



South Bay Community Development District

February 11, 2026

Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 298 253 886 938 3 Passcode: 3sA3U74m

Join:

<https://teams.microsoft.com/meet/2982538869383?p=0r2YKmNntRHOBnrcBj>

2005 PAN AM CIRCLE, SUITE 300

TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

South Bay Community Development District

Board of Supervisors

Ian Brown, Chairman
Scott Campbell, Vice Chairman
Mary Madden, Assistant Secretary
Stephen Herrera, Assistant Secretary
John Aldrich, Assistant Secretary

Staff:

Christina Newsome, District Manager
David Smith, District Counsel
Rick Brylanski, District Engineer
Howard Neal, Field Services Director
Sergio Inguanzo, District Accountant
Melinda Gallo, Administrative Assistant

Meeting Agenda Wednesday, February 11, 2026 – 1:00 p.m.

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- 1. Call to Order and Roll Call**
 - 2. Approval of Agenda**
 - 3. Audience Comments – Three (3) Minute Time Limit**
 - 4. Staff Reports**
 - A. District Accountant Report P. 3
 - i. Review of Financial Statement..... P. 9
 - ii. Acceptance of Check Register..... P. 22
 - B. Landscape Report
 - C. District Engineer
 - i. Stormwater Retention Pond Photos SWFWMD..... P. 24
 - ii. Stormwater SWFWMD Deviation Letter to Lennar..... P. 31
 - iii. Lennar Lot 125 – Little Harbor-Open Space TOPO..... P. 33
 - iv. Lennar Lot 125 – Little Harbor-Open Space TOPO-Markup..... P. 34
 - v. Lennar Little Harbor Ph3 – Clearing Outfall Structures 4,7, and 17 P. 35
 - D. District Counsel
 - E. District Manager
 - 5. Business Items**
 - A. Consideration of RFPs
 - i. Andres Landscape and Maintenance P. 36
 - ii. Down To Earth P. 48
 - iii. Juniper Landscape and Maintenance P. 99
 - iv. Pine Lake Services..... P. 157
 - v. Redtree Landscape Systems P. 209
 - vi. Russell Landscape P. 267
 - vii. United Land Services..... P. 319
 - viii. Yellowstone Landscape P. 387
 - B. Consideration of District Manager RFPs
 - C. Discussion on Proposed Dock Installation on Seagrape P. 443
 - 6. Business Administration**
 - A. Consideration of Minutes from the Meeting held January 14, 2026..... P. 446
 - 7. Supervisor Requests**
 - 8. Audience Comments – Three (3) Minute Time Limit**
 - 9. Adjournment**

The next meeting is scheduled for Wednesday, March 11, 2026, at 1:00 p.m.

District Office:

Inframark, Community Management Services
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
813-873-7300

Meeting Location:

Little Harbor POA Clubhouse
611 Destiny Drive
Ruskin, Florida 33570

South Bay Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Dec 31, 2025
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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DEPARTMENT NAME: LEGISLATIVE

Account Name: P/R-Board of Supervisors

10/15/25	511001-51101-5000	JE000383		RECL JOHN ALDRICH BOARD	10/15/25	200.00
10/21/25	511001-51101-5000	ADP0021		ADP Wages		600.00
10/21/25	511001-51101-5000	ADP0021		ADP Wages		200.00
11/12/25	511001-51101-5000	JE000391		JOHN ALDRICH BOARD	11/12/25	200.00
11/14/25	511001-51101-5000	ADP0022		ADP Wages		600.00
11/14/25	511001-51101-5000	ADP0022		Payroll-Salary		200.00
12/10/25	511001-51101-5000	JE000402		RECL JOHN ALDRICH BOARD	12/8/25 & 12/10/25	400.00
12/12/25	511001-51101-5000	ADP0023		ADP Wages		1,200.00
12/12/25	511001-51101-5000	ADP0023		Payroll-Salary		400.00
YTD Total						4,000.00
Annual Budget						\$12,000.00
Amount Remaining / (Budget overage)						\$8,000.00
% of Budget						33.3%

Account Name: FICA Taxes

10/21/25	521001-51101-5000	ADP0021		ER FICA		61.20
11/14/25	521001-51101-5000	ADP0022		ER FICA		61.20
12/12/25	521001-51101-5000	ADP0023		ER FICA		122.40
YTD Total						244.80
Annual Budget						\$918.00
Amount Remaining / (Budget overage)						\$673.20
% of Budget						26.7%

Legislative Department Total:	\$4,244.80
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DEPARTMENT NAME: EXECUTIVE

Account Name: ProfServ-Mgmt Consulting

10/08/25	531027-51201-5000	160703	VENDOR	INFRAMARK LLC	OCT 2025 MGMT SVCS	4,287.16
11/11/25	531027-51201-5000	163580	VENDOR	INFRAMARK LLC	NOV 2025 MGMT SVCS	4,287.17
12/01/25	531027-51201-5000	165706	VENDOR	INFRAMARK LLC	DEC 2025 MGMT SVCS	4,287.17
YTD Total						12,861.50
Annual Budget						\$51,446.00
Amount Remaining / (Budget overage)						\$38,584.50
% of Budget						25.0%

Executive Department Total:	\$12,861.50
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DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

Account Name: ProfServ-Dissemination Agent

10/01/25	531012-51301-5000			ACC RUE	LERNER REPORTING SVCS INV 383 FY 2025 SVCS	(5,000.00)
10/01/25	531012-51301-5000			ACC RUE REVERSAL	LERNER REPORTING SVCS INV 383 FY 2025 SVCS	5,000.00
11/07/25	531012-51301-5000	383	VENDOR	LERNER REPORTING SERVICES, INC	ANNUAL DISCLOSURE FEE	5,000.00
YTD Total						5,000.00
Annual Budget						\$5,000.00
Amount Remaining / (Budget overage)						\$0.00
% of Budget						100.0%

Account Name: Assessment Roll

12/01/25	531141-51301-5000	165706	VENDOR	INFRAMARK LLC	DEC 2025 MGMT SVCS	6,000.00
YTD Total						6,000.00
Annual Budget						\$6,000.00
Amount Remaining / (Budget overage)						\$0.00
% of Budget						100.0%

Account Name: Postage and Freight

11/25/25	541006-51301-5000	164579	VENDOR	INFRAMARK LLC	POSTAGE/WEBSITE	4.44
12/22/25	541006-51301-5000	166731	VENDOR	INFRAMARK LLC	NOV 2025 POSTAGE	4.44
YTD Total						8.88
Annual Budget						\$750.00

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Amount Remaining / (Budget overage) \$741.12
 % of Budget 1.2%

Account Name: Insurance - Risk Management

10/01/25	545003-51301-5000	PREPAID			RECL EGIS INSURANCE ADVISORS FY 2026 POLICY	15,479.00
YTD Total						15,479.00
Annual Budget						\$19,200.00
Amount Remaining / (Budget overage)						\$3,721.00
% of Budget						80.6%

Account Name: Legal Advertising

11/20/25	548002-51301-5000	25-03576H	VENDOR	BUSINESS OBSERVER	SUPERVISOR WORKSHOP 12/8/25	50.31
YTD Total						50.31
Annual Budget						\$2,477.00
Amount Remaining / (Budget overage)						\$2,426.69
% of Budget						2.0%

Account Name: Misc-Assessment Collection Cost

11/07/25	549070-51301-5000	ASSESSMENTS			HILLSBOROUGH TX COLLECTOR-CURRENT 10/1-10/31/25	216.66
11/14/25	549070-51301-5000	ASSESSMENTS			HILLSBOROUGH TX COLLECTOR-CURRENT 11/1-11/09/25	458.56
11/21/25	549070-51301-5000	ASSESSMENTS			HILLSBOROUGH TX COLLECTOR-CURRENT 11/10-11/16/25	785.93
12/03/25	549070-51301-5000	ASSESSMENTS			HILLSBOROUGH TX COLLECTOR-CURRENT 11/17-11/25/25	1,458.12
12/05/25	549070-51301-5000	ASSESSMENTS			HILLSBOROUGH TX COLLECTOR-CURRENT 11/26-11/30/25	7,281.95
12/19/25	549070-51301-5000	ASSESSMENTS			HILLSBOROUGH TX COLLECTOR-CURRENT/INSTALL 12/1-12/14/25	2,060.24
YTD Total						12,261.46
Annual Budget						\$13,854.00
Amount Remaining / (Budget overage)						\$1,592.54
% of Budget						88.5%

Account Name: Website Expense

11/07/25	549933-51301-5000	SBCDD-09	VENDOR	RICHARD S METZ	CLOUD BASED SERVICE 4/1-6/30/25	249.00
11/10/25	549933-51301-5000	SBCDD-10	VENDOR	RICHARD S METZ	CLOUD BASED SVC 7/1-9/30/25	252.00
11/25/25	549933-51301-5000	164579	VENDOR	INFRAMARK LLC	POSTAGE/WEBSITE	26.67
YTD Total						527.67
Annual Budget						\$0.00
Amount Remaining / (Budget overage)						(\$527.67)
% of Budget						n/a

Account Name: Annual District Filing Fee

10/12/25	554007-51301-5000	92830	VENDOR	FLORIDA COMMERCE	ANNUAL FILING FEE	175.00
YTD Total						175.00
Annual Budget						\$175.00
Amount Remaining / (Budget overage)						\$0.00
% of Budget						100.0%

Financial And Administrative Department Total:	\$39,502.32
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DEPARTMENT NAME: LEGAL COUNSEL

Account Name: ProfServ-Legal Services

10/31/25	531023-51401-5000	OCT 2025			ACCRUE GRAY ROBINSON INV 11322931 SEPT 2025	18,310.83
10/31/25	531023-51401-5000	OCT 2025			ACCRUE GRAY ROBINSON INV 11322931 SEPT 2025	(18,310.83)
11/10/25	531023-51401-5000	11328108	VENDOR	GRAY ROBINSON P.A.	OCT 2025 SVCS	20,300.00
12/05/25	531023-51401-5000	11322931	VENDOR	GRAY ROBINSON P.A.	SEPT 2025 FEES	18,310.83
12/05/25	531023-51401-5000	OCT 2025			ACCRUE GRAY ROBINSON INV 11322931 SEPT 2025	(18,310.83)
YTD Total						20,300.00
Annual Budget						\$66,000.00
Amount Remaining / (Budget overage)						\$45,700.00
% of Budget						30.8%

Legal Counsel Department Total:	\$20,300.00
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DEPARTMENT NAME: COMPREHENSIVE PLANNING

Account Name: ProfServ-Engineering

12/12/25	531013-51501-5000	5533214	VENDOR	BOWMAN CONSULTING GROUP LTD	HURRICANE IAN SEAWALL INSPECTION SVCS	5,255.50
YTD Total						5,255.50
Annual Budget						\$35,000.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$29,744.50</i>
<i>% of Budget</i>						<i>15.0%</i>

Comprehensive Planning Department Total:	\$5,255.50
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DEPARTMENT NAME: ELECTRIC UTILITY SERVICES

Account Name: Utility - General

10/01/25	543001-53100-5000	AUG 2025			ACCRUE TECO	(4,900.00)
10/01/25	543001-53100-5000	SEPT 2025			ACCRUE TECO	(4,900.00)
10/07/25	543001-53100-5000	JE000394			RECL TAMPA ELECTRIC 9/23-10/21/25	71.89
10/27/25	543001-53100-5000	JE000393			RECL TAMPA ELECTRIC 8/22-9/22/25	4,802.96
10/31/25	543001-53100-5000	SEPT 2025			ACCRUE TECO	4,900.00
10/31/25	543001-53100-5000	AUG 2025			ACCRUE TECO	4,900.00
10/31/25	543001-53100-5000	OCT 2025			ACCRUE TECO	4,900.00
10/31/25	543001-53100-5000	OCT 2025			ACCRUE TECO	(4,900.00)
11/30/25	543001-53100-5000	NOV 2025			REVERSE ACCRUE TECO	4,900.00
11/30/25	543001-53100-5000	NOV 2025			REVERSE ACCRUE TECO	(4,900.00)
11/30/25	543001-53100-5000	NOV 2025			ACCRUE TECO	4,900.00
12/01/25	543001-53100-5000	NOV 2025			REVERSE ACCRUE TECO	(4,900.00)
12/01/25	543001-53100-5000	NOV 2025			REVERSE ACCRUE TECO	4,900.00
12/01/25	543001-53100-5000	NOV 2025			ACCRUE TECO	(4,900.00)
12/01/25	543001-53100-5000	JE000403			RECL TAMPA ELECTRIC 10/22-11/20/25	4,920.76
12/31/25	543001-53100-5000	DEC 2025			ACCRUE TECO	4,900.00
YTD Total						14,695.61
Annual Budget						\$71,500.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$56,804.39</i>
<i>% of Budget</i>						<i>20.6%</i>

Electric Utility Services Department Total:	\$14,695.61
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DEPARTMENT NAME: WATER UTILITY SERVICES

Account Name: Utility - Water

10/01/25	543018-53301-5000	SEPT 2025			ACCRUE BOCC	(620.00)
10/31/25	543018-53301-5000	SEPT 2025			ACCRUE BOCC	620.00
10/31/25	543018-53301-5000	OCT 2025			ACCRUE BOCC	620.00
10/31/25	543018-53301-5000	1104257298	VENDOR	BOCC - ACH	9/26-10/30/25 SVC	670.82
10/31/25	543018-53301-5000	OCT 2025			REVERSE ACCRUE BOCC	(620.00)
11/30/25	543018-53301-5000	NOV 2025			REVERSE ACCRUE BOCC	670.00
11/30/25	543018-53301-5000	NOV 2025			REVERSE ACCRUE BOCC	(670.00)
11/30/25	543018-53301-5000	NOV 2025			ACCRUE BOCC	670.00
12/01/25	543018-53301-5000	NOV 2025			REVERSE ACCRUE BOCC	(670.00)
12/01/25	543018-53301-5000	NOV 2025			REVERSE ACCRUE BOCC	670.00
12/01/25	543018-53301-5000	NOV 2025			ACCRUE BOCC	(670.00)
12/04/25	543018-53301-5000	1204157298	VENDOR	BOCC - ACH	SVC PRD 10/30-11/26/25	716.62
12/31/25	543018-53301-5000	NOV 2025			ACCRUE BOCC	670.00
12/31/25	543018-53301-5000	DEC 2025			ACCRUE BOCC	670.00
12/31/25	543018-53301-5000	NOV 2025			REVERSE ACCRUE BOCC	(670.00)
YTD Total						2,057.44
Annual Budget						\$45,000.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$42,942.56</i>
<i>% of Budget</i>						<i>4.6%</i>

Water Utility Services Department Total:	\$2,057.44
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DEPARTMENT NAME: FIELD

Account Name: Contracts-Solid Waste Services

10/01/25	534039-53901-5000	ACC RUE			RECL REPUBLIC SERVICES 10/1-10/31/25 PICKUP SVC	2,900.87
11/01/25	534039-53901-5000	0696-001306378	VENDOR	REPUBLIC SERVICES - ACH	11/1-11/30/25 2 WASTE CONTAINERS	2,897.69
11/19/25	534039-53901-5000	JE000392			REPUBLIC SERVICES - ACH 2 WASTE CONTAINERS	2,912.11
YTD Total						8,710.67
Annual Budget						\$26,565.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$17,854.33</i>
<i>% of Budget</i>						<i>32.8%</i>

Account Name: Contracts-Landscape

10/01/25	534050-53901-5000	8297	VENDOR	PINE LAKE NURSERY	OCT 2025 LANDSCAPE MAINT	8,177.45
11/01/25	534050-53901-5000	8543	VENDOR	PINE LAKE NURSERY	NOV 2025 LANDSCAPE MAINT	8,177.45
12/01/25	534050-53901-5000	8739	VENDOR	PINE LAKE NURSERY	DEC 2025 LANDSCAPE MAINT	8,177.45
12/01/25	534050-53901-5000	8740	VENDOR	PINE LAKE NURSERY	DEC 2025 LANDSCAPE MAINT	753.76
12/01/25	534050-53901-5000	JE000404			RECL PINE LAKE NURSERY DEC 2025 LANDSCAPE MAINT	(753.76)
YTD Total						24,532.35
Annual Budget						\$121,575.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$97,042.65</i>
<i>% of Budget</i>						<i>20.2%</i>

