
- Submit Work Orders



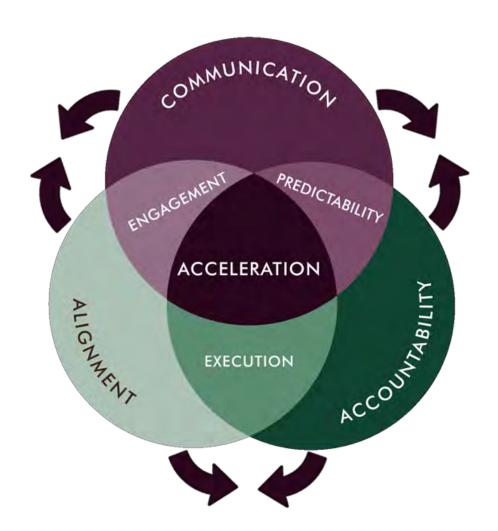
Closing the Communication Gap

Alignment, Execution & Building Partnerships

Constant, open communication between the board members, landscape committee (if applicable) and your ULS team will help to ensure expectations are set and goals are met. We plan to accomplish this through:

- Clear understanding of milestones to improve the landscape quality.
- Constant communication with HOA Management, Board Members and Committees.
- Weekly progress updates throughout the initial transition.
- Property inspections with Management and Board Members at predetermined intervals.
 (Sample report on pages below).

Our goal is to tailor this communication plan to meet your needs and the needs of the community.





Company Culture, Experience & Services



Company History

Field Support Office

12276 San Jose Blvd Jacksonville, FL 32223 (904) 829-9255

Total Number of Employees 1500+

Our History

How It All Started

The Company was founded by Bob Bland-

ford in 2001 as United Landscapes, a name that has come to be synonymous with best-in-class landscape design, installation and maintenance services across the Jacksonville and St. Johns County area. Today, the Company has over 1500 employees working daily with hundreds of commercial customers throughout Florida. Each location is capable of independently managing and enhancing a variety of complex landscape projects.

Services Offered & Approach

At United Land Services, we meet the highly specific needs of our clients by offering a comprehensive selection of services — from the design to the installation to the ongoing maintenance. Our landscape service divisions are equipped to handle a wide variety of properties, including masterplan communities, condominiums, golf clubs, office complexes, retail establishments and resorts. We perform these services with your distinct needs at the forefront of everything we do. We are local owners and operators committed to delivering excellent service at the highest levels of quality and craftsmanship.

United Land Services takes a proactive approach when it comes to the landscape. We become trusted partners for all your landscape needs while providing quality landscapes in line with University of Florida Best Management Practices.

Additional Areas Served

Alabama

Montgomery

Florida

Central Florida

Ocala

Ft. Peirce

Fernandina Beach

Tampa

Bradenton

lacksonville,

Ft. Lauderdale

Panama City

West Palm

North Carolina

Greensboro

Charlotte

Raleigh

South Carolina

Myrtle Beach

Georgia

Savannah

Atlanta











Products & Services

We Are Your All-Inclusive Service Provider



Landscape Maintenance

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.



Outdoor Lighting

Landscape lighting can increase your property's safety, make it easier to navigate, and allow clients, residents, and guests to enjoy it late into the evening.



Commercial Installation

We provide large scale Commercial Landscape and Irrigation Installation at the highest level. From initial design through value engineering and buildout.



Sod Installation

United takes your lawns from withering to wonderful. We offer expert sod-laying and seeding services as well as over-seeding to thicken up your turf.



Landscape Design

The design and planning phase is critical to a successful project. Our design team offers complete landscape architecture services that ensure a seamless process and a beautiful final product.



Irrigation Systems

Enjoy lush lawns, healthy trees and gardens for the entire growing season, without having to lift a finger.



Hardscapes

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.



Driveways & Entranceways

Welcome clients, customers, residents and guests to your property with a well-kept and attractive entrance.



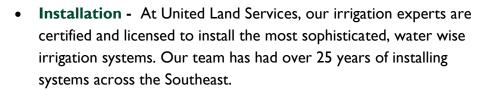
Irrigation Experts

Your Team of Certified & Licensed Specialists





Installation, Maintenance & Repairs





 Maintenance - Monthly irrigation inspections and adjustments keep your system performing effectively and efficiently. United Land Services conducts routine wet checks with monthly reports to ensure proper coverage is being maintained to protect your investment.



 Improvements - Whether you have an old or new irrigation system, you can trust United Land Services to conduct a full audit and clearly communicate any deficiencies found to be repaired.
 Our team is ready to serve you.



Agronomics Program

Certified Pest Control Operators









Fertilization, Pest Control & Agronomy Management

- Fertilization We understand the importance of curb appeal. We
 also understand that investing in the correct agronomics plan is an
 investment in your community. United Land Services takes pride in
 operating the fertilization and pest control throughout the Southeast
- Pest Control United Land Services has developed a reputation for creating and maintaining thriving landscape environments for the Southeast's most demanding clients.
- Agronomy Management We have a catered approach to all of our property's because not one size fits all. Our certified pest control specialists will customize an integrated plan to keep your community flourishing.



Hurricane Preparedness

Plan of Action

United Land Services is able and ready to handle any and all necessary storm cleanup related work. We address the cleanup & remediation process in a three phase approach to get customers back online quickly.

Phase I

- Phase 1 to begin immediately following the storm once safe and legal for our team to do so. Our main goal is to create as safe an environment as possible.
- Clear main entrances of any obstructions inhibiting traffic.
- Clear secondary roadways of any obstructions inhibiting traffic.
- Clear parking areas located at common areas and common area structures.
- Clear sidewalks, walking paths and thorough- fares in common areas

Phase 2

- Assessment of total clean-up needed and associated total costs of Phases
 1-3.
- Removal of any debris generated and stock- piled from Phase 1 upon approval.
- Clearing and removal of debris from common
- Area parks, dog parks and playgrounds upon approval.

Phase 3

- Clear and remove debris from turf and landscape areas.
- Post storm tree work to remove "hangers",





Prioritizing Safety

Minimizing Risks

With safety as our top priority, United Land Services continually updates its trainings, communications, and assessments to ensure that team members are prepared to perform their jobs with minimal risk to themselves or others.

Our dedicated safety officers conduct regular inspections to ensure employees maintain professional behavior and remain alert to all potential hazards.

- Strict Compliance to OSHA Regulations
- Dedicated Safety Officers
- Weekly Safety Meetings
- Annual Safety Rodeo with Industry Safety Experts
- Personal Protection
 Equipment Requirements
- Ongoing MVR Tracking and Reporting
- Post Accident Drug Testing







Vehicle Safety

Minimizing Risks

ONBOARDING SAFETY TRAINING

Safety starts the moment a team member is hired with a comprehensive training on proper vehicle, equipment and operational training. Our goal is to ensure the crew and public are safe from leaving the branch, parking the vehicle to driving through a community. United Land equips our fleet and crews with the proper attire, markers and equipment to redirect traffic in safe manner so a job can be completed safely.





SOFTWARE MONITORING SYSTEMS:

Along with visual inspection, there are software system United Land has established to ensure the safety of our team and the public.

- Our ongoing MVR tracking and reporting application to review driver eligibility using a point system.
- Our GPS Monitoring Program allows our safety and fleet team to monitor speed, idle time and location.

DAILY VEHICLE INSPECTION:

A daily vehicle inspection is completed each morning to identify items that could pose risk to our employees and the general public. This inspection is then completed again upon return to the branch to ensure each vehicle and trailer are safe while on the road.

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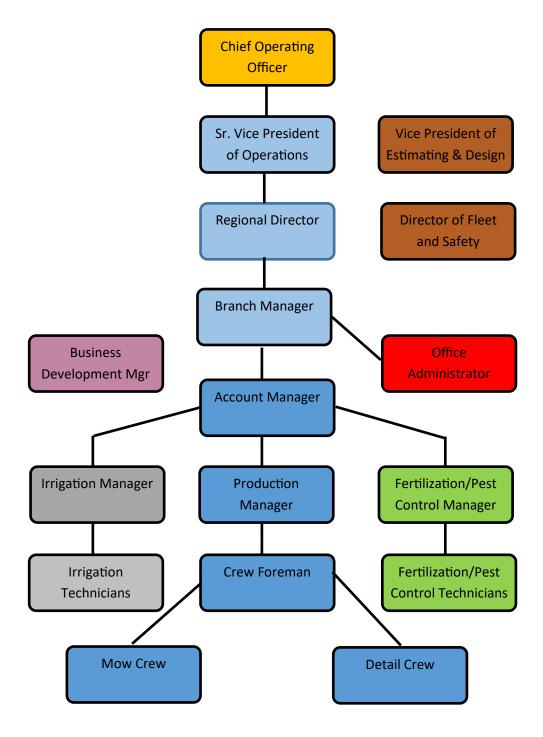
Key Management & Personnel



Personnel

Corporate Structure

United Land Services operates with a multi-layered accountability system, extending from our CEO to our crew members. This structure ensures robust support for our team and delivers top-notch service to our clients. By setting clear expectations, providing training, and fostering a culture of excellence, we empower each member to excel in their role, guaranteeing professionalism and quality in every interaction. Our commitment to accountability not only strengthens internal cohesion but also ensures that clients receive the utmost satisfaction in every project.





Personnel

Meet Your Leadership Team

United Land Services has diligently prioritized hiring top-quality staff members since 2002. This commitment ensures that we consistently deliver superior services and maintain open, effective communication channels with our clients. Our dedicated team remains the cornerstone of our success, driving excellence in every aspect of our operations.

-Jason Ackman
-Oversees all landscape maintenance and installation for the central Florida regions.
-Brett Perez -Oversees all United Operations in the Region and Offers Assistance to Local Branches.
-Thomas Mootz -Leads all teams out of the Brandon Branch. Is responsible for operation at your community.
-Christi Cochran -Onsite Management for all crews and primary point of contact for the community.
-Kyle DuBois -Works with the district to ensure a smooth onboarding process and secured partnerships.
-Tom Enright -Develops a comprehensive safety plan company wide. Provides capitol resources for all branches.

Ray Leach

Chief Executive Officer



Ray Leach is the driving force behind the day-to-day operations. At United Land Services his role includes law and finances, strategic planning, analytical thinking, business development and operations management. His extensive knowledge in the landscape industry has made Ray a successful, demonstrated leader over his 30-year industry tenure.