Account Name: Telephone, Cable & Internet Service

10/01/25	541016-53901-5000	2806762092225	VENDOR	CHARTER COMMUNICATIONS - ACH	09/22-10/21/25	170.00
11/01/25	541016-53901-5000	2806762102225	VENDOR	CHARTER COMMUNICATIONS - ACH	10/22-11/21/25	170.00
12/01/25	541016-53901-5000	2806762112225	VENDOR	CHARTER COMMUNICATIONS - ACH	11/22-12/21/25	170.00
YTD Total						510.00
Annual Budget						\$1,980.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$1,470.00</i>
<i>% of Budget</i>						<i>25.8%</i>

Account Name: Contracts - Portable Restroom

10/31/25	543187-53901-5000	103125-6871	VENDOR	VALLEY NATIONAL BANK	OCT 2025 PORTABLE RESTROOM	495.58
11/30/25	543187-53901-5000	NOV 2025			ACC RUE VALLEY NAT'L BANK, PORTABLE RESTROOM RENTAL	495.58
11/30/25	543187-53901-5000	113025-8871 ACH	VENDOR	VALLEY NATIONAL BANK	NOV 2025 PORTABLE RESTROOM	495.58
12/01/25	543187-53901-5000	NOV 2025			ACC RUE VALLEY NAT'L BANK, PORTABLE RESTROOM RENTAL	(495.58)
12/31/25	543187-53901-5000	DEC 2025			ACC RUE VALLEY NAT'L BANK, PORTABLE RESTROOM RENTAL	495.58
YTD Total						1,486.74
Annual Budget						\$6,237.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$4,750.26</i>
<i>% of Budget</i>						<i>23.8%</i>

Account Name: R&M-Gatehouse

10/01/25	546035-53901-5000	8298	VENDOR	PINE LAKE NURSERY	OCT 2025 LIFT STATION MAINT	753.76
10/31/25	546035-53901-5000	8544	VENDOR	PINE LAKE NURSERY	NOV 2025 LIFT STATION AREA MAINT	753.76
10/31/25	546035-53901-5000	PREPAID			PINE LAKE NURSERY NOV 2025 LIFT STATION AREA MAINT	(753.76)
11/01/25	546035-53901-5000	PREPAID			PINE LAKE NURSERY NOV 2025 LIFT STATION AREA MAINT	753.76
12/01/25	546035-53901-5000	JE000404			RECL PINE LAKE NURSERY DEC 2025 LANDSCAPE MAINT	753.76
YTD Total						2,261.28
Annual Budget						\$5,750.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$3,488.72</i>
<i>% of Budget</i>						<i>39.3%</i>

Field Department Total:	\$37,501.04
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DEPARTMENT NAME: PARKING FACILITIES

Account Name: Contracts-Parking

10/06/25	534030-54500-5000	25-114	VENDOR	J MAC PROPERTY SERVICES	OCT 2025	1,083.00
11/03/25	534030-54500-5000	25-126	VENDOR	J MAC PROPERTY SERVICES	NOV 2025 SVCS	1,083.00
12/01/25	534030-54500-5000	25-138	VENDOR	J MAC PROPERTY SERVICES	DEC 2025 SVCS	1,083.00
YTD Total						3,249.00
Annual Budget						\$13,000.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$9,751.00</i>
<i>% of Budget</i>						<i>25.0%</i>

Account Name: Contracts-Security Services

10/06/25	534037-54500-5000	25-114	VENDOR	J MAC PROPERTY SERVICES	OCT 2025	850.00
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10/06/25	534037-54500-5000	25-114	VENDOR	J MAC PROPERTY SERVICES	OCT 2025	3,765.00
11/03/25	534037-54500-5000	25-126	VENDOR	J MAC PROPERTY SERVICES	NOV 2025 SVCS	850.00
11/03/25	534037-54500-5000	25-126	VENDOR	J MAC PROPERTY SERVICES	NOV 2025 SVCS	3,765.00
12/01/25	534037-54500-5000	25-138	VENDOR	J MAC PROPERTY SERVICES	DEC 2025 SVCS	850.00
12/01/25	534037-54500-5000	25-138	VENDOR	J MAC PROPERTY SERVICES	DEC 2025 SVCS	3,765.00

YTD Total 13,845.00
Annual Budget \$55,380.00
 Amount Remaining / (Budget overage) \$41,535.00
 % of Budget 25.0%

Account Name: Contracts-Gates

10/06/25	534140-54500-5000	JE000384			RECL J MAC PROPERTY SVCS OCT 2025	5,088.00
11/03/25	534140-54500-5000	25-126	VENDOR	J MAC PROPERTY SERVICES	NOV 2025 SVCS	5,088.00
12/01/25	534140-54500-5000	25-138	VENDOR	J MAC PROPERTY SERVICES	DEC 2025 SVCS	5,088.00

YTD Total 15,264.00
Annual Budget \$65,856.00
 Amount Remaining / (Budget overage) \$50,592.00
 % of Budget 23.2%

Account Name: Contracts-Material and Fuel

10/06/25	534187-54500-5000	25-114	VENDOR	J MAC PROPERTY SERVICES	OCT 2025	270.28
11/03/25	534187-54500-5000	25-126	VENDOR	J MAC PROPERTY SERVICES	NOV 2025 SVCS	209.04
12/01/25	534187-54500-5000	25-138	VENDOR	J MAC PROPERTY SERVICES	DEC 2025 SVCS	471.52

YTD Total 950.84
Annual Budget \$6,500.00
 Amount Remaining / (Budget overage) \$5,549.16
 % of Budget 14.6%

Account Name: Contracts-Security Enforcement

10/06/25	534362-54500-5000	25-114	VENDOR	J MAC PROPERTY SERVICES	OCT 2025	14,413.00
11/03/25	534362-54500-5000	25-126	VENDOR	J MAC PROPERTY SERVICES	NOV 2025 SVCS	14,413.00
12/01/25	534362-54500-5000	25-138	VENDOR	J MAC PROPERTY SERVICES	DEC 2025 SVCS	14,413.00

YTD Total 43,239.00
Annual Budget \$172,960.00
 Amount Remaining / (Budget overage) \$129,721.00
 % of Budget 25.0%

Parking Facilities Department Total:	\$76,547.84
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DEPARTMENT NAME: RESERVES

Account Name: Reserve - Other

10/09/25	568114-58100-5000	101425-	VENDOR	TOWNHOMES AT LITTLE HARBOR HOA, INC.	Pressure Tank Reimbursement	279.35
10/31/25	568114-58100-5000	1801	VENDOR	FISHKIND LITIGATION SERVICES	INDUSTRIAL LAND STUDY	7,500.00
12/04/25	568114-58100-5000	1840	VENDOR	FISHKIND LITIGATION SERVICES	UPDATED LAND VALUATIONS	5,000.00

YTD Total 12,779.35
Annual Budget \$700,000.00
 Amount Remaining / (Budget overage) \$687,220.65
 % of Budget 1.8%

Reserves Department Total:	\$12,779.35
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TOTAL EXPENDITURES & OTHER FINANCING USES:	\$225,745.40
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South Bay Community Development District

Expenditure Report - Series 2015 Debt Service Fund

For the Period(s) from Oct 01, 2025 to Dec 31, 2025

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

Account Name: Misc-Assessment Collection Cost

11/07/25	549070-51301-5000	ASSESSMENTS		HILLSBOROUGH TX COLLECTOR-CURRENT	10/1-10/31/25	242.71
11/14/25	549070-51301-5000	ASSESSMENTS		HILLSBOROUGH TX COLLECTOR-CURRENT	11/1-11/09/25	513.68
11/21/25	549070-51301-5000	ASSESSMENTS		HILLSBOROUGH TX COLLECTOR-CURRENT	11/10-11/16/25	880.39
12/03/25	549070-51301-5000	ASSESSMENTS		HILLSBOROUGH TX COLLECTOR-CURRENT	11/17-11/25/25	1,633.38
12/05/25	549070-51301-5000	ASSESSMENTS		HILLSBOROUGH TX COLLECTOR-CURRENT	11/26-11/30/25	8,157.19
12/19/25	549070-51301-5000	ASSESSMENTS		HILLSBOROUGH TX COLLECTOR-CURRENT/INSTALL	12/1-12/14/25	2,307.86
YTD Total						13,735.21
Annual Budget						\$14,585.00
<i>Amount Remaining / (Budget overage)</i>						\$849.79
<i>% of Budget</i>						94.2%

Financial And Administrative Department Total:	\$13,735.21
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DEPARTMENT NAME: DEBT SERVICE PAYMENTS

Account Name: Interest Expense Series A-1

11/03/25	572010-51701-5000	INT PAYMENT		INTEREST PAYMENT	11/03/25	190,995.00
YTD Total						190,995.00
Annual Budget						\$369,644.00
<i>Amount Remaining / (Budget overage)</i>						\$178,649.00
<i>% of Budget</i>						51.7%

Debt Service Payments Department Total:	\$190,995.00
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TOTAL EXPENDITURES & OTHER FINANCING USES:	\$204,730.21
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SOUTH BAY
Community Development District

Financial Report

December 31, 2025

(unaudited)

Prepared by



SOUTH BAY

Community Development District

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SOUTH BAY
Community Development District

Financial Statements

(Unaudited)

December 31, 2025

SOUTH BAY

Community Development District

Governmental Funds

Balance Sheet
December 31, 2025

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2005 DEBT SERVICE FUND</u>	<u>SERIES 2015 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>				
Cash - Checking Account	\$ 2,415,081	\$ -	\$ -	\$ 2,415,081
Accounts Receivable	274,560	-	-	274,560
Due From Other Funds	-	-	113,085	113,085
Investments:				
Money Market Account	590,351	-	-	590,351
Reserve Fund (A-1)	-	-	411,126	411,126
Reserve Fund (A-2)	-	-	294,960	294,960
Reserve Fund (B-2)	-	-	253,995	253,995
Revenue Fund	-	10,079	-	10,079
Revenue Fund (A-1)	-	-	828,111	828,111
Revenue Fund (A-2)	-	-	3,434,354	3,434,354
Deposits	5,000	-	-	5,000
TOTAL ASSETS	\$ 3,284,992	\$ 10,079	\$ 5,335,631	\$ 8,630,702
<u>LIABILITIES</u>				
Accounts Payable	\$ 34,249	\$ -	\$ -	\$ 34,249
Accrued Expenses	6,066	-	-	6,066
Accrued Taxes Payable	6	-	-	6
Mature Bonds Payable	-	1,271,776	-	1,271,776
Matured 2015A-2 Principal Due to Bondholders	-	-	1,265,000	1,265,000
Matured 2015A-2 Interest Due to Bondholders	-	-	977,041	977,041
Matured 2015B-2 Interest Due to Bondholders	-	-	1,621,338	1,621,338
Due To Other Funds	113,085	-	-	113,085
TOTAL LIABILITIES	153,406	1,271,776	3,863,379	5,288,561
<u>FUND BALANCES</u>				
Nonspendable:				
Deposits	5,000	-	-	5,000
Restricted for:				
Debt Service	-	-	1,472,252	1,472,252
Assigned to:				
Operating Reserves	221,191	-	-	221,191
Reserves - Bulkheads	176,040	-	-	176,040
Reserves - Other	950,875	-	-	950,875
Unassigned:	1,778,480	(1,261,697)	-	516,783
TOTAL FUND BALANCES	\$ 3,131,586	\$ (1,261,697)	\$ 1,472,252	\$ 3,342,141
TOTAL LIABILITIES & FUND BALANCES	\$ 3,284,992	\$ 10,079	\$ 5,335,631	\$ 8,630,702

SOUTH BAY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 20,000	\$ 18,507	92.54%	\$ 6,636
Parking Fees	10,000	14,443	144.43%	3,624
Special Assmnts- Tax Collector	749,798	638,472	85.15%	562,363
Special Assmnts- CDD Collected	1,144,390	869,857	76.01%	-
Special Assmnts- Discounts	(29,992)	(25,399)	84.69%	(22,348)
TOTAL REVENUES	1,894,196	1,515,880	80.03%	550,275
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	4,000	33.33%	2,000
FICA Taxes	918	245	26.69%	122
ProfServ-Arbitrage Rebate	1,950	-	0.00%	-
ProfServ-Dissemination Agent	5,000	5,000	100.00%	-
ProfServ-Engineering	35,000	5,256	15.02%	5,256
ProfServ-Legal Services	66,000	20,300	30.76%	-
ProfServ-Legal Litigation	25,000	-	0.00%	-
ProfServ-Mgmt Consulting	51,446	12,862	25.00%	4,287
ProfServ-Survey	30,000	-	0.00%	-
ProfServ-Trustee Fees	9,000	-	0.00%	-
Assessment Roll	6,000	6,000	100.00%	6,000
Auditing Services	5,900	-	0.00%	-
Postage and Freight	750	9	1.20%	4
Insurance - Risk Management	19,200	15,479	80.62%	-
Legal Advertising	2,477	50	2.02%	-
Misc-Records Storage	1,200	-	0.00%	-
Misc-Assessment Collection Cost	13,854	12,261	88.50%	10,800
Website Expense	-	528	0.00%	-
Website Administration	1,553	-	0.00%	-
Miscellaneous Expenses	4,500	-	0.00%	-
Office Supplies	1,500	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	293,423	82,165	28.00%	28,469

SOUTH BAY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
<u>Maintenance</u>				
Stormwater Assessment	5,000	-	0.00%	-
R&M-Sidewalks	25,000	-	0.00%	-
R&M-Stormwater Inlet Cleaning	50,000	-	0.00%	-
Total Maintenance	80,000	-	0.00%	-
<u>Electric Utility Services</u>				
Utility - General	71,500	14,696	20.55%	4,921
Total Electric Utility Services	71,500	14,696	20.55%	4,921
<u>Water Utility Services</u>				
Utility - Water	45,000	2,057	4.57%	717
Total Water Utility Services	45,000	2,057	4.57%	717
<u>Field</u>				
Contracts-Solid Waste Services	26,565	8,711	32.79%	-
Contracts-Landscape	121,575	24,532	20.18%	8,177
Contracts-Mulch	15,470	-	0.00%	-
Telephone, Cable & Internet Service	1,980	510	25.76%	170
Contracts - Portable Restroom	6,237	1,487	23.84%	-
R&M-Gatehouse	5,750	2,261	39.32%	754
R&M-Irrigation	11,500	-	0.00%	-
Landscape Replacement	15,000	-	0.00%	-
R&M-Sod	5,000	-	0.00%	-
Misc-Holiday Lighting	5,000	-	0.00%	-
Misc-Contingency	125,000	-	0.00%	-
Total Field	339,077	37,501	11.06%	9,101
<u>Parking Facilities</u>				
Contracts-Parking	13,000	3,249	24.99%	1,083
Contracts-Other Services	1,500	-	0.00%	-
Contracts-Security Services	55,380	13,845	25.00%	4,615
Contracts-Gates	65,856	15,264	23.18%	5,088
Contracts-Material and Fuel	6,500	951	14.63%	472
Contracts-Security Enforcement	172,960	43,239	25.00%	14,413
Total Parking Facilities	315,196	76,548	24.29%	25,671

SOUTH BAY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
<u>Reserves</u>				
Reserve - Other	700,000	12,779	1.83%	5,000
Reserve - Seawall	50,000	-	0.00%	-
Total Reserves	750,000	12,779	1.70%	5,000
TOTAL EXPENDITURES & RESERVES	1,894,196	225,746	11.92%	73,879
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,290,134	0.00%	476,396
Net change in fund balance	\$ -	\$ 1,290,134	0.00%	\$ 476,396
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,841,452	1,841,452		
FUND BALANCE, ENDING	\$ 1,841,452	\$ 3,131,586		

SOUTH BAY

Community Development District

Series 2005 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 97	0.00%	\$ 31
TOTAL REVENUES	-	97	0.00%	31
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	0.00%	-
<u>Reserves</u>				
	-	-	0.00%	-
Total Reserves	-	-	0.00%	-
TOTAL EXPENDITURES	-	-	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	-	97	0.00%	31
Net change in fund balance	\$ -	\$ 97	0.00%	\$ 31
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	(1,261,794)		
FUND BALANCE, ENDING	\$ -	\$ (1,261,697)		

SOUTH BAY

Community Development District

Series 2015 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 14,969	0.00%	\$ 4,462
Special Assmnts- CDD Collected	113,701	-	0.00%	-
Special Assmnts- Debt Service (A-1)	729,255	715,212	98.07%	629,956
Special Assmnts- Debt Service (A-2)	458,475	-	0.00%	-
Special Assmnts- Debt Service (B-2)	275,530	-	0.00%	-
Special Assmnts- Discounts	(29,170)	(28,452)	97.54%	(25,034)
Other Miscellaneous Revenues	-	3,237,963	0.00%	3,237,963
TOTAL REVENUES	1,547,791	3,939,692	254.54%	3,847,347
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	14,585	13,735	94.17%	12,098
Total Administration	14,585	13,735	94.17%	12,098
<u>Debt Service</u>				
Principal Debt Retirement A-1	425,000	-	0.00%	-
Principal Debt Retirement A-2	423,474	-	0.00%	-
Interest Expense Series A-1	369,644	190,995	51.67%	-
Interest Expense Series A-2	535,095	-	0.00%	-
Interest Expense Series B-2	275,550	-	0.00%	-
Total Debt Service	2,028,763	190,995	9.41%	-
TOTAL EXPENDITURES	2,043,348	204,730	10.02%	12,098
Excess (deficiency) of revenues Over (under) expenditures	(495,557)	3,734,962	n/a	3,835,249
Net change in fund balance	\$ (495,557)	\$ 3,734,962	n/a	\$ 3,835,249
FUND BALANCE, BEGINNING (OCT 1, 2025)	(2,262,709)	(2,262,709)		
FUND BALANCE, ENDING	\$ (2,758,266)	\$ 1,472,253		

Other Miscellaneous Revenues - Wire from Greenberg Traurig, P.A.

SOUTH BAY
Community Development District

Supporting Schedules

December 31, 2025

**SOUTH BAY
COMMUNITY DEVELOPMENT DISTRICT**

**Non-Ad Valorem Special Assessments - Hillsborough County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION	
					General Fund	Debt Service Fund
Assessments Levied FY 2026				1,589,717 100.00%	749,798 47.17%	839,919 52.83%
11/07/25	\$ 22,509	\$ 972	\$ 459	\$ 23,940	\$ 11,291	\$ 12,649
11/14/25	47,640	2,026	972	50,637	23,883	26,754
11/21/25	81,650	3,472	1,666	86,788	40,934	45,854
12/03/25	151,483	6,441	3,092	161,015	75,944	85,072
12/05/25	756,518	32,165	15,439	804,122	379,268	424,854
12/19/25	214,037	8,777	4,368	227,182	107,152	120,030
TOTAL	\$ 1,273,837	\$ 53,851	\$ 25,997	\$ 1,353,684	\$ 638,472	\$ 715,212
% COLLECTED				85%	85%	85%
TOTAL OUTSTANDING				\$ 236,033	\$ 111,326	\$ 124,707

SOUTH BAY

Community Development District

Cash and Investment Report
December 31, 2025

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND				
Checking Account - Operating	Valley National Bank	Government Checking	3.82%	\$ 2,415,081
Money Market Account	BankUnited	PF Relationship Priced MMA	3.40%	590,351
			Subtotal	3,005,432
DEBT SERVICE AND CAPITAL PROJECTS FUNDS				
Series 2005 Revenue	U.S. Bank	US Bank Money Market Account	3.63%	10,079
Series 2015-1 Reserve A-1	U.S. Bank	US Bank Money Market Account	3.63%	411,126
Series 2015-2 Reserve A-2	U.S. Bank	US Bank Money Market Account	3.63%	294,960
Series 2015-2 Reserve B-2	U.S. Bank	US Bank Money Market Account	3.63%	253,995
Series 2015-1 Revenue A-1	U.S. Bank	US Bank Money Market Account	3.63%	828,111
* Series 2015-2 Revenue A-2	U.S. Bank	US Bank Money Market Account	3.63%	3,434,354
			Subtotal	5,232,625
			Total	\$ 8,238,057

* 12/24/25 wire from Greenberg Traurig, P.A. for \$3,237,963.28

Bank Account Statement

South Bay CDD

Bank Account No. 1201
Statement No. 12-25

Statement Date 12/31/2025

G/L Account No. 101001 Balance	2,415,081.13	Statement Balance	2,428,356.06
		Outstanding Deposits	495.58
Positive Adjustments	0.00		
Subtotal	2,415,081.13	Subtotal	2,428,851.64
Negative Adjustments	0.00	Outstanding Checks	-13,770.51
Ending G/L Balance	2,415,081.13	Ending Balance	2,415,081.13

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
10/13/2025	Payment	1100	TOWNHOMES AT LITTLE HARBOR HOA, INC.	Payment of Invoice 000689			-279.35
10/14/2025	Payment	300048	VALLEY NATIONAL BANK	Inv: 0831-6871			-495.58
09/30/2025	Payment	DD176	VALLEY NATIONAL BANK	Payment of Invoice 000686			-495.58
11/14/2025	Payment	100084	FISHKIND LITIGATION SERVICES	Inv: 1801			-7,500.00
11/21/2025	Payment	100088	LERNER REPORTING SERVICES, INC	Inv: 383			-5,000.00
Total Outstanding Checks							-13,770.51

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100091							
001	12/30/25	INFRAMARK LLC	166731	NOV 2025 POSTAGE	Postage and Freight	541006-51301	\$4.44
Check Total							<u>\$4.44</u>
CHECK # 1108							
001	12/01/25	J MAC PROPERTY SERVICES	25-126	NOV 2025 SVCS	Contracts-Gates	534140-54500	\$5,088.00
001	12/01/25	J MAC PROPERTY SERVICES	25-126	NOV 2025 SVCS	Contracts-Security Services	534037-54500	\$3,765.00
001	12/01/25	J MAC PROPERTY SERVICES	25-126	NOV 2025 SVCS	Contracts-Parking	534030-54500	\$1,083.00
001	12/01/25	J MAC PROPERTY SERVICES	25-126	NOV 2025 SVCS	Contracts-Security Enforcement	534362-54500	\$14,413.00
001	12/01/25	J MAC PROPERTY SERVICES	25-126	NOV 2025 SVCS	Contracts-Security Services	534037-54500	\$850.00
001	12/01/25	J MAC PROPERTY SERVICES	25-126	NOV 2025 SVCS	Contracts-Material and Fuel	534187-54500	\$209.04
Check Total							<u>\$25,408.04</u>
CHECK # 1109							
001	12/11/25	GRAY ROBINSON P.A.	11328108	OCT 2025 SVCS	ProfServ-Legal Services	531023-51401	\$20,300.00
Check Total							<u>\$20,300.00</u>
CHECK # 1110							
001	12/11/25	INFRAMARK LLC	164579	POSTAGE/WEBSITE	Website Expense	549933-51301	\$26.67
001	12/11/25	INFRAMARK LLC	164579	POSTAGE/WEBSITE	Postage and Freight	541006-51301	\$4.44
Check Total							<u>\$31.11</u>
CHECK # 1111							
001	12/11/25	INFRAMARK LLC	165706	DEC 2025 MGMT SVCS	ProfServ-Mgmt Consulting	531027-51201	\$4,287.17
001	12/11/25	INFRAMARK LLC	165706	DEC 2025 MGMT SVCS	Assessment Roll	531141-51301	\$6,000.00
Check Total							<u>\$10,287.17</u>
CHECK # 1115							
001	12/11/25	JOHN ALDRICH	JA-121025	BOARD 12/8/25 & 12/10/25	Supervisor Fees	511100-51301	\$400.00
Check Total							<u>\$400.00</u>
CHECK # 1116							
001	12/29/25	J MAC PROPERTY SERVICES	25-138	DEC 2025 SVCS	Contracts-Gates	534140-54500	\$5,088.00
001	12/29/25	J MAC PROPERTY SERVICES	25-138	DEC 2025 SVCS	Contracts-Security Services	534037-54500	\$3,765.00
001	12/29/25	J MAC PROPERTY SERVICES	25-138	DEC 2025 SVCS	Contracts-Parking	534030-54500	\$1,083.00
001	12/29/25	J MAC PROPERTY SERVICES	25-138	DEC 2025 SVCS	Contracts-Security Enforcement	534362-54500	\$14,413.00
001	12/29/25	J MAC PROPERTY SERVICES	25-138	DEC 2025 SVCS	Contracts-Security Services	534037-54500	\$850.00
001	12/29/25	J MAC PROPERTY SERVICES	25-138	DEC 2025 SVCS	Contracts-Material and Fuel	534187-54500	\$471.52
Check Total							<u>\$25,670.52</u>

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300060								
001	12/17/25	TAMPA ELECTRIC	121725ACH	10/22-11/20/25	R&M-Common Area	546016-51902	\$4,920.76	
							Check Total	\$4,920.76
CHECK # 300061								
001	12/09/25	CHARTER COMMUNICATIONS - ACH 2806762112225		11/22-12/21/25	Telephone, Cable & Internet Service	541016-53901	\$170.00	
							Check Total	\$170.00
CHECK # 300065								
001	12/24/25	BOCC - ACH	1204157298	SVC PRD 10/30-11/26/25	Utility - Water	543018-53301	\$716.62	
							Check Total	\$716.62
CHECK # DD180								
001	12/30/25	VALLEY NATIONAL BANK	113025-8871 ACH	NOV 2025 PORTABLE RESTROOM	Contracts - Portable Restroom	543187-53901	\$495.58	
							Check Total	\$495.58
							Fund Total	\$88,404.24

SERIES 2015 DEBT SERVICE FUND - 202

CHECK # 1112								
202	12/11/25	US BANK C/O SOUTH BAY CDD	12082025-2015	TRSF SERIES 2015 DS ASSESSMENTS	Cash with Fiscal Agent	103000	\$399,702.58	
							Check Total	\$399,702.58
CHECK # 1113								
202	12/11/25	US BANK C/O SOUTH BAY CDD	12042025-2015	TRSF SERIES 2015 DS ASSESSMENTS	Cash with Fiscal Agent	103000	\$80,035.34	
							Check Total	\$80,035.34
							Fund Total	\$479,737.92

Total Checks Paid \$568,142.16

Complaint Inspection Form and Photographs
REGULATORY SUPPORT BUREAU
INSPECTION/INVESTIGATION REPORT PHOTOGRAPHS

Inspector: Capaz, Casey

Date: 12/19/2025

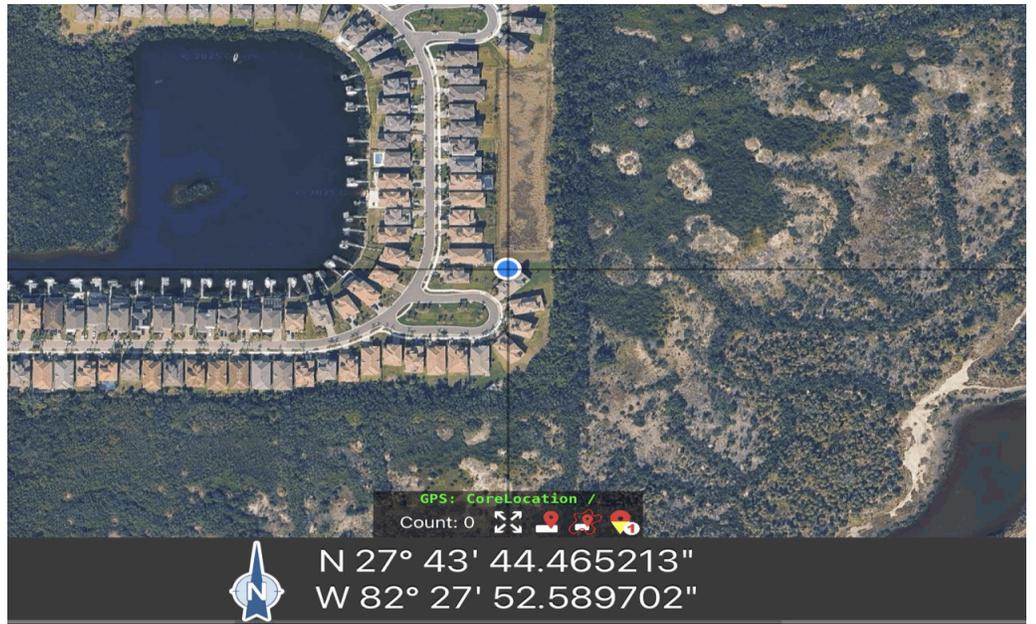
Permit/CT#: 28992 . 3/ 442386

DETAILED COMMENTS

Visit performed to document current site conditions. See photo for details. Overgrowth present. Could not access to confirm or deny blockage on structures with probe. Grate on structure 4 and 17 appear to be not properly seated. Minimal trash present.

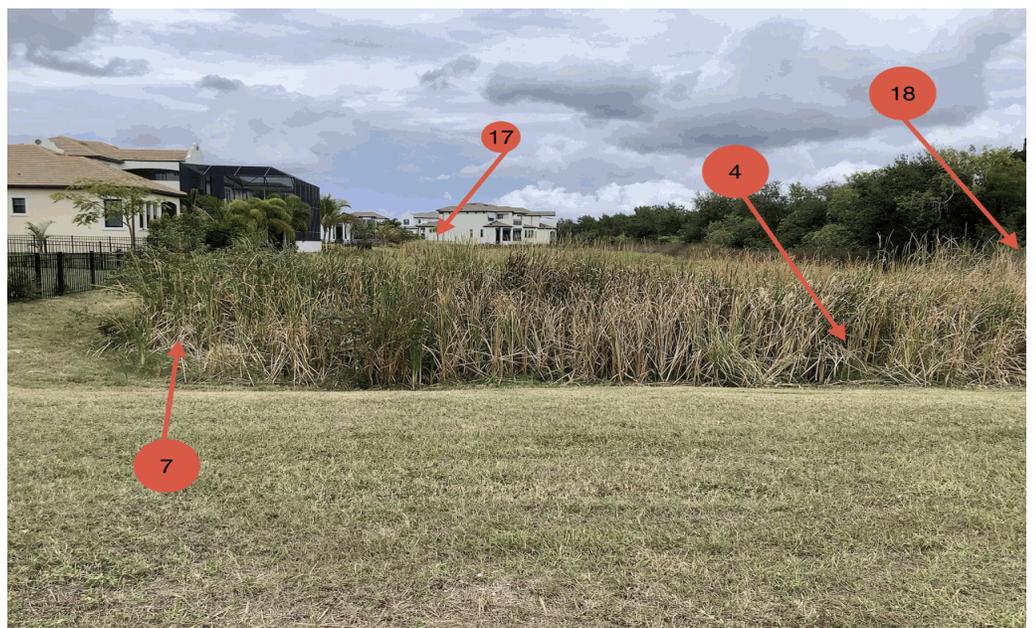
Comments:

North facing photo as seen from plotted point on imagery. General location of structures identified.



Comments:

North facing photo as seen from plotted point on imagery. General location of structures identified.



Comments:

Structure #7 per plans. Appears to be corner of grate through thick vegetation.



Comments:

Structure #7 per plans. Appears to be corner of grate through thick vegetation.



Comments:
Structure #4 per plans.