Experience

2021 - Present

United Land Services – Chief Operating Officer

- Formulate business strategy with others in the executive team
- Design policies that align with overall strategy
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Oversee expenses and budgeting to help the organization optimize costs and benefits

1994 - 2021

Southern Scapes - President

- Directing and overseeing an organization's budgetary and financial activities
- Analyzing performance indicators, financial statements and sales reports
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Identifying areas to cut costs while improving programs, performance and policies

Licenses & Skills

- Certified Irrigation Contractor
- Strategic Planning & Execution
- Personnel Development
- Acquisition Integrations

Contact

I 2276 San Jose Blvd. Ste, 747 Jacksonville, FL 32223 904-829-9255 rleach@unitedlandservices.com linkedin.com/in/ray-leach-8bb505174/

Brett Perez

Regional Manager of Maintenance



Brett serves as our South Florida Regional Manager of maintenance. He has extensive knowledge in the green industry. Brett brings over 16 years of experience to the table. He takes pride in his attention to detail and customer service, a quality that he instills throughout his entire team. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2023 - Current

United Land Services – Regional Manager

- Achieving business goals and revenue targets.
- Overseeing daily operations, managing budgets, and setting performance objectives.
- Recruiting, training, and supporting branch managers
- Developing and implementing best practices in the green industry
- Planning, evaluating, and optimizing operations to be efficient and costeffective.
- Dealing with escalated customer issues and incident reports.

2023-2023

Benchmark Landscaping -Chief Operating Officer

- Formulate business strategy with others in the executive team
- Design policies that align with overall strategy
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws

2021-2023

Inframark Management Services - Area Field Director

- Lead staff by communicating job expectations; planning, monitoring, and appraising job results;
- Design, develop, implement strategic site standards to address the Company's standards and client
- Instructing field crews on season specific work such as fall pruning, fertilizations, weed treatments, mulching, etc.

2015-2021

Yellowstone Landscape -Branch Manager

2013-2015

Austin Outdoor -Branch Manager

2010-2012

Education

B.S. of Science **Turf Science**

University of Florida

Licenses & Skills

- Organization
- Problem solving
- **Teamwork**
- Leadership

Contact

813-784-1162

bperez@benchmarklandscapingfl.com

Buckhorn Springs Golf and Country Club -Golf Course Superintendent

Thomas Mootz

Branch Manager



Thomas has been in the Green Industry for 23+ years. He has an extensive background and experience in landscape management. Thomas takes pride in his attention to detail and customer service, a quality that he instills throughout his entire branch. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2023- Present United Land Services – Branch Manager

- Ensure that the quality and efficiency of our landscape maintenance programs meets clients and company standards
- Manages the Tampa branches and key accounts to implement quality, consistency and safety.
- Helps branch to meet and exceed growth targets and achieving company goals
- Oversees the Account Managers on a daily basis to ensure our properties are receives the attention needed and requested by clients

2021-2023

Benchmark - Operations, Irrigation and Enhancement Manager

- Develops and maintains long-term relationships with customers oversee and coordinate all operations
- Leading, facilitating or assisting in the resolution of customer problems or concerns
- · Responsible for setting objectives, managing policies and revenue growth
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts

2008-2021

Nuleaf - Account Manager, Irrigation and Enhancement Manager

- Manage all personnel needs, and HR related matters•
- Scheduling equipment maintenance, truck processes to maximize daily efficiencies, safety training, and company morale
- · Responsible for setting objectives, managing policies and revenue growth
- Implement efficient processes and standards
- Created schedules for personnel, including PTO related matters•

Education

2002-03 University of Wisconsin Baraboo, WI

Licenses & Skills

- Irrigation Install and Maintain
- Creativity
- Leadership
- Organization
- Teamwork
- Strategic Planning
- Client Resolution

Contact

407-460-9646 tmootz@unitedlandservices.com

Cristi Cochran

Account Manager



Cristi has over 30 years experience in the industry. She will serve as the primary contact for United Land Services clients. She builds and sustains long-

-term relationships, focusing on both client retention and ancillary upgrades. while providing oversight for field operations. Cristi supervises the Production Manager, who directly manages all field operations and Crew Leaders. As a unified group, they are responsible for coaching and developing team members.

Experience

2023 - Present

United Land Services Account Manager

- Develops and maintains long-term relationships with customers
- Develops and maintains a schedule to perform "site walkthroughs" during formal meetings with customers to ensure quality and service expectations are met
- Leading, facilitating or assisting in the resolution of customer problems or concerns
- Proactively presenting site enhancement ideas to existing customers
- Participating in branch meetings and assist the Branch Manager or Assistant Branch Manager in overall leadership of branch

2020-2023

Merit Landscape Solutions of Texas – Branch Manager

- Hired, trained and developed maintenance crews to work efficiently and safely.
- Used the latest industry technology and applications to manage teams, schedule crews, calculate and track hours to keep budget.
- Manages the branch and key accounts to implement quality, consistency and safety.
- Helps branch to meet and exceed growth targets and achieving company goals
- Oversees the operations, irrigation and fertilization departments

2019-2020

Rolling Green Landscape – Operations Manager

2016-2019

LandCare - Branch Manager

2015-2016

LandCare Account Manager

2012-2015

Brightview Account Manager

2010-2012

Brickman Project Director

Licenses & Skills

- Communication
- Leadership
- Organization
- Problem solving
- Teamwork

Contact

904-557-6412

ccochran@unitedlandservices.com

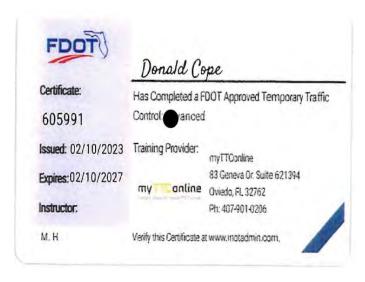




Certification

Your Agronomics and Irrigation Specialists











St. Johns County

Authorized Contractor

License No: BL-4240 BLANDFORD, ROBERT J

FLORIDA ULS OPERATING LLC DBA UNITED

LANDSCAPES DOB: 7/31/1975 Issued: 10/3/2023 Expires: 9/30/2025

* License valid through expiration date, unless sooner disqualified *





Certification

Your Agronomics and Irrigation Specialists







Certification

Your Agronomics and Irrigation Specialists

Form W-9 (Per. October 2018) Department of the Treasury		or Taxpayer ber and Certification	Give Form to the requester. Do not send to the IRS.
Internal Revenue Salvice		structions and the latest information.	Sold b tib this.
	our income tax return). Name is required on this line;	do not leave this line trank.	7
Florida ULS Opera	arded entity name, if different from above		
United Land Servi	Contract of the contract of th		
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following seven boxes			certain entities, not individuals; see instructions on page 3:
8 Individual/sole pro-	prietoror C Corporation S Corporatio	n Partnership Trust/estate	
Note: Check the a	reparty. Enter the lax classification (C+C corporation, per opilate box in the line above for the tax classificat statisfied as a single-member LLC that is disregar and most disregarded from the owner for U.S. factural tax in the owner should check the appropriate box for the	ion of the single-member owner. Do not clear from the owner unless the owner of the LLC is purposes. Otherwise, a single-member LLC it	min Hant
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	et, and apt. Or suite no.) See instructions.	Requester's man	e and address (options)
12276 San Jose Bl	vd Suite 747		
6 City, state, and ZIPco	de		
Jacksonville, FL, 3		1	
7 List account numbers) here (optional)	- 1	
Part I Taxpayer	Identification Number (TIN)		
	re than one name, see the instructions for line for for guidelines on whose number to enter.	8.5	- 2 4 9 7 9 2 5
Underpenalties of perjury, I o	certify that:		
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Sign Signature of U.S. person >	906	Date //	8/202
General Instruc	C1775C 377	 Form 1099-DIV (dividends, including funds) 	g those from steels or mutual
noted.	Internal Revenue Code Unites otherwise	 Form 1099-MISC (various types of proceeds) 	income, prizes, awards, or gross
	he latest information about developments instructions, such as legislation enacted to www.rs.gov/FormW9.	 Form 1099-8 (stock or mutual fund transactions by brokers) 	
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	W-9 requester) who is required to file an Smust obtain your correct taxpayer	 Form 1099-K (merchant card and the Form 1098 (home mortgage interes 1098-T (tuition) 	
identification number (TIN) wh	nich may be your social security number	Form 1099-C (can collect debt)	
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returns include, but are not in • Form 1099-INT (interest ear		If you do not return Form W-9 to th be subject to backup withholding. Se later.	





CERTIFICATE OF LIABILITY INSURANCE

SANTHOSHC

3/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

ting certificate does not come rights to the certificate holder in hea or st	ien endorsement(s).	
PRODUCER License # 0C36861	CONTACT Stephanie Kearney	
New York-Alliant Ins Svc Inc 101 Park Ave 14th Fl	PHONE FAX (A/C, No, Ext): (A/C, No):	
New York, NY 10178	E-MAIL ADDRESS: stephanie.kearney@alliant.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Federated Mutual Insurance Company	13935
INSURED	INSURER B:	
Florida ULS Operating LLC 12276 San Jose Blvd	INSURER C:	
Suite 747	INSURER D:	
Jacksonville, FL 32223	INSURER E:	
	INSURER F:	
COVERAGES CERTIFICATE NUMBER:	REVISION NUMBER:	

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR	CLUSIONS AND CONDITIONS OF SUCH I	ADDL	SUBR		POLICY EFF	POLICY EXP			
LTR	TYPE OF INSURANCE	INSD	WVD	POLICY NUMBER	(MM/DD/YYYY)	(MM/DD/YYYY)	LIMIT	S	4 000 000
Α	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	\$	1,000,000
	CLAIMS-MADE X OCCUR	Х		1855494	3/31/2025	3/31/2026	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$	100,000
							MED EXP (Any one person)	\$	Excluded
							PERSONAL & ADV INJURY	\$	1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$	2,000,000
	X POLICY PRO- JECT LOC						PRODUCTS - COMP/OP AGG	\$	2,000,000
	OTHER:							\$	
Α	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$	1,000,000
	X ANY AUTO			1855494	3/31/2025	3/31/2026	BODILY INJURY (Per person)	\$	
	OWNED SCHEDULED AUTOS						BODILY INJURY (Per accident)	\$	
	HIRED AUTOS ONLY NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$	
								\$	
Α	X UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	\$	10,000,000
	EXCESS LIAB CLAIMS-MADE			1855495	3/31/2025	3/31/2026	AGGREGATE	\$	10,000,000
	DED RETENTION\$							\$	
Α	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER OTH-ER		
	ANY PROPRIETOR/PARTNER/EXECUTIVE Y/N	N/A		1855496	3/31/2025	3/31/2026	E.L. EACH ACCIDENT	\$	1,000,000
	(Mandatory in NH)	N/A					E.L. DISEASE - EA EMPLOYEE	\$	1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	\$	1,000,000
l									

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Re: Ft. Pierce Branch.