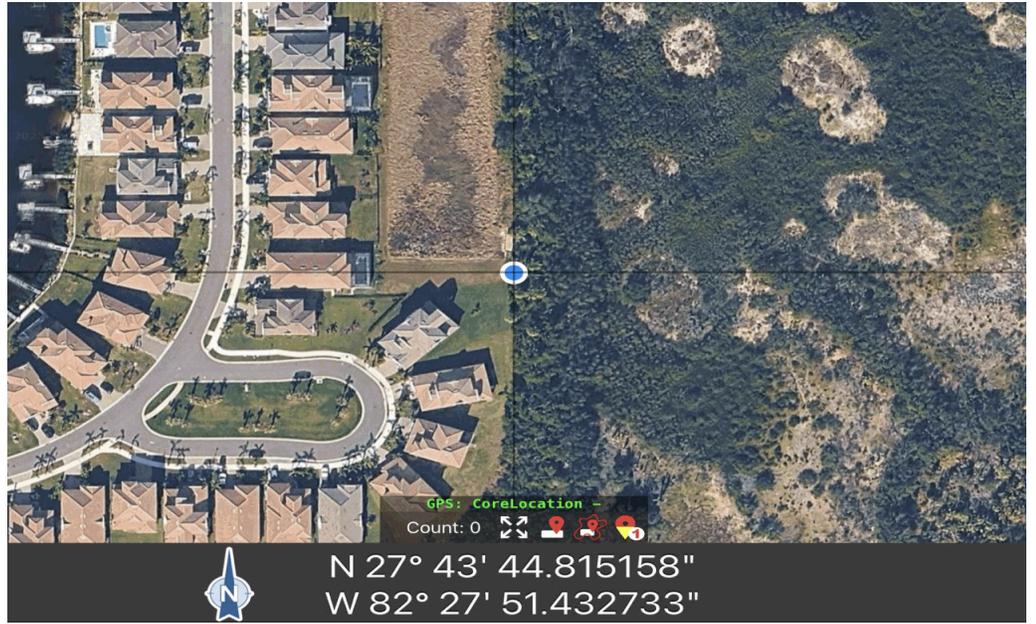


Comments:
Structure #4 per plans.



Comments:

Northwest facing photo as seen from plotted point on imagery. Structure #18 per plans.



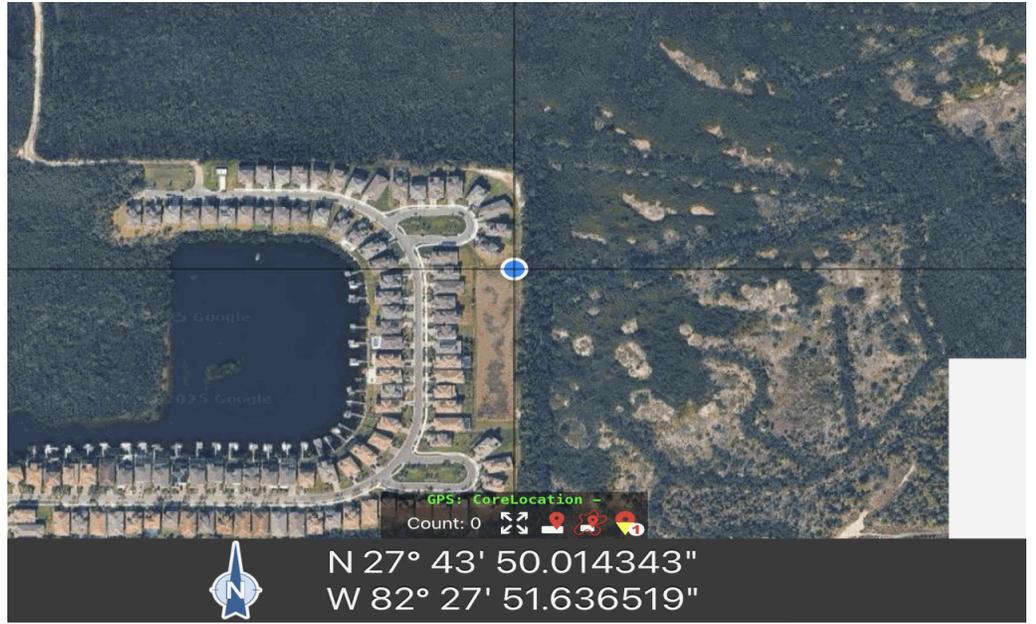
Comments:

Northwest facing photo as seen from plotted point on imagery. Structure #18 per plans.



Comments:

South facing photo as seen from plotted point on imagery.



Comments:

South facing photo as seen from plotted point on imagery.



Comments:

Structure #17 per plans. Grate appears to be misaligned and under thick vegetation.



Comments:

Structure #17 per plans. Grate appears to be misaligned and under thick vegetation.





An Equal Opportunity Employer

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

WaterMatters.org

Bartow Office

170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office

78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office

7601 U.S. 301 North (Fort King Highway)
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

January 15, 2026

Len-Little Harbor, LLC
Attn: Parker Hirons
4301 W Boy Scout Blvd Suite 600
Tampa, FL 33607

Subject: **Final Notice of As-Built Deviations**
Project Name: Little Harbor Phase 3
Permit No.: 43028992.003
Compliance No.: 432778
County: Hillsborough
Sec/Twp/Rge: S1/T32S/R18E

Dear Mr. Hirons:

On June 27, 2024, the District sent a letter to you advising of deviations associated with the subject project. To date, the District has not received an adequate response. The items listed below remain outstanding:

Technical Deviations:

1. A fence at lot 40 (Wilkins' Property), property address 2630 Yellow Sundial Loop, was built within the wetland buffer. Specific Condition 3 states: Wetland buffers shall remain in an undisturbed condition except for approved drainage facility construction/maintenance. No owner of property within the subdivision may perform any work, construction, maintenance, clearing, filling or any other type of activities within the wetland(s) or wetland buffer(s), described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District. The subject fence must be either removed, moved out of the buffer zone, or authorized via a minor permit modification request.
2. Pursuant to an inspection by District staff on December 19, 2025, it was evident that the constructed pond is in need of maintenance as the structures that discharge into the pond could not be adequately inspected to ensure that stormwater runoff flowing into the pond can indeed flow freely into the pond, due to an overgrowth of vegetation. Please perform the necessary maintenance activities and provide reasonable assurance that the stormwater infrastructure can flow as permitted into the pond unencumbered.

In order to bring this matter into compliance with the subject permit and District rules, you must have the listed deviations corrected immediately and submit the required information no later than **February 14, 2026**. Your response should be directed to me at the Tampa Service Office.

The information can be submitted on-line using **eCompliance** by visiting the District's Environmental Resource Permitting System in ePermitting located on the District's website at <http://WaterMatters.org/LogInERP>. If you do not have an account you can sign up by clicking the "Register Now" button.

If you have questions, please contact me at (813) 355-0627 or at martin.russum@watermatters.org.

Sincerely,

Martin Russum, P.E.
Chief Professional Engineer
ERP Compliance
Environmental Resource Permit Bureau
Regulation Division

cc: Christopher N. O'Kelley, P.E., Clearview Land Design, P.L.
Christina Newsome, South Bay CDD
Lawrence Trendell, The Homes at Antigua Cove HOA, Inc.



OPEN SPACE

SOUTH
BAY
CDD

+23 +23 +23
+23 +23 +23
+23 +23 +23

+23 +23 +23 +23 +23 +23
+23 +23 +23 +23 +23 +23
+23 +23 +23 +23 +23 +23

28

27

FF=11.00
LOT 125
PAD=8.9
TYPE A

FF=11.00
LOT 124
PAD=8.9
TYPE A

FF=11.00
LOT 123
PAD=8.9
TYPE B

FF=11.00
LOT 122
PAD=8.6
TYPE B

FF=11.0
LOT 12
PAD=8.0
TYPE B

LITTLE HARBOR LITTLE HARBOR-TOPO

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: CLIENT
 Last Date of Field Survey: XX/XX/XX
SURVEYOR'S CERTIFICATE
 This certifies that a survey of the hereon described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 51-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



GeoPoint
Surveying, Inc.

1403 E. 5th Avenue Phone: (813) 248-8888
 Tampa, Florida 33605 Fax: (813) 248-2266
 www.geopointsurvey.com Licensed Business Number LB 7768

Drawn: XXX Date: XX/XX/XX Data File: XXXXXXXX
 Check: XXX P.C.: XXX Field Book: XXX-XXX-XXX
 Section: XX Twn. XX Rng. XX Job #: XXX-XX-XXX

Sheet No. XX of XX Sheets

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. _____
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DRAWN: LITTLE HARBOR CONSTRUCTION FILE: LITTLE HARBOR STAGING DWG PLOTTED BY: EVAN HORNE ON: 10/12/2015 9:41 AM LAST SAVED BY: NICHOLAS ON: 8/25/2013 1:58 PM



OPEN SPACE

SOUTH
BAY
CDD

F. LAREND
SECTION
INV. 4.0
5'X5' RIP RAP

70 FEET +/- 12"
HP STORM PIPE

18" X 18" MIN.
NYLOPLAST YARD DRAIN
TOP EL. 7.0
INV. 4.5

FF=11.00
LOT 125
PAD=8.9
TYPE A

FF=11.00
LOT 124
PAD=8.9
TYPE A

FF=11.00
LOT 123
PAD=8.9
TYPE B

FF=11.00
LOT 122
PAD=8.6
TYPE B

FF=11.0
LOT 12
PAD=8.0
TYPE B

LITTLE HARBOR LITTLE HARBOR-TOPO

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: CLIENT
 Last Date of Field Survey: XX/XX/XX
SURVEYOR'S CERTIFICATE
 This certifies that a survey of the hereon described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 51-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



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Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

Drawn: XXX Date: XX/XX/XX Data File: XXXXXXXX
 Check: XXX P.C.: XXX Field Book: XXX-XXXX
 Section: XX Twn. XX Rng. XX Job #: XXX-XX-XXX

Sheet No. XX of XX Sheets

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. _____
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DWS:NAME: LITTLE HARBOR-CONSTRUCTION/LITTLE HARBOR-STANDARD.DWG PLOTTED BY: EVAN HORNE ON: 10/10/2023 9:47 AM LAST SAVED BY: NICHOLAS ON: 05/20/2023 1:58 PM

FEBRUARY 2026



ANDRES LANDSCAPE



& MAINTENANCE, LLC

SOUTH BAY CDD LANDSCAPE & IRRIGATION MAINTENANCE SERVICES **PROPOSAL**

Submitted Monday, February 2, 2026

Valid until 12/31/2026



COMPANY INFORMATION

Company details:

Andres Landscape & Maintenance, LLC
1409 East 140th Avenue Tampa, Florida 33613
813.863.0473
25 employees

History of the company:

Andres Landscape & Maintenance, LLC is an owner-operator business located in Tampa, Florida. As an owner-operator business working along side the team on every job ensures high quality, consistent results for your CDD.

Andres Landscape & Maintenance, LLC has been providing superior landscaping services in Tampa Bay for 10 years. Currently servicing numerous Homeowner Associations and multiple commercial properties in Tampa Bay.

Andres Landscape & Maintenance, LLC is fully insured, carrying required Liability Insurance and Workers Compensation. All employees wear uniforms, are fully trained on proper landscape management, equipment, and safety.

Organization chart of company:

Andres Gomez, Owner
Marcela Gomez, Office Manager
Anselmo Gomez, Field Operations

Proof of applicable insurance:

Attached in appendix

Andres Landscape & Maintenance, LLC has NO outstanding litigation.



QUALIFICATIONS & STAFFING

Andres Landscape & Maintenance, LLC has been providing full landscaping maintenance services for large residential and commercial properties in Tampa Bay including:

- Highland Park Neighborhood Association
- Townhomes of Highland Park HOA
- Coach Homes HOA
- Ridge Plaza Shopping Center
- Gateway Plaza
- Publix Shops at Inverness
- Cypress Village
- Palm River Plaza

Andres Landscape & Maintenance, LLC provides high quality landscaping maintenance services at a reasonable cost. All employees wear uniforms, are fully trained on proper landscape management, equipment, and safety. All services are performed by Andres Landscape & Maintenance, LLC to ensure quality consistency is maintained.

Anselmo Gomez will serve as Field Operations for the District. Anselmo has 8 years of experience, currently servicing 6 HOA properties in Tampa Bay. Site visits will be performed at least once a week when the landscaping crew is present. Either Anselmo Gomez or Andres Gomez are available whenever needed by District Management.

Andres Landscape & Maintenance, LLC is available by phone 24 hours a day, 7 days a week. Anselmo Gomez in Field Operations will be the first point of contact, with Andres Gomez being the escalation contact when needed.

COST OF SERVICES

Andres Landscape & Maintenance, LLC is proposing **42 cuts annually**, with visits every week of the year for edging, weed control, selective mowing, debris clearing, and general detailing of property, etc. Standard **Fertilization** and **Pest Control** are also included as **part of this bundled service offer** which is detailed in the **Schedule of Services**.

Annual cost for all services will be \$92,400, payable in **monthly installments of \$7,700**.

Detailed Schedule of services is included on the next page.



SCHEDULE OF SERVICES

DATE	SERVICES
JANUARY	Mowing (every 2 weeks), hard-edge & soft edge (every week), inspect and test irrigation (once per month), shrub/palm/tree pruning (as needed), fertilization of grasses/shrubs/trees/palms, pest control (as needed)
FEBRUARY	Mowing (every 2 weeks), hard-edge & soft edge (every week), inspect and test irrigation (once per month), shrub/palm/tree pruning (as needed), pest control (as needed)
MARCH	Mowing (every week), hard-edge & soft edge (every week), inspect and test irrigation (once per month), shrub/palm/tree pruning (as needed), pest control (as needed)
APRIL	Mowing (every week), hard-edge & soft edge (every week), inspect and test irrigation (once per month), shrub/palm/tree pruning (as needed), fertilization of grasses/shrubs/trees/palms, pest control (as needed)
MAY	Mowing (every week), hard-edge & soft edge (every week), inspect and test irrigation (once per month), shrub/palm/tree pruning (as needed), pest control (as needed)
JUNE	Mowing (every week), hard-edge & soft edge (every week), inspect and test irrigation (once per month), shrub/palm/tree pruning (as needed), pest control (as needed)
JULY	Mowing (every week), hard-edge & soft edge (every week), inspect and test irrigation (once per month), shrub/palm/tree pruning (as needed), fertilization of grasses/shrubs/trees/palms, pest control (as needed)
AUGUST	Mowing (every week), hard-edge & soft edge (every week), inspect and test irrigation (once per month), shrub/palm/tree pruning (as needed), pest control (as needed)
SEPTEMBER	Mowing (every week), hard-edge & soft edge (every week), inspect and test irrigation (once per month), shrub/palm/tree pruning (as needed), pest control (as needed)
OCTOBER	Mowing (every week), hard-edge & soft edge (every week), inspect and test irrigation (once per month), shrub/palm/tree pruning (as needed), fertilization of grasses/shrubs/trees/palms, pest control (as needed)
NOVEMBER	Mowing (every 2 weeks), hard-edge & soft edge (every week), inspect and test irrigation (once per month), shrub/palm/tree pruning (as needed), pest control (as needed)
DECEMBER	Mowing (every 2 weeks), hard-edge & soft edge (every week), inspect and test irrigation (once per month), shrub/palm/tree pruning (as needed), pest control (as needed)



EXHIBIT C

**Official Proposal Form for
Solicitation of Proposals for Landscape and Irrigation Maintenance Services**

Name of Proposer: Andres Landscape & Maintenance LLC

In accordance with the solicitation of proposals issued by the (South Bay) Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Solicitation for Proposals for Landscape and Irrigation Maintenance Services.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer's proposal:

- 1. General Landscape Maintenance (Part 1) \$ Included - see Schedule of Services
- 2. Fertilization (Part 2) \$ Included - see Schedule of Services
- 3. Pest Control (Part 3) \$ Included - see Schedule of Services
- 4. Irrigation System Monitoring and Maintenance (Part 4) \$ Included - see Schedule of Services

Total Yearly Cost for the first year of the above items \$ 92,4000

- 6. Annuals Maintenance/Installation \$ To be quoted based on required annuals
- 7. Top Choice Application (Per Year) \$ To be quoted
- 8. Mulching for Tree and Shrub/Grandecover Bed Areas \$ To be quoted
Estimate of total cubic yards proposed to service the property: 240
Cost of Mulch Per Cubic Yard \$ 60 /cubic yard
- Irrigation Hourly Rate for items not included in the Scope of Services:* \$ 55 /hour

Proposer, thoroughly reviewed all components of the Solicitation for Landscape and Irrigation Maintenance Proposals and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the proposed Agreement with the District.