Verano #1 Community Development District is an Additional Insured Subject to the Conditions of the Additional Insured - Owners, Lessees or Contractors - Automatic Status when required in Construction Agreement with you Endorsement for General Liability.

CERTIFICATE HOLDER	CANCELLATION

Verano #1 Community Development District 5385 N Nob Hill Rd. Sunrise, FL 33351

AUTHORIZED REPRESENTATIVE

Sent Dal

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.



Development Strategy



Phased Development Strategy

Best Management Practices

This is a custom designed plan using Florida Best Management Practices to exceed your desired look for this property. We have outlined the initial tasks that our Landscape Maintenance teams will perform as we begin our partnership regarding this property.

We have broken the tasks down into distinct phases to cover the first 90 days of this transition. This will provide an easy way to monitor and measure our progress as we formulate our joint strategy for the best results.



Premier Landscape Platform



A Reputation of Excellence



Full-Suite of Services



Experienced Management Team



Relationship-Oriented Service



Phased Development Strategy

Plan of Action

Phase I (Days I-30)

- Meet with Property Manager and Board Committee Members to review our Three Phase Plan and Scope of Work.
- Complete an Irrigation Evaluation of system and report deficiencies and needed corrective actions.
- Establish consistent schedule for mowing, detailing and agronomics and implement accordingly.
- Perform first turf fertilizer application if possible (Blackout Period).
- Identify any areas of concern and concentrate efforts for immediate improvement. (Entrance features, weeding beds, sidewalk edging)
- Spot treat weeds in turf areas where needed.
- Formulate options for turf areas needing restoration.
- Implement weed control program in planting beds.
- Fertilize weak shrubs throughout the property.
- Start insect and disease program on all plant material.
- Evaluate the health of ailing plant material and propose improvement plan.
- Discuss any site-specific enhancement ideas.
- Perform monthly walk with Property Manager and Community Members.





Phased Development Strategy

Plan of Action

Phase 2 & 3 (Days 31-90)

- Examine Phase I results and modify "Plan of Action" if necessary.
- Carry on with Irrigation Inspections and Improvements.
- Carry on with Scheduled Maintenance plan i.e., mowing, blowing, and edging.
- Evaluate need for second turf fertilization dependent on condition and time of year (Blackout period).
- Carry on with weed control applications in both turf and plant beds.
- Evaluate insect and disease program and make necessary adjustments.
- Implement approved site-specific enhancements.
- Perform monthly walk through with Property Manager and continue to identify areas of opportunity or concern.





Landscape and Irrigation Bid Packages

Landscape RFP and Pricing

Irrigation RFP and Pricing

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 - 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, tree lifting, pruning, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the turf (or weeds within turf) be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches and Zoysia at a height of two (2) to two and one half (2 ½) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn if no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings MUST either be collected and removed by the CONTRACTOR **OR** be left to dry out on the lawn for no more than one day and then re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The mulching kit must be left in the "closed" position at all times, specifically when mowing pond banks and all parks. Additionally, when mowing pond banks, mowers must be used in a counterclockwise direction. In low-lying areas, if the conditions are such that it is too wet to mow, crews must line trim these areas. Contractor is to include in his proposal, any and all necessary equipment, protective clothing or any other gear necessary for crews to perform this work. No "extras" will be billed to the District. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of the District's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to pond banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. Weekend work is permitted, when necessary, upon prior approval. Contractors are required to mow two passes along the north side of the wall on the north side of the property (Phase A) incorporating the same mowing schedule as all other common areas.

1A) POND MOWING - All ponds identified as such on the overall Waterset South Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Only those ponds outlined in green are maintained by the CDD. Ponds outlined in orange are maintained by a third-party HOA and ponds outlined

in red are maintained by residents. Ponds outlined in purple are maintained by the CDD monthly. Line trimming at water's edge, control structures, mitered end sections and any other storm water structures shall occur each and every time the pond is mowed. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. This is slightly higher than the mow height in flat common area Bahia plantings to minimize pond bank erosion. Pond banks will be mowed and trimmed to water's edge. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the pond bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge, also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from pond banks. It is understood that trash debris of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, trails, etc.) shall be vertically edged at each and every mowing event and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property**.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS' NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. PARK SITES, CLUBHOUSES, PARKING LOTS AND ALL OTHER HIGH TRAFFIC AMENITIES ON THE PROPERTY SHALL BE CLEARED IMMEDIATELY AFTER MOWING AND EDGING TAKES PLACE. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor

is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent street lights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all planted CDD-maintained trees on an as-needed basis. During the dormant season, ALL Crape Myrtles shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles are not to be "hat racked" at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Waterset South. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will not bring the area into compliance, perhaps due to permanent existing grades, then another solution will need to be proposed and executed. Contractor will also be responsible to keep mulch pulled away from the base of all landscape lights at all times, not just after a mulching event.

AREAS WHERE WETLANDS ARE ADJACENT TO TURF AREAS (WHETHER ALONG ROADWAYS, MAINTAINED TRACTS BEHIND RESIDENTS OR POND BANKS) CONTRACTOR IS RESPONSIBLE TO KEEP ALL WETLAND MATERIAL CUT BACK AT ALL TIMES AND NOT LET THIS MATERIAL REDUCE THE SIZE OF THE TURF AREA.

Palms: All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning palms above the nine

o'clock – three o'clock line is prohibited unless there are dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall sterilize all pruning equipment prior to pruning the next palm, paying careful attention when pruning Medjool, Sylvester, Reclinata and Canary Palms.

WEEDS AND GRASSES – All groundcover, turf areas, shrub beds & tree rings shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre-& post emergent herbicides as part of fertilizer mixtures and postemergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED. NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E., STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPLACEMENT OF ALL TURF DAMAGED BY THE APPLICATION OR OVERSPRAY OF HERBICIDES (SELECTIVE OR NON-SELECTIVE).

The CONTRACTOR shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas (including, but not limited to, pool decks and other paver surfaces, sidewalk expansion joints, curb and gutters, curb and gutter expansion joints, bike lane edges along roadways) shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

- 6) CLEAN UP At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters or natural areas. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours, unless otherwise noted above. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.
- 7) **REPLACEMENT OF PLANT MATERIAL** Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees, shrubs, ground cover and lawn after final acceptance.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in the RULES OF THE ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY for CHAPTER 1-15 "FERTILIZER USE AND LANDSCAPE MANAGEMENT" as well as FERTILIZER ORDINANCE 21-42. It is the Contractor's responsibility to become familiar with all the rules and requirements of the Ordinance. Copies of all Certifications of Training shall be supplied to CDD representative with submission of proposals.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS FROM JUNE 1 THROUGH SEPTEMBER 30. DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF HILLSBOROUGH COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

For purposes of proposing and until a soil test is provided to indicate otherwise, all turf shall be fertilized according to the following IFAS Guidelines for a moderate maintenance level for south Florida turf: (per GIBMP guidelines and University of Florida IFAS Extension, south Florida is determined to be anything south of a line running east-west from Tampa to Vero Beach.) Waterset South CDD is only about 8 miles south of that line, therefore, fertilizer recommendations for Central & South Florida can be considered.

All St. Augustine Sod: (if present)

March A complete fertilizer based on soil tests + PreM (pre-emergent herbicide)

(1 lb. N/1000 sq ft containing no more than 0.7 lb. soluble N – typical of

ALL complete fertilizers for ALL turf types)

April A second application of a PreM

May SRN (Slow-Release Nitrogen applied at >/2.0 lbs. N/1000 SF July Summer Blends containing iron, Mn and other micro-nutrients August (adjusted/ord.)Summer Blends containing iron, Mn and other micro-nutrients

October A complete fertilizer based on soil tests + PreM

All Bahia Areas: (if present)

March A complete fertilizer based on soil tests + PreM

April A second application of a PreM

May Nitrogen (soluble Nitrogen applied at >/0.7 lbs. N/1000 SF)
July Summer Blends containing iron, Mn and other micro-nutrients

October A complete fertilizer based on soil tests + PreM

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should change be of merit, the Contractor shall notify the District in writing prior to the implementation of such change At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed. Fertilizers containing iron shall be immediately removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required immediately at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. IT SHALL BE THE CONTRACTOR'S REPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR MISHANDLING OF FERTILIZER. Fertilizer shall not be applied within ten (10) feet of the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of proposing, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, May, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft. /year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS MISHANDLING OF PRODUCT.

PALM FERTILIZATION:

All Palms shall receive 1½ pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). The "2" should be reduced to "0" if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg MUST be in slow- release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

The District requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg. The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled-release form and all the Mn, Fe Zn & Cu sources be water soluble (generally these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

Element Recommended Sources:*

- N Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde
- P Superphosphate, triple superphosphate, coated diammonium phosphate
- K Sulfur-coated potassium sulfate (may have additional polymer coating)
- Mg Kieserite (magnesium sulfate monohydrate) granules
- Mn Manganese sulfate
- Fe Iron sulfate, FeEDTA and/or FeDTPA
- B Granubor® (sodium borate)

*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005)Archival copy: for current recommendations see http://edis.ifas.ufl.edu or your local extension office.

This item will not be included in the contract amount and fertilizer shall not be billed equally on a monthly basis but invoiced the month after application. Contractor is required to provide proposals for each application and proceed once District approval has been executed.

CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms. Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf: Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections, the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the proposal form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the proposal form.

Insects and Disease Control for Trees, Palms and Plants: The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the District's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing fka Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in proposal form. The District reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which they are to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize themself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems, it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

Fire Ant Control: Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas, control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait. Contractor shall be responsible to knock down and spread out soil once mounds are dead.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all finished landscape areas. UNLESS OTHERWISE DIRECTED, ONLY THOSE AREAS COVERED BY AUTOMATIC IRRIGATION ARE TO BE INCLUDED IN THIS NUMBER. This is not to include pond banks behind the residential properties or between ponds and conservation areas.

<u>Pest Control will not be included as a standard line item in each monthly billing but shall</u> be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors or Management, Contractor shall top dress all currently landscaped ornamental beds and tree rings with Medium Pine Bark Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches. Compaction must be figured into the quantity as three (3) inches is what will be required after compaction/settling has occurred. Contractor must provide a timeline for when mulch installation will be completed after commencement.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulch beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner. If there are current piles of mulch surrounding plants, even those plants in large beds, Contractor must rake back this existing mulch. Do not add to it unless there is not a sufficient depth of 3".

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after entire top-dressing is completed. Partial payments will not be made.

Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with proposal.

The CDD reserves the right to subcontract out any and all mulching events.

WATERSET SOUTH CDD FOUNDERS' CLUB LANDSCAPE BID FORMS

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the two potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, the Proposer must submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance	\$	<u>/</u> Year
Storm Cleanup \$/hr.		
Freeze Protection (description of ability)		
\$/application (Contractor to identify those plants application)	s susceptible to freeze and es	timate cost to cover per
Hand Watering		
\$/hr. for employee with hand-held hose		
\$/hr. for water truck/tanker		
These prices are informational only and NOT to be in	ncluded in General Landsca	pe Maintenance Cost
PART 2		
Fertilization (All labor and materials) (Include any and all turf pesticide/herbicide/fungicionyear)	\$de mixtures you intend to us	

	ST. AUGUSTINE (per specifications in Part 2) (if any)						
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER			
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION			
			APPLIED				

	ST. AUGUST	INE cont. (per specification	s in Part 2) cont.	
	BAHIA	(per specifications in Part	2) (if any)	
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION
			APPLIED	

	ORNAMENTALS (per specifications in Part 2)						
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER			
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION			
			APPLIED				

	PALMS (per specifications in Part 2)						
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER			
		(1.5 LBS. /100 SF	PRODUCT TO BE	APPLICATION			
		PALM CANOPY)	APPLIED				

Please list any additional fertilization for those plant materials requiring specialized applications.

	SPECIALTY PLANT MATERIALS						
MONTH	FORMULA	PLANTS TO BE	TOTAL POUNDS	COST PER			
		FERTILIZED	PRODUCT TO BE	APPLICATION			
		(i.e., Crapes, Loropetalum,	APPLIED				
		Knockout Roses, etc.)					

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PAKI,

Pest Control (All labor and materials)		\$	/Year			
			(If entire pesticid required) *	e allowance is		
* This is an allowance only those pesticides/h amount will not be equ used on any particular e continue to be respons allowance listed above	nerbicides not ally divided as event shall be be tible for the er	already included in a mongst the monthly is pilled the month after adication/control of a	the turf fertilizer nvoices. The porti services are rende	section. This dollar ion of the allowance red. Contractor shall		
OTC Injections will b included in either the I or Contract Amount.)						
OTC Injections (All labor and materials) (based on your recorded quantities below)			\$.	/Year		
(OTC injections per specs - do not include in Grand Total)						
Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)		
The District reserves the right to subcontract out any and all OTC Injection events.						
Application of Top Cl	noice for annu	ial treatment of Fire	Ants			
For informational purpo control of fire ants in al \$/	• •	•				
Top Choice applic (This shall not be incl	uded in either	performed at the sole the Pest Control cost and Total or Contract	t listed above nor			

PART 4

Installation of Pine Bark Mulch (A (if both topdressings are performed)	All labor and materials) \$	/Year
(<u>Do no</u>	t include in Grand Total)	
Based on quantities determined by Con Contractor shall install:	stractor's field measurements at	time of proposing,
CY Pine Bark Mulch per s	specs for the first top-dressing a	::
And Pine Bark Mulch per spec S/CY (app. April)	s for the second top-dressing at:	
Each top-dressing shall leav The DISTRICT reserves the right to	e all beds with a depth of 3" at subcontract any mulching eve	<u>-</u>
GRAND TOTAL (PARTS 1, 2 & 3 -	This is what contract will be v	vritten for)
\$/(INITI	(AL TERM)	
FIRST ANNUAL RENEWAL SECOND ANNUAL RENEWAL THIRD ANNUAL RENEWAL	\$ \$ \$	/Year* /Year* /Year*
*Unless prices are to remain the same through renewal periods, the Proposer must supply a periods.		
Contractor/Firm Name		
Firm Address		
City/State/Zip		
Phone Number	Fax Number	
Name and Title of Representative	(Dlagge Driget)	
Representative's Signature \(\forall \textit{O} \)		
Data		

WATERSET SOUTH CDD FOUNDERS' CLUB LANDSCAPE BID FORMS

(second annual renewal)

NOTE: This pricing form is intended to cover pricing for the second annual renewal of the contract.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

General Landscape Maintenance	\$	/Year
Storm Cleanup \$/hr.		
Freeze Protection (description of ability)		
\$/application (Contractor to identify those plants stapplication)	usceptible to freeze and es	timate cost to cover per
Hand Watering		
\$/hr. for employee with hand-held hose		
\$/hr. for water truck/tanker		
These prices are informational only and NOT to be inc	luded in General Landsco	<u>ipe Maintenance Cost</u>
PART 2		
Fertilization (All labor and materials)	\$	<u>/</u> Year
(Include any and all turf pesticide/herbicide/fungicide year)		

	ST. AUGUSTINE (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER	
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION	
			APPLIED		

	ST. AUGUST	INE cont. (per specification	s in Part 2) cont.	
	BAHIA	(per specifications in Part	2) (if any)	
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION
			APPLIED	

ORNAMENTALS (per specifications in Part 2)					
MONTH FORMULA APPLICATION RATE TOTAL POUNDS COST PER					
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION	
			APPLIED		

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER
		(1.5 LBS. /100 SF	PRODUCT TO BE	APPLICATION
		PALM CANOPY)	APPLIED	

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE	TOTAL POUNDS	COST PER
		FERTILIZED	PRODUCT TO BE	APPLICATION
		(i.e., Crapes, Loropetalum,	APPLIED	
		Knockout Roses, etc.)		

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART	3
-------------	---

(\$/Year (If entire pesticide allowance is required) *	
* This is an allowance only those pesticides/h amount will not be equ used on any particular of continue to be respons allowance listed above	nerbicides not ally divided a event shall be be tible for the er	already included in a mongst the monthly included the month after adication/control of a	the turf fertilizer nvoices. The porti services are rende	section. This dollar ion of the allowance red. Contractor shall
OTC Injections will b included in either the I or Contract Amount.)	-			•
OTC Injections (All la (based on your recorded			\$.	/Year
(OTC injections per s	pecs - <u>do not i</u>	include in Grand Tot	tal)	
Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)
The District reserves	the right to su	 bcontract out any ar	 nd all OTC Inject	tion events.
Application of Top Cl	noice for annu	ial treatment of Fire	Ants	
For informational purpocontrol of fire ants in al				
Top Choice applic (This shall not be incl	uded in either	performed at the sole the Pest Control cost and Total or Contract	t listed above nor	

PART 4
Installation of Pine Bark Mulch (All labor and materials) \$/Year (if both topdressings are performed)
(Do not include in Grand Total)
Based on quantities determined by Contractor's field measurements at time of proposing, Contractor shall install:
CY Pine Bark Mulch per specs for the first top-dressing at:

Each top-dressing shall leave all beds with a depth of 3" after compaction. The DISTRICT reserves the right to subcontract any mulching event to an outside vendor.

GRAND TOTAL (PARTS 1, 2 & 3 - This is what contract will be written for)

Pine Bark Mulch per specs for the second top-dressing at:

\$ _____/second annual renewal

THIRD ANNUAL RENEWAL

\$ _____/CY (app. October)

\$_____/CY (app. April)

D . D.T. 4

And

\$_____/Year*

*Unless prices are to remain the same throughout the initial contract term and each of the two possible annual renewal periods, the Proposer must supply a complete pricing form for each of the two possible annual renewal periods.



Uniting partners through exceptional landscape services

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 - 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, tree lifting, pruning, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the turf (or weeds within turf) be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches and Zoysia at a height of two (2) to two and one half (2 ½) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn if no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings MUST either be collected and removed by the CONTRACTOR **OR** be left to dry out on the lawn for no more than one day and then re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The mulching kit must be left in the "closed" position at all times, specifically when mowing pond banks and all parks. Additionally, when mowing pond banks, mowers must be used in a counterclockwise direction. In low-lying areas, if the conditions are such that it is too wet to mow, crews must line trim these areas. Contractor is to include in his proposal, any and all necessary equipment, protective clothing or any other gear necessary for crews to perform this work. No "extras" will be billed to the District. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of the District's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to pond banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. Weekend work is permitted, when necessary, upon prior approval. Contractors are required to mow two passes along the north side of the wall on the north side of the property (Phase A) incorporating the same mowing schedule as all other common areas.

1A) POND MOWING - All ponds identified as such on the overall Waterset South Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Only those ponds outlined in green are maintained by the CDD. Ponds outlined in orange are maintained by a third-party HOA and ponds outlined

in red are maintained by residents. Ponds outlined in purple are maintained by the CDD monthly. Line trimming at water's edge, control structures, mitered end sections and any other storm water structures shall occur each and every time the pond is mowed. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. This is slightly higher than the mow height in flat common area Bahia plantings to minimize pond bank erosion. Pond banks will be mowed and trimmed to water's edge. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the pond bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge, also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from pond banks. It is understood that trash debris of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, trails, etc.) shall be vertically edged at each and every mowing event and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property**.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS' NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. PARK SITES, CLUBHOUSES, PARKING LOTS AND ALL OTHER HIGH TRAFFIC AMENITIES ON THE PROPERTY SHALL BE CLEARED IMMEDIATELY AFTER MOWING AND EDGING TAKES PLACE. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor

is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent street lights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all planted CDD-maintained trees on an as-needed basis. During the dormant season, ALL Crape Myrtles shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles are not to be "hat racked" at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Waterset South. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will not bring the area into compliance, perhaps due to permanent existing grades, then another solution will need to be proposed and executed. Contractor will also be responsible to keep mulch pulled away from the base of all landscape lights at all times, not just after a mulching event.

AREAS WHERE WETLANDS ARE ADJACENT TO TURF AREAS (WHETHER ALONG ROADWAYS, MAINTAINED TRACTS BEHIND RESIDENTS OR POND BANKS) CONTRACTOR IS RESPONSIBLE TO KEEP ALL WETLAND MATERIAL CUT BACK AT ALL TIMES AND NOT LET THIS MATERIAL REDUCE THE SIZE OF THE TURF AREA.

Palms: All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning palms above the nine

o'clock – three o'clock line is prohibited unless there are dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall sterilize all pruning equipment prior to pruning the next palm, paying careful attention when pruning Medjool, Sylvester, Reclinata and Canary Palms.

WEEDS AND GRASSES – All groundcover, turf areas, shrub beds & tree rings shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre-& post emergent herbicides as part of fertilizer mixtures and postemergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED. NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E., STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPLACEMENT OF ALL TURF DAMAGED BY THE APPLICATION OR OVERSPRAY OF HERBICIDES (SELECTIVE OR NON-SELECTIVE).