Name of Authorized Signatory of Proposer: Andres Gomez

Title of Authorized Signatory of Proposer: Owner

Signature of Authorized Signatory of Proposer: _____



EXHIBIT D

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces:	\$ <u>1,800</u> / event
Pond bank mowing, including line-trimming to water's edge:	\$ <u>To be quoted</u> / event
Bed detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	\$ <u>To be quoted</u> / event
Tree Lifting:	\$ <u>To be quoted</u> / event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	\$ <u>To be quoted</u> / event



EXHIBIT E

**LANDSCAPE AND IRRIGATION MAINTENANCE
RATES FOR ADDITIONAL SERVICES**

A.	Mowers w/operator	\$ <u>45</u> Hour
B.	Bush-Hog w/operator	\$ <u>To be quoted</u> Hour
C.	Tractor w/operator	\$ <u>To be quoted</u> Hour
D.	Supervisor with Transportation	\$ <u>45</u> Hour
E.	Laborer with hand equipment	\$ <u>45</u> Hour
F.	Truck w/driver	\$ <u>45</u> Hour
G.	Irrigation Tech	\$ <u>45</u> Hour
H.	Granular Pesticide Applicator Person with Drop Spreader	\$ <u>45</u> Hour
I.	Liquid Pesticide Applicator Person with Spray Truck	\$ <u>45</u> Hour
J.	Granular Fertilizer Applicator Person with Drop Applicator	\$ <u>45</u> Hour
K.	Liquid Fertilizer Applicator Person with Spray Truck	\$ <u>45</u> Hour
L.	Granular Weed Control Applicator Person with Drop Applicator	\$ <u>45</u> Hour
M.	Liquid Weed Control Applicator Person with Spray Truck	\$ <u>45</u> Hour
N.	Laborer for Additional Trash Pick-Up	\$ <u>45</u> Hour
O.	Lump Sum Mowing ⁽¹⁾ , entire community	\$ <u>1,800</u> Per Mow

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

¹ Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.



EXHIBIT F

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

- A. Debris removal personnel unit costs:
 - \$ 45 per Hour
 - \$ _____ per Hour
 - \$ _____ per Hour

- 8) Debris removal equipment unit costs:
 - \$ To be quoted per Hour
 - \$ based on equipment per Hour
 - \$ required per Hour

- 9) Other emergency/disaster related unit costs:
 - \$ To be quoted per Hour
 - \$ based on specific per Hour
 - \$ need per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District



EXHIBIT G

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared _____, who being duly sworn, deposes and says (the "Affiant"):

- 1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
- 2. Affiant is the _____ (Title) of _____ (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
- 3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
- 4. Company intends to execute, renew, or extend a contract between Company and the South Bay Community Development District ("CDD").
- 5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on _____, 2026

Notary Public Signature

Notary Stamp



EXHIBIT G

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared Andres Gomez Diaz who being duly sworn, deposes and says (the "Affiant"):

- 1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the Owner (Title) of Andres Landscape (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the South Bay Community Development District ("CDD").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on 02/02/2026

Notary Public Signature



BENJAMIN ALCIN
Notary Public
State of Florida
Comm# HH373425
Expires 5/23/2027

Notary Stamp



South Bay Community Development District

Landscape | Irrigation | Construction | Golf

Prepared For:

**Christina
Newsome
District Manager
Inframark**

788 Seagrape Drive
Ruskin, FL 33570
Phone: (813) 873-7300
Email: christina.newsome@inframark.com

Proposal issued:
2 February 2026

*Proposal valid for 60 days



2/2/2026



South Bay Community Development District

788 Seagrape Dr. Ruskin, FL 33570

RE: South Bay Landscape and Irrigation Maintenance Request for Proposal

Dear Christina,

I personally want to thank you for considering Down To Earth as your Landscape Maintenance partner and for inviting us to participate in your RFP. We are confident that the following information will help to make the best decision and appreciate all the time you have taken to ensure we are submitting the most accurate proposal that reflects the expectations of the community.

Down To Earth has been in business for more than 30 years and we pride ourselves on providing superior service that brings “Natural Joy” to our customers. We understand the high standards our customers require and constantly seek to be the “Service Provider of Choice” in the green industry by delivering uncompromising quality that will exceed your expectations. There are many choices for your landscape management services, but what makes Down To Earth different is our ICARE values.

 Integrity We act with honesty, transparency, and reliability, always doing what is right for our customers, environment, and our team.	 Care We are one team that respects and cares for each other, continuously striving to beautify and improve the communities we serve.	 Accountability We meet our commitments to each other and to our valued customers and act if we fall short on expectations.	 Relentlessness We are constant in our efforts to provide solutions to customers and satisfy their needs.	 Excellence We strive to deliver best-in-class quality and safety while improving our services and results every day.
---	---	---	---	---

Thank you for your consideration and we look forward to the opportunity of working with you to achieve your landscape vision and experiencing the Down To Earth Difference!

Respectfully,

Kara Rewerts – Business Development Manager

(727) 710-1263

Kara.rewerts@down2earthinc.com

Approach to Services

An Overview of What We Do & How We Do It



We are driven by bringing natural joy to every client and property we service.



Core Competencies

- 🌱 Maintenance
- 🌱 Irrigation
- 🌱 Construction
- 🌱 Enhancements
- Installation
- 🌱 Fertilization & Pest Control
- 🌱 Golf Maintenance
- 🌱 Golf Construction

Our Commitment to South Bay CDD

This checklist is provided as an outline of the initial tasks that our Landscape Maintenance teams will perform as we begin serving your property. Together, we will check off the tasks as they are completed over the first 30, 60, and 90 days of service, as a way for you to measure our team's performance.

30

- Meet with key stakeholders and residents to understand customer preferences.
- Implementation of Down to Earth's CustomerLink work order if requested.
- Begin Initial Assessment Report Information *(can take up to 90 days)*
- Conduct Soil Tests throughout the community, *optional, varies by property.*

60

- Continue Initial Assessment Report Information with corrective action recommendations to the management team.
- Review Soil Tests and report findings with recommendations.
- Provide a site-specific agronomics plan and schedule.
- Discuss irrigation system deficiencies with recommendations for proper corrections.
- Submit proactive proposals based on budgets and expectations.

90

- Continue routine communication and cadence with property.
- Begin irrigation system corrections/ repairs based on findings.
- Conduct turf replacement if required and approved.
- Landscape replacement and enhancements for the communal areas(s).

Management *Timeline*



	Weeks															
Events	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Award of the contract	█															
Administrative teaming meeting with team manager	█															
Collect soil samples and send to lab (optional)		█														
Determine frequency of routine meetings and property review with management		█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Compile property manager's expectations & submit for review			█	█	█											
Landscape maintenance service begins			█	█	█	█	█	█	█	█	█	█	█	█	█	█
Begin irrigation system inspection of complete system			█	█	█	█	█	█	█	█	█	█				
Report findings from irrigation inspection				█	█	█	█	█	█	█	█	█				
Create monthly horticultural report							█				█				█	
Review horticultural report with property manager and make recommendations								█				█				█
Review 30 day landscape evaluation							█	█								
Review 60 day landscape evaluation										█	█					
Review 90 day landscape evaluation															█	█

*Can vary by property or specific community needs.

Service Maps

The map(s) below depicts the boundaries of the serviceable areas of your landscape property as understood for the purposes of developing this proposal.

Feature Measurements

Lot area: 512,861 sq.ft. (11.77 acres)



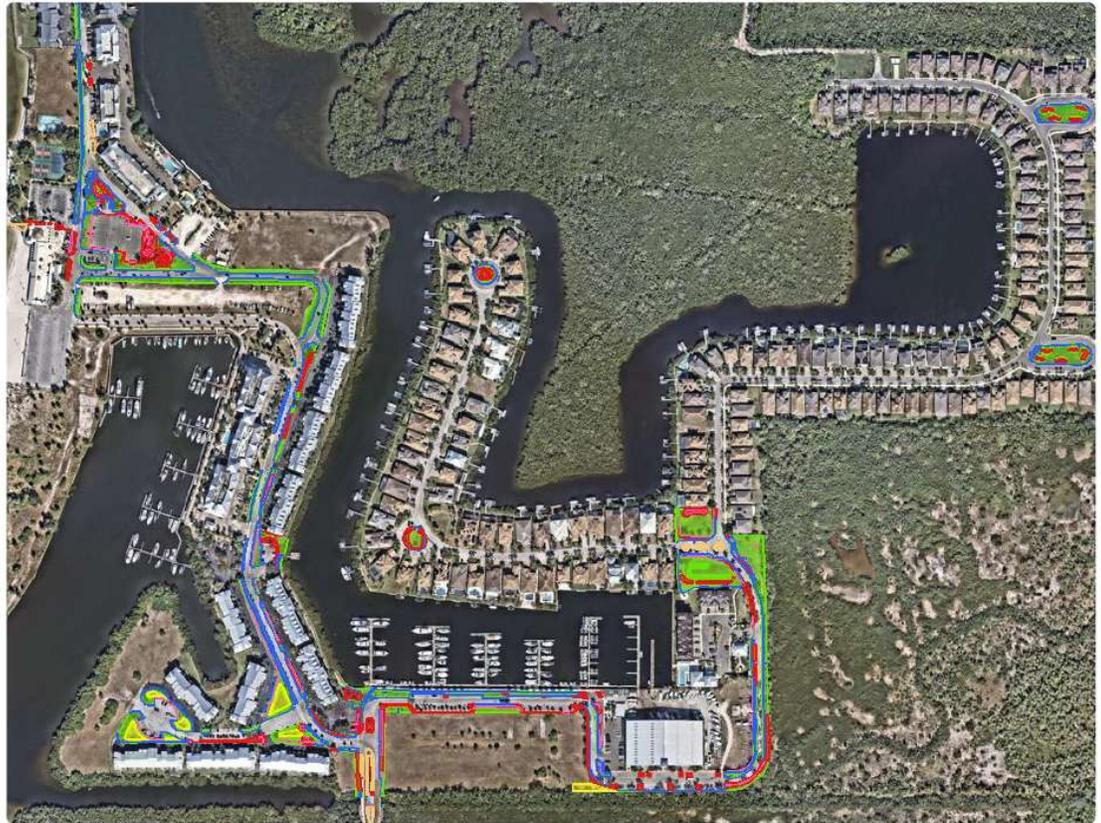
South Bay CDD

788 Seagrape Drive, Ruskin, FL 33570



- Lawn
- Lawn-Bermuda
- Lawn-Zoysia
- Bahia-Low FP
- Bahia-Standard
- Bahia-Pond Banks
- Bahia-Buffer or Bush Hog
- Mulch Bed
- Hedge
- Gravel Bed
- Blowing Area

- Hard Edge



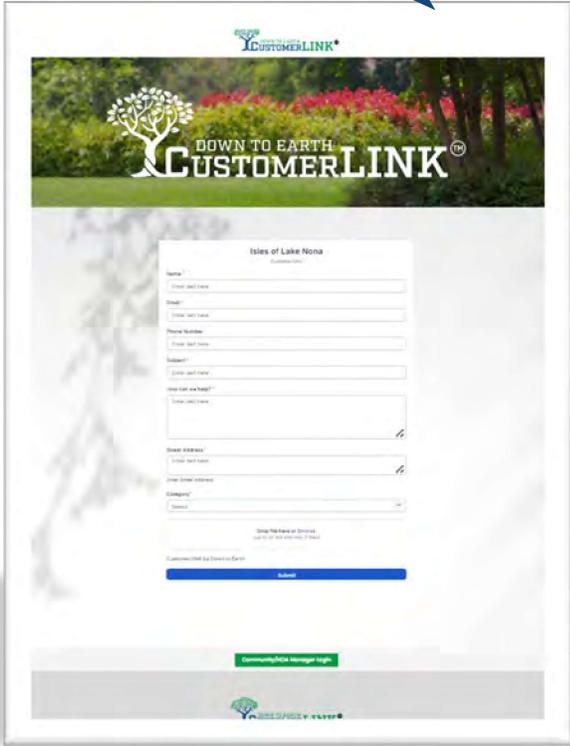
Customer Service & Communication

Our Customer Commitment

Should an issue arise on your property, you can call or email any of our key personnel. All managers and technicians have been equipped with email access via phone or through their vehicle laptops. Additionally, we can be reached via the following:

- Website Customer Form
- Dedicated Branch Phone Number
- Emergency After Hours Phone Number

Timely Communication and Tracking Requests are a Top Priority!



CUSTOMERLINK Work Order

Through access to a dedicated website, homeowners can report issues, ask questions, and provide direct service feedback. Benefits of CUSTOMERLINK include:

- Work order management.
- Intuitive interface and ease of use
- Email alert notification on work order status.

[*Click here for a quick tutorial](#) 



Irrigation Reporting

Our routine irrigation reports are designed to ensure peak system performance, water efficiency, and long-term reliability. We take a proactive approach to monitoring, maintaining, and improving irrigation systems to support healthy landscapes and reduce unnecessary water use.

Routine Irrigation Inspections

- **Controller Adjustments:** Seasonal run time adjustments ensure optimal water efficiency and adequate coverage for all landscape materials.
- **Zone Details:** Each zone is reviewed for proper head-to-head coverage and evaluated for any necessary repairs, with a detailed repair report provided.
- **Programming Optimization:** Custom programming is developed to maximize water efficiency and overall system performance.
- **Ongoing Monitoring:** Regular inspections and adjustments maintain proper system functionality throughout the season.
- **Quality Components:** Only approved parts are used, with immediate reporting of any damage to ensure timely resolution

Irrigation Service Report

General Information

Technician: Jaelis

Customer: Vial Bentley Village

Branch: Fort Myers

Report Type: IRRIGATION

Controller Name: EAST CLUB HOUSE

Date: Aug. 29, 2025

Programs Needed: No

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: HUNTER ACC

POC Info: Lako

Pump Status Type: Meter POC

Irrigation Zones							
Attribute	29	31	33	37	38	39	40
Zone Type	Spray	Rotor	Rotor	MP	Spray	Rotor	Rotor
Program Type	House	House	House	House	House	House	House
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	N/A	N/A	0 hrs 15 mins
Checked Filters	No	No	No	No	No	No	No
Checked Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	Billable Items: 1. Irrigation Spray Head Required/Replaced/Relocated Item Type: "E" Qty: 1 2. Irrigation Spray Head Required/Replaced/Relocated Item Type: "L2" Qty: 2 3. Irrigation Nozzle Replaced Item Type: Standard Qty: 0 4. Irrigation Riser Item Type: "L2" Qty: 2	Billable Items: 1. Irrigation Rotor Required/Replaced/Relocated Item Type: "R" Qty: 4	Billable Items: 1. Irrigation Rotor Required/Replaced/Relocated Item Type: "R" Qty: 3	Billable Items: 1. Irrigation Spray Head Required/Replaced/Relocated Item Type: "L2" Qty: 5 2. Irrigation Nozzle Replaced Item Type: MP Qty: 7	Billable Items: 1. Irrigation Spray Head Required/Replaced/Relocated Item Type: "E" Qty: 7 2. Irrigation Nozzle Replaced Item Type: Standard Qty: 7 3. Irrigation Riser Item Type: "L2" Qty: 1	No repair items billable	Billable Items: 1. Irrigation Rotor Required/Replaced/Relocated Item Type: "R" Qty: 4

Landscape Reporting

At Down to Earth, we're committed to proactive reporting that ensures your landscape is consistently maintained to the highest standard. Through regular site visits and detailed communication, we work to protect your investment and identify opportunities for continued improvement.