The CONTRACTOR shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas (including, but not limited to, pool decks and other paver surfaces, sidewalk expansion joints, curb and gutters, curb and gutter expansion joints, bike lane edges along roadways) shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

- 6) CLEAN UP At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters or natural areas. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours, unless otherwise noted above. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.
- 7) **REPLACEMENT OF PLANT MATERIAL** Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees, shrubs, ground cover and lawn after final acceptance.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in the RULES OF THE ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY for CHAPTER 1-15 "FERTILIZER USE AND LANDSCAPE MANAGEMENT" as well as FERTILIZER ORDINANCE 21-42. It is the Contractor's responsibility to become familiar with all the rules and requirements of the Ordinance. Copies of all Certifications of Training shall be supplied to CDD representative with submission of proposals.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS FROM JUNE 1 THROUGH SEPTEMBER 30. DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF HILLSBOROUGH COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

For purposes of proposing and until a soil test is provided to indicate otherwise, all turf shall be fertilized according to the following IFAS Guidelines for a moderate maintenance level for south Florida turf: (per GIBMP guidelines and University of Florida IFAS Extension, south Florida is determined to be anything south of a line running east-west from Tampa to Vero Beach.) Waterset South CDD is only about 8 miles south of that line, therefore, fertilizer recommendations for Central & South Florida can be considered.

All St. Augustine Sod: (if present)

March A complete fertilizer based on soil tests + PreM (pre-emergent herbicide)

(1 lb. N/1000 sq ft containing no more than 0.7 lb. soluble N – typical of

ALL complete fertilizers for ALL turf types)

April A second application of a PreM

May SRN (Slow-Release Nitrogen applied at >/2.0 lbs. N/1000 SF July Summer Blends containing iron, Mn and other micro-nutrients August (adjusted/ord.)Summer Blends containing iron, Mn and other micro-nutrients

October A complete fertilizer based on soil tests + PreM

All Bahia Areas: (if present)

March A complete fertilizer based on soil tests + PreM

April A second application of a PreM

May Nitrogen (soluble Nitrogen applied at >/0.7 lbs. N/1000 SF)
July Summer Blends containing iron, Mn and other micro-nutrients

October A complete fertilizer based on soil tests + PreM

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should change be of merit, the Contractor shall notify the District in writing prior to the implementation of such change At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed. Fertilizers containing iron shall be immediately removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required immediately at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. IT SHALL BE THE CONTRACTOR'S REPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR MISHANDLING OF FERTILIZER. Fertilizer shall not be applied within ten (10) feet of the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of proposing, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, May, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft. /year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS MISHANDLING OF PRODUCT.

PALM FERTILIZATION:

All Palms shall receive 1½ pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). The "2" should be reduced to "0" if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg MUST be in slow- release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

The District requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg. The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled-release form and all the Mn, Fe Zn & Cu sources be water soluble (generally these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

Element Recommended Sources:*

- N Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde
- P Superphosphate, triple superphosphate, coated diammonium phosphate
- K Sulfur-coated potassium sulfate (may have additional polymer coating)
- Mg Kieserite (magnesium sulfate monohydrate) granules
- Mn Manganese sulfate
- Fe Iron sulfate, FeEDTA and/or FeDTPA
- B Granubor® (sodium borate)

*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005)Archival copy: for current recommendations see http://edis.ifas.ufl.edu or your local extension office.

This item will not be included in the contract amount and fertilizer shall not be billed equally on a monthly basis but invoiced the month after application. Contractor is required to provide proposals for each application and proceed once District approval has been executed.

CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms. Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf: Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections, the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the proposal form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the proposal form.

Insects and Disease Control for Trees, Palms and Plants: The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the District's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing fka Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in proposal form. The District reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which they are to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize themself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems, it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

Fire Ant Control: Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas, control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait. Contractor shall be responsible to knock down and spread out soil once mounds are dead.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all finished landscape areas. UNLESS OTHERWISE DIRECTED, ONLY THOSE AREAS COVERED BY AUTOMATIC IRRIGATION ARE TO BE INCLUDED IN THIS NUMBER. This is not to include pond banks behind the residential properties or between ponds and conservation areas.

<u>Pest Control will not be included as a standard line item in each monthly billing but shall</u> be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors or Management, Contractor shall top dress all currently landscaped ornamental beds and tree rings with Medium Pine Bark Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches. Compaction must be figured into the quantity as three (3) inches is what will be required after compaction/settling has occurred. Contractor must provide a timeline for when mulch installation will be completed after commencement.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulch beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner. If there are current piles of mulch surrounding plants, even those plants in large beds, Contractor must rake back this existing mulch. Do not add to it unless there is not a sufficient depth of 3".

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after entire top-dressing is completed. Partial payments will not be made.

Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with proposal.

The CDD reserves the right to subcontract out any and all mulching events.

WATERSET SOUTH CDD FOUNDERS' CLUB LANDSCAPE BID FORMS

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the two potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, the Proposer must submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

General Landscape Maintenance	\$	<u>/</u> Year
Storm Cleanup \$/hr.		
Freeze Protection (description of ability)		
\$/application (Contractor to identify those plants application)	s susceptible to freeze and es	timate cost to cover per
Hand Watering		
\$/hr. for employee with hand-held hose		
\$/hr. for water truck/tanker		
These prices are informational only and NOT to be in	ncluded in General Landsca	pe Maintenance Cost
PART 2		
Fertilization (All labor and materials) (Include any and all turf pesticide/herbicide/fungicionyear)	\$de mixtures you intend to us	

ST. AUGUSTINE (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION
			APPLIED	

	ST. AUGUST	INE cont. (per specification	s in Part 2) cont.	
	BAHIA	(per specifications in Part	2) (if any)	
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION
			APPLIED	

	ORNAMENTALS (per specifications in Part 2)				
				COST PER	
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION	
			APPLIED		

	PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER	
		(1.5 LBS. /100 SF	PRODUCT TO BE	APPLICATION	
		PALM CANOPY)	APPLIED		

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE	TOTAL POUNDS	COST PER
		FERTILIZED	PRODUCT TO BE	APPLICATION
		(i.e., Crapes, Loropetalum,	APPLIED	
		Knockout Roses, etc.)		

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PAKI,

Pest Control (All labor	r and materials	s)	\$	/Year
			(If entire pesticid required) *	e allowance is
* This is an allowance only those pesticides/h amount will not be equ used on any particular e continue to be respons allowance listed above	nerbicides not ally divided as event shall be be tible for the er	already included in a mongst the monthly in pilled the month after adication/control of a	the turf fertilizer nvoices. The porti services are rende	section. This dollar ion of the allowance red. Contractor shall
OTC Injections will b included in either the I or Contract Amount.)				
OTC Injections (All la (based on your recorded		,	\$.	/Year
(OTC injections per s	pecs - <u>do not i</u>	include in Grand Tot	<u>cal)</u>	
Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)
The District reserves	the right to su	bcontract out any ar	d all OTC Inject	tion events.
Application of Top Cl	noice for annu	ial treatment of Fire	Ants	
For informational purpo control of fire ants in al \$/	• •	•		
Top Choice applic (This shall not be incl	uded in either	performed at the sole the Pest Control cost and Total or Contract	t listed above nor	

Installation of Pine Bark Mulch (All (if both topdressings are performed)	labor and materials) \$	/Year
(<u>Do not in</u>	nclude in Grand Total)	
Based on quantities determined by Contra Contractor shall install:	actor's field measurements at t	ime of proposing,
CY Pine Bark Mulch per spectrum (CY (app. October)	ecs for the first top-dressing at	:
And Pine Bark Mulch per specs for specs for specs for specs for specific production and specific produ	or the second top-dressing at:	
Each top-dressing shall leave a The DISTRICT reserves the right to su	-	_
GRAND TOTAL (PARTS 1, 2 & 3 - Th	nis is what contract will be w	ritten for)
\$/(INITIAL	L TERM)	
FIRST ANNUAL RENEWAL SECOND ANNUAL RENEWAL THIRD ANNUAL RENEWAL	\$ \$ \$	/Year* /Year*
*Unless prices are to remain the same throughor renewal periods, the Proposer must supply a coperiods.		
Contractor/Firm Name		
Firm Address		
City/State/Zip		
Phone Number	Fax Number	
Name and Title of Representative	(Please Print)	
Representative's Signature		
Data		

WATERSET SOUTH CDD FOUNDERS' CLUB LANDSCAPE BID FORMS

(first annual renewal)

NOTE: This pricing form is intended to cover pricing for the first annual renewal of the contract. If the Proposer intends to change pricing for any future renewal term, the Proposer must submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the remaining annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

General Landscape Maintenance	\$	/Year
Storm Cleanup \$/hr.		
Freeze Protection (description of ability)		
\$/application (Contractor to identify those plants su application)	usceptible to freeze and e	stimate cost to cover per
Hand Watering		
\$/hr. for employee with hand-held hose		
\$/hr. for water truck/tanker		
These prices are informational only and NOT to be incl	luded in General Landso	cape Maintenance Cost
PART 2 Fertilization (All labor and materials) (Include any and all turf pesticide/herbicide/fungicide	· —	<u>/Year</u>
year)	mixtures you micha to a	se unoughout the

	ST. AUGUSTINE (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER	
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION	
		, ,	APPLIED		

	ST. AUGUST	INE cont. (per specification	s in Part 2) cont.	
	BAHIA	(per specifications in Part	2) (if any)	
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION
			APPLIED	

	ORNAMENTALS (per specifications in Part 2)				
				COST PER	
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION	
			APPLIED		

	PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER	
		(1.5 LBS. /100 SF	PRODUCT TO BE	APPLICATION	
		PALM CANOPY)	APPLIED		

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE	TOTAL POUNDS	COST PER
		FERTILIZED	PRODUCT TO BE	APPLICATION
		(i.e., Crapes, Loropetalum,	APPLIED	
		Knockout Roses, etc.)		

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PAKI,

Pest Control (All labor	r and materials	s)	\$	/Year
			(If entire pesticid required) *	e allowance is
* This is an allowance only those pesticides/h amount will not be equ used on any particular e continue to be respons allowance listed above	nerbicides not ally divided as event shall be be tible for the er	already included in a mongst the monthly in pilled the month after adication/control of a	the turf fertilizer nvoices. The porti services are rende	section. This dollar ion of the allowance red. Contractor shall
OTC Injections will b included in either the I or Contract Amount.)				
OTC Injections (All la (based on your recorded		,	\$.	/Year
(OTC injections per s	pecs - <u>do not i</u>	include in Grand Tot	<u>cal)</u>	
Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)
The District reserves	the right to su	bcontract out any ar	d all OTC Inject	tion events.
Application of Top Cl	noice for annu	ial treatment of Fire	Ants	
For informational purpo control of fire ants in al \$/	• •	•		
Top Choice applic (This shall not be incl	uded in either	performed at the sole the Pest Control cost and Total or Contract	t listed above nor	

PART 4
Installation of Pine Bark Mulch (All labor and materials) \$/Year (if both topdressings are performed)
(Do not include in Grand Total)
Based on quantities determined by Contractor's field measurements at time of proposing, Contractor shall install:
CY Pine Bark Mulch per specs for the first top-dressing at: \$CY (app. October)
And Pine Bark Mulch per specs for the second top-dressing at: \$/CY (app. April)

Each top-dressing shall leave all beds with a depth of 3" after compaction. The DISTRICT reserves the right to subcontract any mulching event to an outside vendor.

GRAND TOTAL (PARTS 1, 2 & 3 - This is what contract will be wri	tten for)
---	-----------

\$ ______/first annual renewal

SECOND ANNUAL RENEWAL	\$ /Year
THIRD ANNUAL RENEWAL	\$ /Year

*Unless prices are to remain the same throughout the initial contract term and each of the two possible annual renewal periods, the Proposer must supply a complete pricing form for each of the two possible annual renewal periods.

WATERSET SOUTH CDD FOUNDERS' CLUB LANDSCAPE BID FORMS

(second annual renewal)

NOTE: This pricing form is intended to cover pricing for the second annual renewal of the contract.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

General Landscape Maintenance	\$	/Year
Storm Cleanup \$/hr.		
Freeze Protection (description of ability)		
\$/application (Contractor to identify those plants stapplication)	usceptible to freeze and es	timate cost to cover per
Hand Watering		
\$/hr. for employee with hand-held hose		
\$/hr. for water truck/tanker		
These prices are informational only and NOT to be inc	luded in General Landsco	<u>ipe Maintenance Cost</u>
PART 2		
Fertilization (All labor and materials)	\$	<u>/</u> Year
(Include any and all turf pesticide/herbicide/fungicide year)		

	ST. AUGUS	TINE (per specifications in	Part 2) (if any)	
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION
			APPLIED	

	ST. AUGUST	INE cont. (per specification	s in Part 2) cont.	
	BAHIA	(per specifications in Part	2) (if any)	
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION
			APPLIED	

	ORNAM	MENTALS (per specification	ns in Part 2)	
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION
			APPLIED	

	PA	LMS (per specifications in	Part 2)	
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER
		(1.5 LBS. /100 SF	PRODUCT TO BE	APPLICATION
		PALM CANOPY)	APPLIED	

Please list any additional fertilization for those plant materials requiring specialized applications.

	S	PECIALTY PLANT MATER	IALS	
MONTH	FORMULA	PLANTS TO BE	TOTAL POUNDS	COST PER
		FERTILIZED	PRODUCT TO BE	APPLICATION
		(i.e., Crapes, Loropetalum,	APPLIED	
		Knockout Roses, etc.)		

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PAKI,

Pest Control (All labor	r and materials	s)	\$	/Year
			(If entire pesticid required) *	e allowance is
* This is an allowance only those pesticides/h amount will not be equ used on any particular e continue to be respons allowance listed above	nerbicides not ally divided as event shall be be tible for the er	already included in a mongst the monthly in pilled the month after adication/control of a	the turf fertilizer nvoices. The porti services are rende	section. This dollar ion of the allowance red. Contractor shall
OTC Injections will b included in either the I or Contract Amount.)				
OTC Injections (All la (based on your recorded		,	\$.	/Year
(OTC injections per s	pecs - <u>do not i</u>	include in Grand Tot	tal)	
Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)
The District reserves	the right to su	bcontract out any ar	d all OTC Inject	tion events.
Application of Top Cl	noice for annu	ial treatment of Fire	Ants	
For informational purpo control of fire ants in al \$/	• •	•		
Top Choice applic (This shall not be incl	uded in either	performed at the sole the Pest Control cost and Total or Contract	t listed above nor	

PART 4				
Installation of Pine Bark Mulch (All labor and materials) \$/Year (if both topdressings are performed)				
(<u>Do not include in Grand Total</u>)				
Based on quantities determined by Contractor's field measurements at time of proposing, Contractor shall install:				
CY Pine Bark Mulch per specs for the first top-dressing at:				

Each top-dressing shall leave all beds with a depth of 3" after compaction. The DISTRICT reserves the right to subcontract any mulching event to an outside vendor.

GRAND TOTAL (PARTS 1, 2 & 3 - This is what contract will be written for)

Pine Bark Mulch per specs for the second top-dressing at:

\$ _____/second annual renewal

THIRD ANNUAL RENEWAL

\$ _____/CY (app. October)

\$_____/CY (app. April)

D . D.T. 4

And

\$_____/Year*

*Unless prices are to remain the same throughout the initial contract term and each of the two possible annual renewal periods, the Proposer must supply a complete pricing form for each of the two possible annual renewal periods.

WATERSET SOUTH CDD FOUNDERS' CLUB LANDSCAPE BID FORMS

(third annual renewal)

NOTE: This pricing form is intended to cover pricing for the third annual renewal of the contract.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

General Landscape Maintenance	\$	/Year
Storm Cleanup \$/hr.		
Freeze Protection (description of ability)		
\$/application (Contractor to identify those plants susce application)	eptible to freeze and e	estimate cost to cover per
Hand Watering		
\$/hr. for employee with hand-held hose		
\$/hr. for water truck/tanker		
These prices are informational only and NOT to be include	<u>led in General Landso</u>	cape Maintenance Cost
PART 2		
Fertilization (All labor and materials) (Include any and all turf pesticide/herbicide/fungicide miyear)	\$ixtures you intend to u	

	ST. AUGUSTINE (per specifications in Part 2) (if any)			
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION
			APPLIED	

	ST. AUGUST	INE cont. (per specification	s in Part 2) cont.	
	BAHIA	(per specifications in Part	2) (if any)	
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION
			APPLIED	

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION
			APPLIED	

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER
		(1.5 LBS. /100 SF	PRODUCT TO BE	APPLICATION
		PALM CANOPY)	APPLIED	

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE	TOTAL POUNDS	COST PER
		FERTILIZED	PRODUCT TO BE	APPLICATION
		(i.e., Crapes, Loropetalum,	APPLIED	
		Knockout Roses, etc.)		

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PAKI,

Pest Control (All labor	r and materials	s)	\$	/Year
			(If entire pesticid required) *	e allowance is
* This is an allowance only those pesticides/h amount will not be equ used on any particular e continue to be respons allowance listed above	nerbicides not ally divided as event shall be be tible for the er	already included in a mongst the monthly in pilled the month after adication/control of a	the turf fertilizer nvoices. The porti services are rende	section. This dollar ion of the allowance red. Contractor shall
OTC Injections will b included in either the I or Contract Amount.)				
OTC Injections (All la (based on your recorded		,	\$.	/Year
(OTC injections per s	pecs - <u>do not i</u>	include in Grand Tot	tal)	
Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)
The District reserves	the right to su	bcontract out any ar	d all OTC Inject	tion events.
Application of Top Cl	noice for annu	ial treatment of Fire	Ants	
For informational purpo control of fire ants in al \$/	• •	•		
Top Choice applic (This shall not be incl	uded in either	performed at the sole the Pest Control cost and Total or Contract	t listed above nor	

Installation of Pine Bark Mulch (All labor and materials) \$ (if both topdressings are performed)	<u>/</u> Year
(<u>Do not include in Grand Total</u>)	
Based on quantities determined by Contractor's field measurements Contractor shall install:	s at time of proposing,
CY Pine Bark Mulch per specs for the first top-dressing/CY (app. October)	ag at:
And Pine Bark Mulch per specs for the second top-dressing \$/CY (app. April)	g at:
Each top-dressing shall leave all beds with a depth of 3 The DISTRICT reserves the right to subcontract any mulching	-
GRAND TOTAL (PARTS 1, 2 & 3 - This is what contract will l	oe written for)
\$/third annual renewal	

Tab 5

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test all irrigation system components at least one (1) time per month. *Please provide a component list so that a thorough Scope of Services can be compiled.*

A. Irrigation Controllers

- 1. Supply and operate IMMS software (if present)
- 2. Daily review of central control operational logs, communication alerts and alarms
- 3. Visual inspection of irrigation controller for proper operation
- 4. Maintain ET sensor systems
- 5. Program necessary timing changes based on site conditions
- 6. Test back up programming support devices
- 7. Include Hunter annual subscription charges
- 8. Update firmware in decoders and faceplates as needed
- 9. Record site rain gauge readings

B. Water Sources

- 1. Visual inspection of water sources and record meter readings
- 2. Clean ALL strainers and filters
- 3. <u>Inspect each pump/well weekly to verify it is operating correctly; Inform District Manager of any problems immediately. Water sources are not to go an entire month without verification they are operating properly.</u>
- 4. Test automatic protection devices

C. Irrigation Systems

- 1. Manual test and inspection of each irrigation zone.
- 2. Clean and raise heads as necessary
- 3. Adjust arc pattern and distance for required coverage areas
- 4. Clean out irrigation filters inside of valve boxes
- 5. Annual zone wire ohm reading @ controllers
- 6. Replacement of worn-out irrigation heads
- 7. Programming irrigation controllers for quarterly annual installation

D. Report

- 1. Irrigation operation time
- 2. Irrigation start time
- 3. Maintenance items performed
- 4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Major below ground repairs, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as required to ensure entire zone is running properly. Each head, seal, nozzle and strainer is

to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers, and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below-ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may also be provided by the Contractor listing those items that would improve the irrigation system. After the thirty (30) day period has expired, Contractor shall assume responsibility for any and all maintenance costs, including parts and labor, associated with the irrigation system repairs/replacements of 2 inches or less, to include, but not limited to, malfunctioning sprinkler heads, microjet heads, nozzles, drip and delivery lines. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of and not reporting any necessary repairs.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Hillsborough County or any other governmental agencies. It is the responsibility of the Contractor to insure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to apply for and receive a variance after prior approval from the District. Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.

Emergency service shall be available after normal working hours and an emergency number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability, procedure and cost per application to provide freeze protection for any and all irrigation and water source components susceptible to freezing.