Routine Reviews:

We will conduct routine site visits to thoroughly review the property and identify any notable items or areas of concern. A summary of our findings will be communicated promptly to ensure full transparency and proactive management.

Detailed Reports:

We will provide reporting that includes identification of enhancement opportunities, and routine updates on your landscape maintenance services. This report will be presented to the Property Management, Board and Committee for their review and strategic planning.



Company Overview



Down To Earth is a premier, full-service landscape company proudly providing maintenance, irrigation, design, and construction services serving multiple regions across Florida.

Specializing in large-scale commercial, residential, and resort services, we deliver unparalleled service and unmatched quality from design and installation to ongoing maintenance.



**Click on image to learn more.*

Our Goal

Our goal for all three divisions is to approach it with the same business strategy and principles that have made the company a success for 30+ years:

*Surround yourself with great people that demonstrate “ICARE” values and offer a service that brings **Natural Joy** to our customers.*

Locations

Down To Earth is continuously expanding across Florida, with 16 different branch locations.



SOUTHEAST

- Vero Beach
- Fort Pierce
- West Palm Beach
- Stuart

SOUTHWEST

- Sarasota
- Ruskin
- Fort Myers
- Naples
- Tampa

CENTRAL

- Mount Dora
- Orlando
- Sanford
- The Villages
- Maitland

NORTH

- Jacksonville
- St. Augustine

COMPANY SAFETY PLAN

OUR NUMBER ONE PRIORITY



THE TEAM THAT CARES

Down To Earth understands that safety is the number one priority for both you and our employees. All personnel wear the following necessary protective equipment during the performance of their duties:

- DTE branded protective clothing, reflective, high visibility shirts, and safety vests.
- Protective eye wear or face shields
- Respiratory protection
- Gloves
- Ear/Hearing protection

Down To Earth personnel will adhere to all local, state, and federal safety guidelines and will observe all safety precautions when performing services on property, roadways and rights-of-way. The following measures will be employed when active in these areas:

- Safe location of parked vehicles
- Use of safety cones/signage
- Flag personnel as necessary

HIRING PROGRAM

- Mandatory drug screening prior to employment – zero-tolerance policy.
- Each new employee must complete our “**Green Vest Training**” program that focuses on the safe operation of all equipment and machinery.

PREVENTIVE MAINTENANCE PROGRAM

- Participate in weekly “toolbox talks” to review the correct maintenance procedures and inspect current equipment.
- Equipment is cleaned and maintained daily which includes sharpening mower blades and servicing equipment to ensure proper working order.
- Weekly **Vehicle Condition Report** to ensure that all repairs and maintenance have been completed.
- Monthly **Branch & Site Audits** to ensure compliance.

SAFETY TRAINING PROGRAM

- Employees participate in scheduled equipment training programs demonstrating the correct way to operate machinery and tools utilized for day-to-day job activities.
- Fertilizer/Pest Control Applicators take the Florida Best Management Practices Class and stay current on all continuing education units.
- Weekly Safety topic as well as scheduled Safety bulletins to raise awareness and reinforce training.

Organizational Chart

One of the keys To Down to Earth’s success is **the ability to provide the care and attention of a local company but with the scale and resources of a larger enterprise.**

This alignment from the CEO down to the individual crew members is critical to **delivering our vision to be the “Service Provider of Choice”.**



Your Dedicated *Landscape Team*



Regional Operations Leader



Will Dutton

Oversees multiple branches, ensuring operational excellence, efficiency, and alignment with company standards to drive service quality and customer satisfaction.

Branch Manager



Tom Loboda

Leads branch operations, managing teams, overall performance, and client relationships to ensure successful service delivery and growth.

Account Manager



Alexandra Steiner

Serves as the primary client contact, overseeing services, service quality, and customer satisfaction while identifying opportunities for enhancements and renewals.

Production Manager



Ryan Roark

Oversees daily operations to ensure projects are completed efficiently, on time, and to quality standards.

Irrigation Manager



Sean Malo

Specializes in the irrigation maintenance and efficiency of irrigation systems, ensuring optimal water management and system performance for client landscapes.

WE ARE HERE FOR YOU!

Let us help you
Weather the Storm.



Have Peace of Mind With **Pre-Authorized Storm Clean-Up**

When you approve a clean-up plan, we are on the ground canvassing your property to assess damage as soon as the storm has passed. We quickly dispatch the appropriate teams to address your needs, prioritizing safety first:

Our record over the years and our ICARE values have proven that we will do everything we can to alleviate the stress caused by inclement weather in a 3-phase approach:

Phase 1: Emergency services to clear roadways, driveways, and walkways for first responders.

Phase 2: Complete clean-up, staking, and specific rebuilds as requested, so that recurring maintenance can begin.

Phase 3: Property rebuild: Normal enhancement rates would apply.

Normal Maintenance operations can typically resume the week following clean-up for all but the most severely impacted properties. Utilizing our network of vendor partners and leveraging our Construction Division, we can bring resources to address the situation.

2026



Hurricane season is upon us again. No matter what the weather may bring, your Down to Earth team is looking out for you.

To ensure we can provide you with a swift response following severe weather, we recommend the following:

Pre-Authorize Storm Clean-Up

See our 3-phase approach below.

Keep Us Apprised of your Insurance Requirements

Let us know of any requirements your insurance carrier may have for documenting damages or corrective actions resulting from a storm. Our team will take photos of damages and keep track of manpower, equipment, and work provided in our repairs.

Let Us Know How to Reach You

Communications can be vulnerable in case of a storm. Remember to keep your contact information updated.

Prepare Your Trees

Reduce the risk of damage and injury by pruning weak branches and opening canopies. Schedule an assessment with our team to ensure your trees are ready.

Hurricane Price List

General Labor	\$30 / per man / per hour (\$30 per man hour OT)
Bucket Truck & Chipper	\$200 / per man / per hour (\$250 per man hour OT)
Loader & Operator Large	\$270 / per hour (\$320 per hour OT)
Loader / Operator Dump	\$270 / per hour (\$320 per hour OT)
Dump Fees	Market Rate (~\$10 per cubic yard)
Arbor Crew with Dump Truck & Chipper	\$180 / per man / per hour (\$230 per hour OT)
Irrigation Repair	\$10 / per person / per hour (\$150 per hour OT)
Lodge Pole & Staking Rope	\$25 / unit
Banding Kits (4X2)	\$40 / unit
Crane	Priced per request

*Please note: All prices and availability for landscape materials are subject to change and can vary depending on market conditions which are beyond our immediate control. Disruption in normal maintenance services will not result in credits. However, schedules will be adjusted to catch up maintenance services as conditions allow over time unless otherwise agreed in advance. Additional proposals may be required for additional cleanup or arbor care.

Payments are progress billed, and due immediately for all severe hurricane and/or severe weather-related charges.

Our Design Capabilities



Our team of experts specializes in landscape transformation through installation and design, *bringing your community visions to life.*



Licenses, Certifications, & Insurance Bonds



To deliver the very best customer service, we currently hold the following licenses, certifications, and insurance bonding:

- BMP Certified– Florida Green Industries
- Florida Department of Agriculture and Consumer Services, Certificate of Nursery Registration
- Florida Department of Agriculture and Consumer Services Certified Pest Control Operator
- Florida Department of Agriculture and Consumer Services Registered Pest Control Firm
- Florida Department of Agriculture and Consumer Services, License as Dealer in Agriculture Products
- Florida Nursery, Growers and Landscape Association (FNGLA) – Certified Horticulture Professional (FCHP)
- FNGLA Certified Horticulturalists Florida Nursery, Growers and Landscape Association (FNGLA) – Florida Certified Landscape Contractor (FCLC)
- International Society of Arboriculture (ISA), Certified Arborist
- Rain Bird – Certified Maxicom Operator, Maxicom Software Level 1 and 2, Maxicom Hardware Level 1 & 2

*All certificates & licenses are available upon request.

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) SSS Down To Earth Opco, LLC	
	2 Business name/disregarded entity name, if different from above. Down To Earth	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) P Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ <i>(Applies to accounts maintained outside the United States.)</i>
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>	
	5 Address (number, street, and apt. or suite no.). See instructions. 500 Winderley Place, Suite 222	Requester's name and address (optional)
	6 City, state, and ZIP code Maitland, FL 32751	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number								
			-			-		
or								
Employer identification number								
3	8	-	4	0	0	6	3	3

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person 	Date	01/03/2026
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

The mission of the Florida Nursery, Growers & Landscape Association is to promote and protect the interests of Florida's nursery and landscape industry.

Down To Earth

is a member of the

Florida Nursery, Grower & Landscape Association

through 6/30/2026

A. Talmadge Coley

A. Talmadge Coley, Chief Executive Officer



Member since 7/13/2017

2600 Blair Stone Road, M.S. 3510
Tallahassee, Florida 32399-2400



GI-BMP Trainee ID: GV917082
Certification date: 6/13/2021
Test Score: 98%

Congratulations on successfully completing the Florida Green Industries Best Management Practices Training Program. Your certificate of completion and wallet card are attached. If there are errors in the certificate, or if we can be of further assistance, please contact the GI-BMP office of the UF/IFAS Florida-Friendly Landscaping™ Program at gi.bmp@ifas.ufl.edu or (352) 273-4517.

Please note that this training certificate alone does not authorize you to apply fertilizer commercially. You must take additional steps to become licensed for commercial fertilizer application in the state of Florida. The Limited Urban Commercial Fertilizer Applicator Certification (state "fertilizer license") is issued by the Florida Department of Agriculture and Consumer Services (FDACS).

Apply online: <https://aesecomm.freshfromflorida.com>. The certificate number from this document is required to apply for Fertilizer Applicator Certification. For assistance contact: The Bureau of Licensing and Enforcement, (850) 617-7997.

If your test score is 90% or greater, you may be eligible to become a GI-BMP Instructor:
https://fl.ifas.ufl.edu/professionals/instructor_program.html

**State of Florida
DEPARTMENT OF
ENVIRONMENTAL PROTECTION**

Tom Lazzaro

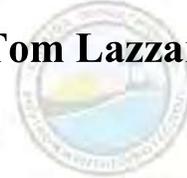
GV917082-1

Certificate #

GV917082

Trainee ID #

**GREEN INDUSTRIES BEST MANAGEMENT PRACTICES
TRAINING PROGRAM**



UF | IFAS
UNIVERSITY of FLORIDA

**Florida-Friendly
Landscaping™** GI-BMP PROGRAM

GV917082-1
Certificate #

GV917082
Trainee ID #

**Certificate of Training
Best Management Practices
Florida Green Industries**



The undersigned hereby acknowledges that

Tom Lazzaro

has successfully completed the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

Tom Wichman
GI-BMP Statewide Coordinator

T. Wichman

Instructor

6/13/2021

Date of Class

Esen Momol, Ph.D.
Director Florida-Friendly Landscaping™ Program



CERTIFICATE OF LIABILITY INSURANCE

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).

PRODUCER The Baldwin Group Southeast, LLC 4211 W. Boy Scout Suite 800 Tampa FL 33607	CONTACT NAME: Susanne Fischer PHONE (A/C, No. Ext): 239-734-3309 E-MAIL ADDRESS: certificates@bks-partners.com	FAX (A/C, No): 239-931-5604
	INSURER(S) AFFORDING COVERAGE	
License#: L002281 SEASSER-01	INSURER A: Greenwich Insurance Company INSURER B: XL Specialty Insurance Company INSURER C: Westchester Surplus Lines Insu INSURER D: Gemini Insurance Company INSURER E: CNA Insurance Co INSURER F: Steadfast Insurance Company	NAIC # 22322 37885 10172 10833 35289 26387
INSURED SSS Down to Earth Opco, LLC dba Down to Earth 500 Winderley Place Suite 222 Maitland FL 32751		

COVERAGES **CERTIFICATE NUMBER: 412342830** **REVISION NUMBER: MASTER25**

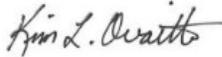
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE 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 LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			RGD3002006-02	1/1/2026	1/1/2027	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			RAD9438300-02	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
F	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			AEC4168503-01 140002274	1/1/2026 1/1/2026	1/1/2027 1/1/2027	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	RWD3002005-02	1/1/2026	1/1/2027	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C D E	Pollution Coverage Professional Coverage Inland Marine			G7444748A 002 VNPL019510 7018535549	2/28/2025 7/31/2025 2/28/2025	2/28/2026 7/31/2026 2/28/2026	Each Occurr/Aggregate 1,000,000/2000000 Each Occurr/Aggregate 1,000,000/2,000000 Leased/Rented Equip 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Excess Liability Layer \$3,000,000 over the Primary \$2,000,000 - 140002274 - QBE Insurance Company NAIC# 39217
 SSS Down To Earth Opco LLC is a subsidiary of Seasons Service Select LLC
 Proof of Insurance

CERTIFICATE HOLDER

CANCELLATION

For Informational Purposes Only	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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References

PROJECT NAME: Buckead Trails CDD

Address: 12713 Wanderlust Place,
Parrish, FL

CLIENT SINCE: 2023

SERVICES PROVIDED: We offer full-service landscape maintenance, irrigation, fertilization & pest control

CLIENT CONTACT:

Jayna Cooper
District Manager
P: (813) 340-9022
E: jayna.cooper@inframark.com



PROJECT NAME: Two Rivers CDD

Address: 2490 Two Rivers Blvd.
Zephyrhills, FL 33541

CLIENT SINCE: 2024

SERVICES PROVIDED: We offer full-service landscape maintenance, irrigation, fertilization & pest control

CLIENT CONTACT:

Jayna Cooper
District Manager
P: (813) 340-9022
E: jayna.cooper@inframark.com



PROJECT NAME: Berry Bay CDD

Address: 4982 Eagle Rock Dr.
Wimauma, FL 33598

CLIENT SINCE: 2024

SERVICES PROVIDED: We offer full-service landscape maintenance, irrigation, fertilization & pest control

CLIENT CONTACT:

Rollamay Turkoane
District Manager
P: (656) 223-9951
E: rollamay.turkoane@inframark.com





Proposal Pricing



Based on our discussions and assessment of your property, please see the proposed services and pricing that we can provide to best serve your property.

EXHIBIT D

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces:	\$ <u>960.56</u> / event
Pond bank mowing, including line-trimming to water's edge:	\$ <u>208.48</u> / event
Bed detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	\$ <u>3,537.04</u> / event
Tree Lifting:	\$ <u>307.57</u> / event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	\$ <u>12,705.00</u> / event

EXHIBIT G
LANDSCAPE AND IRRIGATION MAINTENANCE
RATES FOR ADDITIONAL SERVICES
(Must be included in the Total Annual Price.)