WATERSET SOUTH CDD FOUNDERS' CLUB IRRIGATION MAINTENANCE BID FROM

(initial term)

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the two potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

Irrigation (All labor and materials) (Initial Term) \$ ______/Yr. First Annual Renewal \$ _____/Yr. Second Annual Renewal \$ _____/Yr. Third Annual Renewal \$ _____/Yr. Freeze Protection (description of ability) ________ \$ _____/hr (do not include in Irrigation Total or Grand Total) After hours emergency service hourly rate \$ ______/hr. (i.e. broken mainlines, pump & wells, etc.) Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Contractor/Firm Name	
Firm Address	
City/State/Zip	
Phone Number	Fax Number
Name and Title of Representative	(Please Print)
Representative's Signature	(Trease Trint)
Date	

(first annual renewal)

NOTE: This pricing form is intended to cover pricing for the first annual renewal if price changes.

IRRIGATION MAINTENANCE

Date

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

Irrigation (All labor and materials) (First Annual	Renewal) \$	/Yr.
Second Annual Renewal	\$	/Yr.
Third Annual Renewal	\$	/Yr.
Freeze Protection (description of ability)		
\$/hr (do not include in Irrigation Total	or Grand Total)	
After hours emergency service hourly rate \$	/hr. (i.e. broken mainling	es, pump & wells, etc.)
Contractor shall provide a list of additional charges and properties are price from this bid.	ricing for such items other than	n routine maintenance as a
Contractor/Firm Name		
Firm Address		_
City/State/Zip		_
Phone Number Fax N	Number	
Name and Title of Representative		
(Plea	se Print)	
Representative's Signature		

(second annual renewal)

NOTE: This pricing form is intended to cover pricing for the second annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

IRRIGATION MAINTENANCE

Irrigation (All labor and materials) (Second A	Annual Renewal)	\$	/Yr.
Third Annual Renewal		\$	/Yr.
Freeze Protection (description of ability) _			
\$/hr (do not include in Irrigation)	Total or Grand Total	2	
After hours emergency service hourly rate	\$/hr. (i.e. b	oken mainlines,	pump & wells, etc.)
Contractor shall provide a list of additional charges separate price from this bid.	and pricing for such it	ems other than r	outine maintenance as a
Contractor/Firm Name			
Firm Address			
City/State/Zip			
Phone Number			
Name and Title of Representative			
Representative's Signature	(Please Print)		
Date			

(third annual renewal)

NOTE: This pricing form is intended to cover pricing for the second annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

IRRIGATION MAINTENANCE

Freeze Protection (description	of ability)	
\$/hr (do not include in	Irrigation Total or Grand Total)	
After hours emergency service	hourly rate \$/hr. (i.e. broken main	nlines, pump & wells, etc.)
Contractor shall provide a list of additional separate price from this bid.	onal charges and pricing for such items other	than routine maintenance as a
Contractor/Firm Name		
Firm Address		
City/State/Zip		
Phone Number	Fax Number	
Name and Title of Representative _		
16	(Please Print)	
Representative's Signature	(Trease Trint)	
Date		

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test all irrigation system components at least one (1) time per month. *Please provide a component list so that a thorough Scope of Services can be compiled.*

A. Irrigation Controllers

- 1. Supply and operate IMMS software (if present)
- 2. Daily review of central control operational logs, communication alerts and alarms
- 3. Visual inspection of irrigation controller for proper operation
- 4. Maintain ET sensor systems
- 5. Program necessary timing changes based on site conditions
- 6. Test back up programming support devices
- 7. Include Hunter annual subscription charges
- 8. Update firmware in decoders and faceplates as needed
- 9. Record site rain gauge readings

B. Water Sources

- 1. Visual inspection of water sources and record meter readings
- 2. Clean ALL strainers and filters
- 3. <u>Inspect each pump/well weekly to verify it is operating correctly; Inform District Manager of any problems immediately. Water sources are not to go an entire month without verification they are operating properly.</u>
- 4. Test automatic protection devices

C. Irrigation Systems

- 1. Manual test and inspection of each irrigation zone.
- 2. Clean and raise heads as necessary
- 3. Adjust arc pattern and distance for required coverage areas
- 4. Clean out irrigation filters inside of valve boxes
- 5. Annual zone wire ohm reading @ controllers
- 6. Replacement of worn-out irrigation heads
- 7. Programming irrigation controllers for quarterly annual installation

D. Report

- 1. Irrigation operation time
- 2. Irrigation start time
- 3. Maintenance items performed
- 4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Major below ground repairs, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as required to ensure entire zone is running properly. Each head, seal, nozzle and strainer is

to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers, and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below-ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may also be provided by the Contractor listing those items that would improve the irrigation system. After the thirty (30) day period has expired, Contractor shall assume responsibility for any and all maintenance costs, including parts and labor, associated with the irrigation system repairs/replacements of 2 inches or less, to include, but not limited to, malfunctioning sprinkler heads, microjet heads, nozzles, drip and delivery lines. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of and not reporting any necessary repairs.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Hillsborough County or any other governmental agencies. It is the responsibility of the Contractor to insure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to apply for and receive a variance after prior approval from the District. Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.

Emergency service shall be available after normal working hours and an emergency number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability, procedure and cost per application to provide freeze protection for any and all irrigation and water source components susceptible to freezing.

(initial term)

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the two potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

IRRIGATION MAINTENANCE

separate price from this bid.

Irrigation (All labor and materials) (Initial Term) \$ _____/Yr. First Annual Renewal \$ _____/Yr. Second Annual Renewal \$ _____/Yr. Third Annual Renewal \$ _____/Yr. Freeze Protection (description of ability) _______ \$ _____/hr (do not include in Irrigation Total or Grand Total) After hours emergency service hourly rate \$ ______/hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a

Contractor/Firm Name		-
Firm Address		
City/State/Zip		-
Phone Number	_ Fax Number	_
Name and Title of Representative	(Please Print)	-
Representative's Signature Gail S Huff		-
Date	_	

(first annual renewal)

NOTE: This pricing form is intended to cover pricing for the first annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

IRRIGATION MAINTENANCE \$ /Yr. Irrigation (All labor and materials) (First Annual Renewal) **Second Annual Renewal** \$______/Yr. **Third Annual Renewal** Freeze Protection (description of ability) \$ /hr (do not include in Irrigation Total or Grand Total) After hours emergency service hourly rate \$ ______/hr. (i.e. broken mainlines, pump & wells, etc.) Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid. Contractor/Firm Name Firm Address City/State/Zip_____ Phone Number Fax Number Name and Title of Representative _____ (Please Print) Representative's Signature Gail S Huff

Date____

(second annual renewal)

NOTE: This pricing form is intended to cover pricing for the second annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

IRRIGATION MAINTENANCE

Irrigation (All labor and materials) (Sec	cond Annual Renewa	l) \$	/Yr.
Third Annual Renewal		\$	/Yr.
Freeze Protection (description of abi	lity)		
\$/hr (do not include in Irrig	ation Total or Grand T	otal)	
After hours emergency service hourl	y rate \$/hr. (i.	e. broken mainlir	nes, pump & wells, etc.)
Contractor shall provide a list of additional classparate price from this bid.			
Contractor/Firm Name			
Firm Address			
City/State/Zip			
Phone Number	Fax Number		<u> </u>
Name and Title of Representative	(Please Print)		_
Representative's Signature Gail S Hu	ff		
Date			

(third annual renewal)

NOTE: This pricing form is intended to cover pricing for the second annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

IRRIGATION MAINTENANCE

Irrigation (All labor and materials) (thir	rd Annual Renewal) \$	/Yr.
Freeze Protection (description of abil	ity)	
\$/hr (do not include in Irriga	ntion Total or Grand Total)	
After hours emergency service hourly	rate \$/hr. (i.e. broken ma	uinlines, pump & wells, etc.)
Contractor shall provide a list of additional ch separate price from this bid.	arges and pricing for such items othe	er than routine maintenance as a
Contractor/Firm Name		
Firm Address		
City/State/Zip		
Phone Number	Fax Number	
Name and Title of Representative		
	(Please Print)	
Representative's Signature Gail S Hu	ff	
Date		



Waterset South Founders Club Parts List Examples of commonly used maintenance parts

Hunter ICD-100	\$290.40
Hunter ICV-FS-R 1-1/2" Valve	\$384.44
Hunter ICV-FS-R 1" Valve	\$240.10
Hunter Spray PRO-06-30PRS	\$32.82
Hunter Spray PRO-06-40PRS	\$33.54
Hunter I20-06-R	\$52.58

Tab 6

AGREEMENT BETWEEN WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT AND WAHOO POOLS GROUP, INC. FOR POOL MAINTENANCE SERVICES

This Agreement (the "Agreement") is effective this _____ day of December, 2025 by and between:

Waterset South Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Hillsborough County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "District"); and

Wahoo Pools Group, Inc., a Florida corporation, with a mailing address of 6657 US Highway 301 South, Riverview, Florida 33578 (the "Contractor," and together with the District, the "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the "Act"); and

WHEREAS, in accordance with the Act, the District owns, operates, and maintains certain swimming pool facilities (the "Facilities"); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide pool maintenance services for the Facilities; and

WHEREAS, Contractor provides such services and desires to contract with the District to do so in accordance with the terms and specifications in this Agreement; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

Now, Therefore, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

- **SECTION 1. INCORPORATION OF RECITALS**. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.
- **SECTION 2. DESCRIPTION OF WORK AND SERVICES.** The duties, obligations, and responsibilities of the Contractor are to provide pool maintenance service as set forth herein and in **Exhibit A**, attached hereto and incorporated herein by reference (the "Services"). Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met and shall provide the Services within presently accepted industry best

practices and professional standards. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall report directly to the On-Site Administrator or his or her designee. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

Section 3. Compensation and Term. As compensation for the completion of the Services, the District agrees to pay the Contractor Three Thousand Eight Hundred Dollars (\$3,800.00) per month. This compensation includes all labor and materials necessary to complete the Services. Contractor shall invoice the District monthly for services provided pursuant to the terms of this Agreement, and the District shall provide payment within thirty (30) days of receipt of such invoices, or sooner as required by Florida's Prompt Payment Act. The term of this Agreement shall commence as of the date of execution of this Agreement and shall continue through September 30, 2026, unless terminated earlier in accordance with the provisions of this Agreement. This Agreement shall automatically renew annually unless terminated by either the District or the Contractor pursuant to the terms of this Agreement.

SECTION 4. INSURANCE. The Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability Bodily Injury (including contractual)	\$1,000,000/\$2,000,000
Property Damage (including contractual) Automobile Liability (if applicable)	\$1,000,000/\$2,000,000
Bodily Injury and Property Damage	\$1,000,000

Contractor shall provide District with a certificate naming the District as an additional insured. At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement.

SECTION 5. INDEMNIFICATION.