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

A.	Mowers w/operator	\$	65.00	Hour
B.	Bush-Hog w/operator	\$	125.00	Hour
C.	Tractor w/operator	\$	150.00	Hour
D.	Supervisor with Transportation	\$	95.00	Hour
E.	Laborer with hand equipment	\$	80.00	Hour
F.	Truck w/driver	\$	95.00	Hour
G.	Irrigation Tech	\$	85.00	Hour
H.	Granular Pesticide Applicator Person with Drop Spreader	\$	85.00 plus material	Hour
I.	Liquid Pesticide Applicator Person with Spray Truck	\$	85.00 plus material	Hour
J.	Granular Fertilizer Applicator Person with Drop Applicator	\$	85.00 plus material	Hour
K.	Liquid Fertilizer Applicator Person with Spray Truck	\$	85.00 plus material	Hour
L.	Granular Weed Control Applicator Person with Drop Applicator	\$	85.00 plus material	Hour
M.	Liquid Weed Control Applicator Person with Spray Truck	\$	85.00 plus material	Hour
N.	Laborer for Additional Trash Pick-Up	\$	75.00	Hour
O.	Lump Sum Mowing (¹), entire community	\$	1,865.00	Per Mow

¹ Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

**EXHIBIT H
HURRICANE/EMERGENCY CLEAN-UP SERVICES
(DO NOT include in the Total Annual Price.)**

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below: **** Please see Hurricane/Emergency List Below & also provided within proposal****

A. Debris removal personnel unit costs:

_____ \$ _____ per Hour
 _____ \$ _____ per Hour
 _____ \$ _____ per Hour

B. Debris removal equipment unit costs:

_____ \$ _____ per Hour
 _____ \$ _____ per Hour
 _____ \$ _____ per Hour

C. Other emergency/disaster related unit costs:

_____ \$ _____ per Hour
 _____ \$ _____ per Hour
 _____ \$ _____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

General Labor	\$80 / per man / per hour (\$110 per man hour OT)
Bucket Truck & Chipper	\$200 / per man / per hour (\$250 per man hour OT)
Loader & Operator Large	\$270 / per hour (\$320 per hour OT)
Loader/ Operator Dump	\$270 / per hour (\$320 per hour OT)
Dump Fees	Market Rate (~\$110 per cubic yard)
Arbor Crew with Dump Truck & Chipper	\$180 / per man / per hour (\$230 per hour OT)
Irrigation Repair	\$110 / per person/ per hour (\$150 per hour OT)
Lodge Pole & Stalking Rope	\$35 / unit
Banding Kits (4X2)	\$40 / unit
Crane	Priced per request

A. Company Information

i. Name of Company (including any “Doing Business As” names)

SSS Down to Earth OPCO LLC
 (“Down To Earth” or “DTE”)

ii. Headquarters / Parent Company Locations

Headquarters: 500 Winderley Place, #222, Maitland, FL 34751

iii. Office Locations and Total Number of Employees at Each

- Sarasota, FL – [109] employees
- Tampa, FL – [45] employees
- Fort Myers, FL – [165] employees
- Ocala, FL – [224] employees
- Jacksonville, FL – [165] employees
- Additional regional offices throughout Florida

Total employees company-wide: [over 1500 total employees]

iv. Local Address and Telephone Number

Down To Earth Landscape & Irrigation
 1821 36th St SE
 Ruskin, FL 33570
 Phone: (813) 597-6852

v. History of the Company

Founded in 1989, Down To Earth Landscape & Irrigation has grown to become one of Florida’s premier landscape and irrigation service providers. With more than three decades of experience, the company delivers comprehensive landscape maintenance, irrigation management, arbor care, and enhancements for community associations, CDDs, commercial properties, and municipalities. Our reputation is built on consistency, reliability, and a proactive approach to client service.

vi. Organization Chart of Company

[Please see page 13 of proposal]

vii. Proof of Insurance

Certificates of Insurance are provided within proposal, demonstrating coverage for:

- General Liability Insurance

- Property Insurance
 - Automobile Liability Insurance
 - Workers' Compensation Insurance
-

B. Qualifications and Staffing

i. Experience and expertise of the proposer in performing the Scope of Services.

-Information provided within proposal

ii. If there will be a subcontractor performing certain services, describe which services will be subcontracted and include subcontractor's qualifications.

-Subcontractors:

Down To Earth performs the vast majority of services with in-house staff. In some cases where subcontractors are used (e.g., large-scale tree removal requiring crane services, or fertilization & pest control), we partner only with licensed, insured vendors who meet or exceed our standards. Horticulture Haulers & TruGreen are among the subcontractors we have partnered with.

TruGreen - Services Subcontracted:

- Fertilization of turf and ornamentals
- Insect and disease control
- Weed management (chemical applications)
- Specialized horticultural treatments (as needed)

Subcontractor Qualifications:

- TruGreen is one of the largest professional lawn care companies in the U.S., serving millions of residential and commercial clients.
- Licensed and insured to perform chemical applications in the State of Florida.
- Staff includes certified agronomists and trained applicators with extensive experience in turf science, pest management, and environmental best practices.
- Proven track record in delivering safe, effective, and environmentally responsible lawn and landscape treatment programs.

- Regular training and continuing education provided to technicians to ensure compliance with all local, state, and federal regulations.

Horticulture Haulers - Services Subcontracted:

- Collection, hauling, and disposal of landscape debris, green waste, and storm cleanup materials.
- Transportation of horticultural materials as needed for large-scale projects.
- **Subcontractor Qualifications:**
- Horticulture Haulers specializes in green waste hauling and disposal services, with extensive experience serving landscape contractors and municipalities across Florida.
- Licensed and insured to perform hauling and disposal operations in compliance with local, county, and state environmental regulations.
- Fleet of properly equipped trucks and trailers designed for efficient and safe transport of landscape debris.

iii. Company Managers, the proposer will assign to the District, including:

1. Names, specific services each will have primary responsibility over, degrees(if any), certifications and licenses.

(Certifications & licenses are provided within proposal)

Tom Loboda: Branch Manager

- Oversees all branch operations including crews, equipment, and financial performance.
- Manages client relationships at a high level and supports account managers.
- Ensures quality control, safety compliance, and profitability.
- Leads hiring, training, and development of branch staff.

Alexandra Stiener: Account Manager

- Primary client contact; builds and maintains relationships.
- Oversees service quality, contract compliance, and customer satisfaction.
- Coordinates crews, scheduling, and resources.
- Handles site walks, reporting, and proposal of enhancements.

Sean Malo: Irrigation Manager

- Oversees operation, inspection, and repair of irrigation systems.
- Schedules and conducts wet checks to ensure efficiency.
- Diagnoses and resolves system issues (valves, controllers, heads, wiring).
- Recommends upgrades, water conservation strategies, and compliance with local watering regulations.

iv. Willingness of Company Managers to attend CDD meetings in the evenings.

-Down to Earth managers are committed to being accessible to the communities we serve. Our Account Manager and/or Branch Manager will attend evening CDD meetings as needed to provide updates, answer questions, and ensure open communication with the Board.

v. How any issues arising after business hours will be handled.

- We maintain a 24/7 on-call system for urgent matters that arise outside normal business hours. Clients are provided with a dedicated phone number and direct contacts to reach management. Emergency issues (e.g., irrigation breaks, storm damage, safety hazards) are immediately dispatched to the appropriate on-call team for rapid response.

vi. Backup plan for situations when the company managers are unavailable.

- Down to Earth ensures continuity of service through a layered management structure. If the primary Account Manager is unavailable, the Branch Manager or Irrigation Manager will step in. This built-in redundancy guarantees that knowledgeable leadership is always accessible to address client concerns and oversee operations.

vii. Point of contact information beyond managers for resolution of all landscaping issues.

-Escalation Contacts:

Branch Manager: Thomas Loboda

- Phone: (941) 465-9291
- Email: Thomas.loboda@down2earthinc.com

Regional Director: Will Dutton

- Phone: (656) 256-7390
- Email: william.dutton@down2earthinc.com

VP of Operations: Tom Trombly

- Phone: (239)-580-8785
- Email: tom.trombly@down2earthinc.com

d. Cost of Additional Services

In addition to base contract services, Down To Earth provides the following at competitive rates:

- **Landscape Enhancements** – Priced by project scope with itemized estimates.
- **Irrigation Repairs (Valve Out)** – \$85.00/hour not including parts.
- **Tree Work / Arbor Care** – Hourly or per-tree pricing depending on size and scope.
- **Seasonal Color Rotations** – price per annual provided on pricing sheet.

EXHIBIT G

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared Thomas Lazzaro, who being duly sworn, deposes and says (the "Affiant"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the CEO (Title) of Down To Earth (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the South Bay Community Development District ("CDD").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

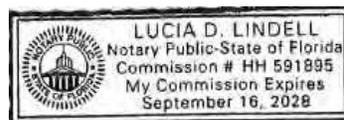
Tom Lazzaro

Signature of Affiant

Sworn before me on February 2, 2026

wciad.lindell

Notary Public Signature



Notary Stamp

EXHIBIT “A” - 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 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass 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. 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. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as 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 **immediately** 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 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 South Bay CDD’s Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted when necessary upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1A) POND MOWING – All pond banks identified as such (green) on the overall Summit at Fern Hill Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water’s edge or sod line (if water is not present). Line trimming at water’s edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond

banks so as not to scalp at the crest of the lake 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. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash 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, nature trails, etc.) shall be edged and/or line trimmed every week 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 OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. 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 streetlights 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 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 Summit at Fern Hill. 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. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. 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 and disposed of off-site. 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, another solution will need to be proposed and executed.

Palms: **All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times.** This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o’clock – nine o’clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of 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. Flower/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 utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All shrub & groundcover beds as well as all turf areas 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 post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All

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4) WEEDS AND GRASSES – All shrub & groundcover beds as well as all turf areas 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 post-emergent 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. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. 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, FENCES, 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.

The CONTRACTOR shall be responsible for the replacement of turf and 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 curb and gutter 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 or sidewalk 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. 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. 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 and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

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. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. 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, FENCES, 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.

The CONTRACTOR shall be responsible for the replacement of turf and 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 curb and gutter 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 or sidewalk 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. 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. 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 and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Hillsborough County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS 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.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Bahia Sod:

March	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm- season weeds
April	A second application of PreM formulated for Bahia turf for warm-season weeds
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + PreM
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
October	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cool-season weeds

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
August	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
October	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to the Field Inspections Coordinator for approval prior to application. 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 into peak 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 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.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required 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 RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from 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 & GROWDCOVER FERTILIZATION:

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

3 Times a year – (March, June, 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 NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ 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:

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 bid 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 bid 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 CDD’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. 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 bid form. **The CDD 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 he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself 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.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all dark green areas designated as "CDD Maintained – with irrigation unless otherwise noted" on the Maintenance Exhibit. Do NOT include roadway medians in this price nor lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

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

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
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 valve boxes

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, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale 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 necessary to verify proper operation. Each head, seal, nozzle, and strainer are 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 written 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 be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion,

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads (includes spray heads), nozzles, drip, main and delivery lines and any associated fittings. 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 irrigations 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 the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Lee County or any other governmental agencies. It is the responsibility of the Contractor to ensure 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 bring this to the attention of the District representative and apply for a variance. **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 telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch, Shredded Hardwood Dark Brown Mulch or Pine Straw 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 **after compaction**. Match mulch to what is currently present in landscape beds or tree rings.

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. Mulched 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. Labor for trenching shall be included in the unit cost of the mulch.

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 service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

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



**DOWN TO
EARTH**
LANDSCAPE & IRRIGATION

Thank You!

We look forward to working with your community.

Down To Earth
7840 Fruitville Road
Sarasota, FL 34240
(941) 336-3673
dtelandscape.com

Visit our website @ dtelandscape.com



Juniper

DESIGN | BUILD | MAINTAIN

Landscape Maintenance Proposal:

South Bay CDD

Ruskin, Florida



February 2, 2026

Dear Christina Newsome & Board Members:

Thank you for the opportunity to be a part of your landscape maintenance contract bidding process for **SOUTH BAY CDD**. At Juniper, we understand that each project is unique because no two clients are the same. We bring a straightforward, focused analysis to each property's individual needs. Our commitment to quality, dependability, and industry best practices drives us forward. This commitment empowers us to meet our clients' requirements and to serve their expanding needs as our relationship continues to grow.

Juniper has been servicing communities throughout Florida for over 20 years and our skilled teams are dedicated to your landscape initiatives.

We would like to offer you Juniper Mapping at no charge. We will fly the property before we begin maintaining it and again each spring and fall on an annual basis for as long as we maintain the property. These flights can be overlaid to show the condition of the landscape with a bird's eye view. Please see pages 21 to 25 of this proposal for additional details as well as a QR code to a You Tube demo video.

We look forward to having the opportunity to work with you and to discuss the enclosed information. If you have any questions, please contact me at 352-316-0264.

Thank you,

Bonnie Marshall

Bonnie C. Marshall
Client Relations Manager

352-316-0264

Bonnie.Marshall@JuniperLandscaping.com

Junipercares.com

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- Company Service Overview
- Sample Reports/Schedules

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- Action Plan & Proposal
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OUR SERVICES

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PORTFOLIO

- Juniper Communities

Submitted by:
Bonnie C. Marshall
Client Relations Manager
Phone: 352-316-0264



February 2, 2026

South Bay CDD

Submittal Requirements

a. COMPANY INFORMATION

- i. Name of Company - Juniper Landscaping
- ii. Headquarters Parent Company Locations
 - a. JUNIPER-4415 Metro Parkway, Suite 300, Ft. Myers, FL 33916
- iii. Office locations and total number of employees at each
 - a. JUNIPER has 30 locations with over 3,000 employees
South Bay CDD will be serviced out of our South Tampa Branch that consists of roughly 200 employees
- iv. Local Address and Phone Number
 - a. 5574 FL-674, Wimauma, FL 33598
- v. History of the Company
 - a. Juniper was established in 2001 by Mike Duke
- vi. Organizational Chart
 - a. JUNIPER
 - i. See Executive Team Bios in Bid Package
- vii. Proof of Insurance
 - a. See Certificate of Insurance in Bid Package

b. QUALIFICATIONS AND STAFFING

i. JUNIPER services over 30 CDD's in West Central Florida

a. Most notable CDD's in Tampa Bay area include;

- Chapel Crossings CDD
- Cory Lakes CDD
- Covington Park CDD
- Epperson Ranch CDD
- Estancia of Wiregrass CDD
- Heritage Isles CDD
- Meadow Pointe CDD
- Northwood CDD
- Oakstead CDD
- Panther Trace I and II CDD's
- Panther Trails CDD
- Parkway Center CDD
- Seven Oaks CDD
- Triple Creek CDD
- Waterchase CDD
- Watergrass 1 CDD
- The Starkey Ranch CDD (TSR CDD)

- ii. Our approach is pretty basic in nature. First we want to learn the hot buttons of the community. We also want to create a path of motion to go over with the BOD prior to contract commencement. We will also lay out a 30-60-90 plan tailored to DG Farms CDD. Once we start we will make adjustments to find our best efficiencies and most effective routing throughout the community.

We pride ourselves on being very communicative. Our communication is a big part of why we have been so successful. Our employee retention rate is also a big factor of why we are the right choice for South Bay CDD. As for subcontractor use, if we were to subcontract anything it would be mulch and annual installations.

iii. Staff Team to be assigned to South Bay CDD

- b. We will implement an initial 4 person crew for two full 8 hour days
- c. We will have 1 Irrigation Technician to perform monthly inspections
- d. We will have 1 Fert/Pest Technician to perform fertilizations and pest treatments
- iv. Name, title, number of years of service, specific services each will have primary responsibility over, and relevant education and work experience
 - a. James Jordan –RM – oversees the region and has communications set up to receive emails and notices from the clients. 35 years experience in all facets of landscaping/ irrigation/ agronomy
 - b. Juan Nova – BM – oversees the branch on a daily basis. 20 years experience in all facets of landscaping/ irrigation/ agronomy
 - c. Jhensen Alvarez – AM – oversees the jobsite on a daily/ weekly basis. Directs all services on the site; landscaping/ irrigation/ agronomy. 10 years experience.
 - d. Ariel Gomez – Irrigation Manager – oversees all irrigation technicians and provides monthly wet check reports. 10+ years experience
 - e. Jayme Achley – Agronomy Manager – oversees all agronomy operations, supported by 4 full time technicians at the branch. 35 years experience
 - f. For the proposed Account Manager include: Jhensen Alvarez
 - a. Number of CDD's they are responsible for: 1
 - b. Valencia Lakes would be the closest to South Bay CDD
 - c. Jhensen Alvarez has 10+ years of experience with all of it being in Florida
 - d. Jhensen holds a pesticide certification

v. How often site visits will be performed and how often the Account Manager will meet with District Management

- a. Site visits will be several times per week when in season, with a monthly site audit to be completed, in writing.
 - 1. There will also be written wet check and agronomy reports.
- b. How any issues arising after business hours will be handled
 - 1. After hours items are handled through the Juniper customer service department.
- c. Backup plan for situations the Account Manager is unavailable
 - 1. If account manager is unavailable, his communications are directed to the branch manager
 - 2. After that they go to the regional manager
- d. Escalation procedures and contact information if there are any concerns regarding the assigned Account Manager or staff
 - 1. First person to contact would be the branch manager. After that they go to the regional manager.

EXHIBIT C

**Official Proposal Form for
Solicitation of Proposals for Landscape and Irrigation Maintenance Services**

Name of Proposer: JUNIPER LANDSCAPING

In accordance with the solicitation of proposals issued by the (South Bay) Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Solicitation for Proposals for Landscape and Irrigation Maintenance Services.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer's proposal:

- 1. General Landscape Maintenance (Part 1) \$ 110,576.00
- 2. Fertilization (Part 2) \$ 10,000.00
- 3. Pest Control (Part 3) \$ 6,000.00
- 4. Irrigation System Monitoring and Maintenance (Part 4) \$ 12,864.00

Total Yearly Cost for the first year of the above items **\$ 139,440.00***

*** 3% annual increase in year 3**

6. Annuals Maintenance/Installation \$ 1,152.00

7. Top Choice Application (Per Year) \$ 2,800.00

8. Mulching for Tree and Shrub/Groundcover Bed Areas \$ 21,125.00

Estimate of total cubic yards proposed to service the property: \$325.00

Cost of Mulch Per Cubic Yard \$ 65.00

Irrigation Hourly Rate for items not included in the Scope of Services: **\$ 45 maint/\$65 irrigation**

Proposer, thoroughly reviewed all components of the Solicitation for Landscape and Irrigation Maintenance Proposals and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the proposed Agreement with the District.

Name of Authorized Signatory of Proposer: Mr. Brandon Duke

Title of Authorized Signatory of Proposer: CEO

Signature of Authorized Signatory of Proposer: 

EXHIBIT D

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces:	\$ 1,700.00_____ / event
Pond bank mowing, including line-trimming to water’s edge: detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	\$ <u>150.00</u> _____ / event Bed \$ 4,000.00_____ / event
Tree Lifting:	\$ <u>9,500.00</u> _____ / event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	\$ 980.00_____ / event

EXHIBIT E

**LANDSCAPE AND IRRIGATION MAINTENANCE
RATES FOR ADDITIONAL SERVICES**

A.	Mowers w/operator	\$50.00	Hour
B.	Bush-Hog w/operator	\$75.00	Hour
C.	Tractor w/operator	\$75.00	Hour
D.	Supervisor with Transportation	\$55.00	Hour
E.	Laborer with hand equipment	\$50.00	Hour
F.	Truck w/driver	\$50.00	Hour
G.	Irrigation Tech	\$65.00	Hour
H.	Granular Pesticide Applicator Person with Drop Spreader	\$50.00	Hour
I.	Liquid Pesticide Applicator Person with Spray Truck	\$55.00	Hour
J.	Granular Fertilizer Applicator Person with Drop Applicator	\$55.00	Hour
K.	Liquid Fertilizer Applicator Person with Spray Truck	\$55.00	Hour
L.	Granular Weed Control Applicator Person with Drop Applicator	\$55.00	Hour
M.	Liquid Weed Control Applicator Person with Spray Truck	\$55.00	Hour
N.	Laborer for Additional Trash Pick-Up	\$50.00	Hour
O.	Lump Sum Mowing ⁽¹⁾ , entire community	\$1,850.00	Per Mow

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

¹ Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EXHIBIT F

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

- \$65.00 (LABORERS) _____ per Hour
- \$65.00 (FOREMEN/DRIVER) _____ per Hour
- \$70.00 (SUPERVISOR) _____ per Hour

8) Debris removal equipment unit costs:

- \$125.00 (TRUCKW/TRAILER) _____ per Hour
- \$250.00 (GRAPPLE TRUCK) _____ per Hour
- \$250.00 (BUCKET TRUCK) _____ per Hour

9) Other emergency/disaster related unit costs:

- \$determined@scale (DUMP FEE) _____ per Hour
- \$ _____ per Hour
- \$ _____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

EXHIBIT G

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

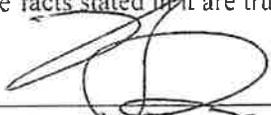
THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared M. Brandon Duke who being duly sworn, deposes and says (the "Affiant"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the CEO (Title) of Juniper Landscaping (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the South Bay Community Development District ("CDD").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

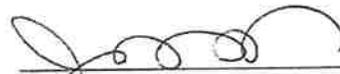
I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

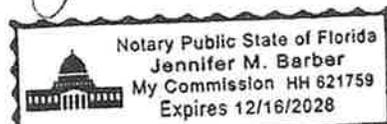


Signature of Affiant

Sworn before me on 1/26, 2026



Notary Public Signature



Notary Stamp

SERVICE AREA MAP



Measurement Totals

- Turf: 271,050 Sq ft = 6.22 Acres
- Bed Area: 98,974 Sq ft = 2.27 Acres
- Hard Edge: 22,204 LF = 4.21 Miles
- Weed Eating: 11,905 LF = 2.25 Miles

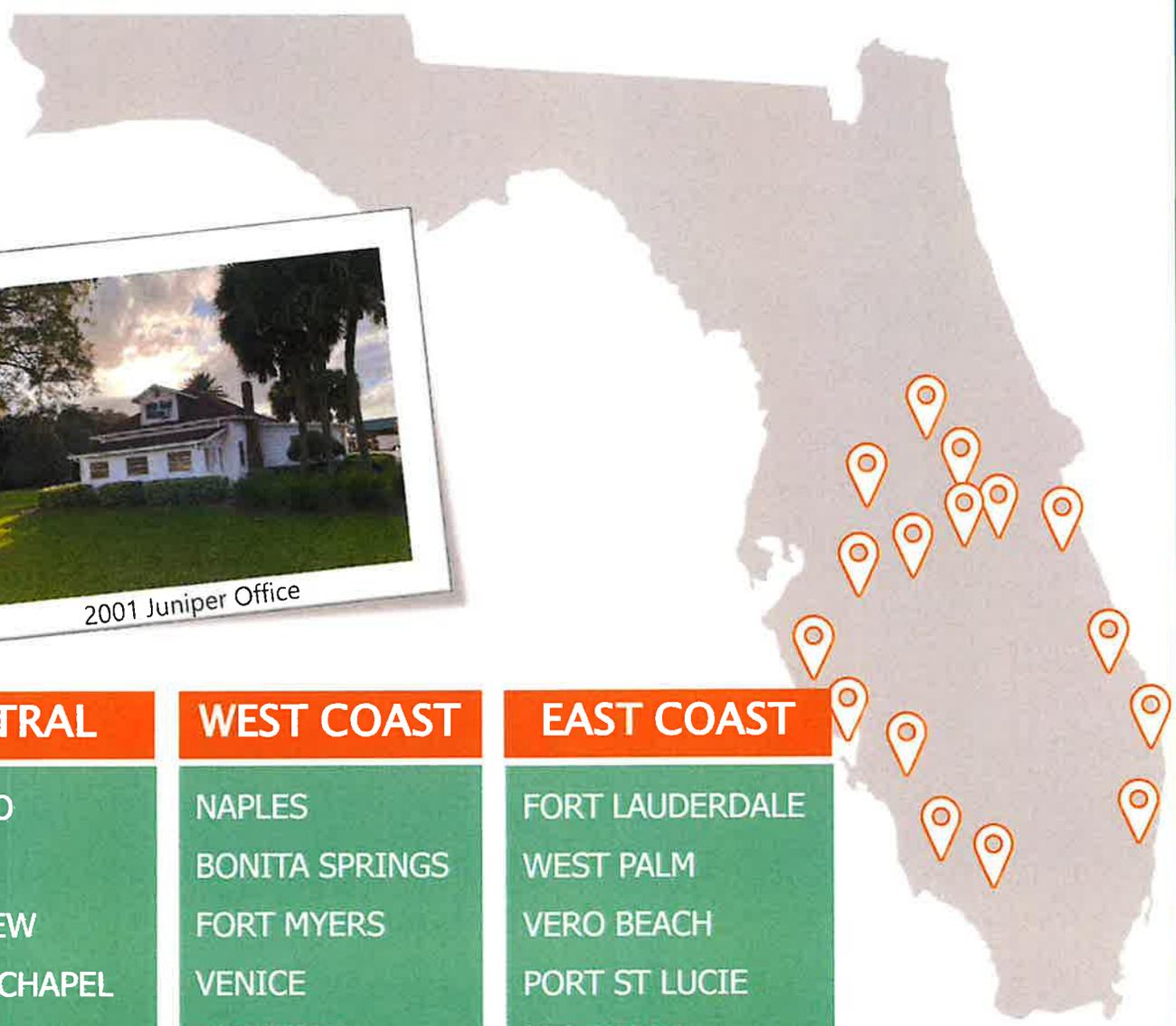
PROPOSAL

ROOTED IN FLORIDA

HOW IT ALL STARTED

Juniper was founded in 2001 on a small farmhouse in Fort Myers, Florida. This location now serves as our corporate headquarters, though we have had to add a few more buildings. Over 20 years ago we started with the commitment to provide the best value and an on-time project. This commitment has helped Juniper grow from a small custom landscape operation with just a few employees to multiple locations throughout Florida. A lot has changed over the last 20 years, and we pride ourselves on the technology, service, and quality we continue to provide.

Juniper was founded in Florida and all our leadership team lives in-state.



CENTRAL

- ORLANDO
- OCALA
- BELLEVIEW
- WESLEY CHAPEL
- LAKELAND
- LITHIA

WEST COAST

- NAPLES
- BONITA SPRINGS
- FORT MYERS
- VENICE
- SARASOTA
- BRADENTON
- TAMPA

EAST COAST

- FORT LAUDERDALE
- WEST PALM
- VERO BEACH
- PORT ST LUCIE
- MELBORNE
- VIERA

COMPANY OVERVIEW

SERVICES & QUALIFICATIONS

DESIGN



BUILD



MAINTAIN



Resources & Qualifications

- 1,800+ Team Members
- Licensed Landscape Architects
- Certified Landscape Designers
- Certified Irrigation Designers
- Certified Pest Control Operators
- FNGLA Certified Horticultural Professionals
- FNGLA Certified Landscape Contractors
- ISA Certified Arborists
- In-house Agronomist
- State of Florida Irrigation License
- Certified Hunter IMMS Installer
- Certified Rain Bird IQ Installer



LOCAL BRANCHES

YOUR LOCAL LANDSCAPE EXPERTS

Bradenton

2504 64th Street Court E
Bradenton, FL 34208

New Tampa

26324 Wesley Chapel Blvd.
Lutz, FL 33559

Sarasota

1306 Rome Ave.
Sarasota, FL 34243

South Tampa

5574 FL-674
Wimauma, FL 33598

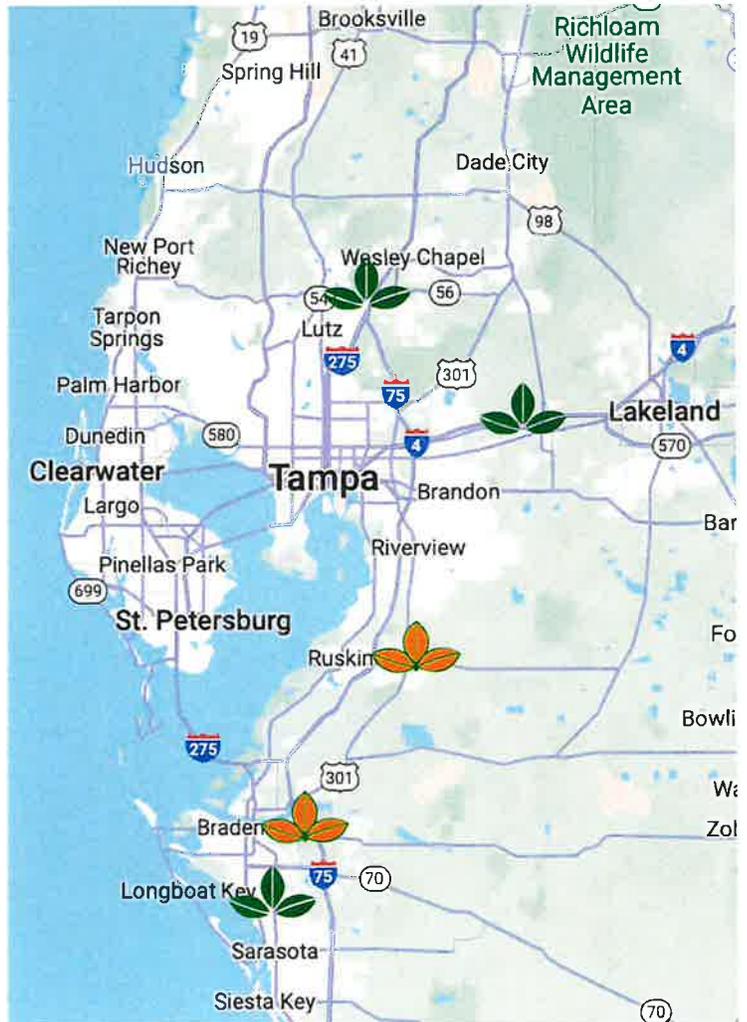
Tampa East

13050 E US Highway 92
Dover, FL 33527

Our LMP team members live in your area and are experienced professionals familiar with the local landscape palette.

We provide you with complete landscape services:

- ✓ Maintenance
- ✓ Irrigation
- ✓ Fertilization
- ✓ Pest Control
- ✓ Arbor Care
- ✓ Seasonal Color
- ✓ Storm Prep/Recovery
- ✓ Landscape Design
- ✓ Installation



CLIENT TEAM

RESOURCES



OUR CORE VALUES

DESIGN - SUPPORT TEAM

- IA Certified Irrigation Designers
- Landscape Designers
- Landscape Architects

BUILD - SUPPORT TEAM

- State Licensed Irrigation Designers
- Licensed Hunter & Rain Bird Installer
- Certified Landscape Contractors

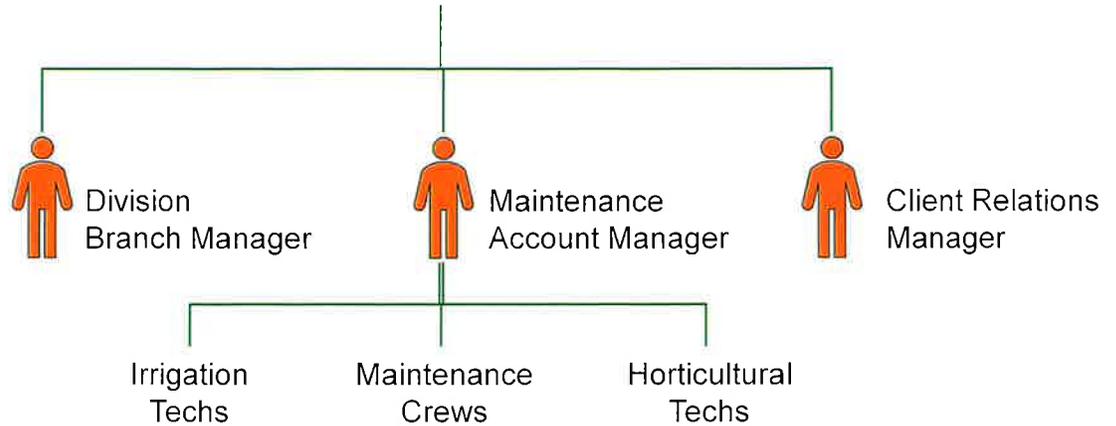
MAINTAIN - SUPPORT TEAM

- Certified Horticultural Professional
- State Licensed Certified Pest Control Operator
- State