- **A.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- **B.** Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, professional staff, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest,

expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. For avoidance of doubt, indemnification obligation of the Contractor herein requires the Contractor to indemnify the District for any and all percentage of fault attributable to Contractor in any claims arising hereunder (whether such claim is against the District, the Contractor or the District and Contractor as jointly liable parties) regardless of whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

SECTION 6. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, codes, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 7. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 8. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 9. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement,

notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 10. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 11. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing sixty (60) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off sets the District may have against the Contractor as the sole means of recovery for termination.

SECTION 12. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 13. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 14. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 15. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 16. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event

that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorney, paralegal and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 17. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. To the extent this Agreement conflicts with **Exhibit A** hereto, this Agreement shall control.

SECTION 18. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 19. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 20. NOTICES. All notices, requests, consents, and other communications under this Agreement (the "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District: Waterset South Community

Development District

3434 Colwell Avenue, Suite 200

Tampa, Florida 33614 Attn: District Manager

With a copy to: Kutak Rock LLP

107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel

B. If to the Contractor: Wahoo Pools Group

6657 US Highway 301 South Riverview, Florida 33578

Attn:

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify

the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 21. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 22. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Hillsborough County, Florida.

SECTION 23. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, section 119.0701, Florida Statutes. Contractor further recognizes that all work product, e-mails, or other forms of transmission whatsoever in furtherance of District business are considered public records and shall be retained as such by Contractor. All data and programs utilized in conduct of District business and operations and stored on computers are considered public records and are required to be turned over consistent with this provision. Contractor acknowledges that the designated public records custodian for the District is **Stephanie DeLuna** (the "Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT,

CONTACT THE PUBLIC RECORDS CUSTODIAN AT (813) 933-5571, SDELUNA@RIZZETTA.COM, OR 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

SECTION 24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 25. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 26. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 27. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the

year immediately preceding the date of this Agreement.

SECTION 28. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES.* The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 29. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law (the "Public Integrity Laws") apply to this Agreement:

- A. Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities;
- B. Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;
- C. Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;
- D. Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and
- E. Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (the "Prohibited Criteria").

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

SECTION 30. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement on the day and year first written above.

Attest:	WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	Chairperson, Board of Supervisors
	WAHOO POOLS GROUP, INC.
	By: Printed Name: Its:

EXHIBIT A

SCOPE OF SERVICES

Wahoo Pools Group

6657 US-301 S. Riverview, FL33578 info@wahoopools.com (813) 699-3282



Commercial Pool Service

Florida License# CPC1458680

Thank you for considering Wahoo Pools for your commercial pool maintenance needs. We pride ourselves on providing high-quality, reliable, and comprehensive pool care services to ensure a safe and enjoyable swimming experience for your patrons.

Scope of Services

Water Chemistry Testing

Test Free & Total Chlorine, pH, Total Alkalinity, Calcium, CYA, Phosphates

Inspect Equipment & Clean Filters

Check pumps, leaks, flow meter, and pressure gauge. Clean and recharge Filters as needed.

Check Feeders / Salt System

Erisure ORP/pH controller and salt system are functioning correctly.

Skim Surface & Visual Pool Inspection

Walk pool perimeter. Check for algae, cloudy water, damaged tiles, missing drain covers, and loose railings

Full Brushing

Brush Gutters, tile line; corners, steps, walls & floor. Focus on shaded areas prone to algae:

Vacuum Pool

Vacuum as needed with overlapping passes, focusing on corners, deep ends, algae-prone areas.

Check Water Level & Autofills

Ensure water levels are correct. Check autofill valve, Adjust if low.

Water Treatment

Adjust pool chemistry as needed based on test results, including chlorine, pH, alkalinity, stabilizer, calcium, and phosphate levels. Chemical tanks will be maintained at operational levels with properly functioning stenner pumps.

Log Book & Chemical Check

Log details into each Pool's LogBook. Check tanks for chlorine, acid. DE powder, etc.

Final Walkthrough

Final property wallthrough ensuring all doors are closed and secured equipment area. All readings, photos, and notes are complete in logbook and records.

Repairs, upgrades & remodel services available upon request.

In-House Certified Technicians and construction crew.

Pricing Structure

Based on pool volume and required services, we propose the following rate:

Waterset Founders Club

6168 Turnbuckle Dr. Ruskin, FL 33572

3 visits per Week.

\$3,800.00/Mo

Terms & Conditions

- Pricing includes standard chemicals, routine equipment checks, and minor adjustments. Replacement parts or major repairs will incur additional costs, subject to prior approval.
- Payment: Monthly billing will be sent on the 15th of the month for the following month
 and is due by the 1st of each month. If payment is not received by the 10th of each
 month, service might be stopped. On National Holidays like Christmas and New Years
 service might be limited due to company policy.
- 3. A 30-day written notice is required for cancellation.
- 4. Water Level: Due to the amount of time it takes to raise the water level in the pool, it is the customer's responsibility to adjust the water level of the pool. Pool water should be halfway between the tile, or more importantly halfway between the skimmer throat.

Why Choose Wahoo?

- Licensed and insured professionals.
- Certified Pool Operators and CPT in-house.
- Design, build, repair and maintain luxury pools and spas.
- Customer support for urgent issues.
- Proven track record of maintaining commercial pools in pristine condition.

Tab 7

MINUTES OF MEETING 1 2 3 Each person who decides to appeal any decision made by the Board with respect to any 4 matter considered at the meeting is advised that the person may need to ensure that a verbatim 5 record of the proceedings is made, including the testimony and evidence upon which such appeal 6 is to be based. 7 8 WATERSET SOUTH 9 COMMUNITY DEVELOPMENT DISTRICT 10 11 The regular meeting of the Board of Supervisors of the Waterset South Community 12 Development District was held on Thursday, November 13, 2025, at 10:00 AM at the offices of Rizzetta & Company, 2700 S. Falkenburg Road Suite 2745, Riverview FL 13 14 33578. 15 Present and constituting a quorum: 16 17 18 Pete Williams **Board Supervisor, Vice - Chairman** Deneen Klenke **Board Supervisor, Assistant Secretary** 19 **Board Supervisor, Assistant Secretary** 20 John Blakley 21 Lynda McMorrow **Board Supervisor, Assistant Secretary** 22 23 Also, present were: 24 25 Stephanie DeLuna District Manager, Rizzetta & Co. 26 27 Derrick Evans District Manager, Rizzetta & Co. Alyssa Willson District Counsel, Kutak Rock LLP (via conf. call) 28 Katiria Parodi Representative, Castle Group 29 30 Tony Smith Representative, Sitex **Devon Craig** Representative, Sitex 31 Eric Francis District Engineer, Heidt Design (via conf. call) 32 Tom Mootz Representative, ULS 33 Cristi Cochran Representative, ULS 34 35 Dale Representative, ULS Trey Ballenger Representative, Ballenger 36 37 38 Audience **Not Present** 39 40 FIRST ORDER OF BUSINESS Call to Order 41 42 Ms. DeLuna called the meeting to order and confirmed quorum. 43 **SECOND ORDER OF BUSINESS** 44 **Audience Comments** 45 46 Not Present.

47

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics Report

Mr. Craig presented the report. The Board discussed fogging once a week for the next four weeks to control the midge fly population. Asked for pricing on a variety of nongame fish. Mr. Craig recommended extending the treatment zone beyond model homes.

On a motion by Mr. Williams, seconded by Mr. Blakley with all in favor, the Board authorized the vice chair to work on a proposal with Sitex for Midge Fly treatment, for the Waterset South Community Development District.

B. Landscape & Irrigation

i. Presentation of Landscape Inspection Report

Mr. Toborg presented the report.

ii. Landscape Contractor Update

 Ms. Cochran presented the report. Oak Tree Lifting will be completed by the end of November. Mentioned fungus activity on 30thand notified Ballenger to assist with treatment.

a. Consideration of ULS Proposals

On a motion by Mr. Blakley, seconded by Mr. Williams with all in favor, the Board approved all Proposals except for Proposal #194952 for further discussion for the Waterset South Community Development District.

Mr. Toborg mentioned an alternate vendor Natural Solutions (NS). Mr. Blakeley asked to get a proposal from NS to do the work by hand not blowing truck.

The Board Tabled Proposal #194952 until December meeting.

iii. Irrigation Contractor Update

Mr. Ballenger provided updates to the Board.

C. District Counsel

Ms. Wilson stated the Boundary Amendment was filed with Hillsborough County and that she will keep them updated. Mr. Williams asked questions regarding Legislative items.

D.	Not Present, no report.
E.	District Manager
	The next CDD meeting will be a Meeting on December 10th, 2025, at 10:00 a.m.
	Confirmed Rizzetta Leadership to be at the December Meeting.
	i. Consideration of Quarterly Website Report
ap	n a motion by Mr. Williams, seconded by Mr. Blakley with all in favor, the Exproved a Quarterly Website Report, for the Waterset South Community Develop strict.
FΟ	URTH ORDER OF BUSINESS BUSINESS ITEMS
	A. Ratification of Republic Waste Contract
th	
B. O	Authorization of Pool Agreement n a motion by Mr. Williams, seconded by Mr. Blakely with all in favor, the Board agreement
B. O in Di	n a motion by Mr. Williams, seconded by Mr. Blakely with all in favor, the Board ag favor of the Wahoo Pools proposal, for the Waterset South Community Develop
B. O in Di	Authorization of Pool Agreement n a motion by Mr. Williams, seconded by Mr. Blakely with all in favor, the Board agreement favor of the Wahoo Pools proposal, for the Waterset South Community Develop strict.
th B. O in Di C. O th	Authorization of Pool Agreement n a motion by Mr. Williams, seconded by Mr. Blakely with all in favor, the Board agreement favor of the Wahoo Pools proposal, for the Waterset South Community Develop strict. Ratification of Opportunity Proposals n a motion by Ms. Klenke, seconded by Mr. Williams with all in favor, the Board Ra

118 119

Tabled

120 FIFTH ORDER OF BUSINESS

BUSINESS ADMINISTRATION

A. Consideration of Board of Supervisors Meeting Minutes for October 14, 2025

On a motion by Mr. Williams, seconded by Ms. Klenke with all in favor, the Board approved the meeting minutes from October 14, 2025, for the Waterset South Community Development District.

B. Ratification of Operations and Maintenance Expenditures for August and September 2025

On a motion by Mr. Williams, seconded by Mr. Blakely with all in favor, the Board ratified Operations and Maintenance Expenditures for August 2025 (\$118,499.53) and September 2025 (\$50,391.05), for the Waterset South Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

The Board and Ms. Parodi discussed the need for a credit card for the clubhouse and two office phones.

FIFTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Williams seconded by Mr. Blakley, with all in favor, the Board agreed to adjourn the meeting at 10:53 a.m., for the Waterset South Community Development District.

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT November 13th, 2025, Minutes of Meeting Page 5

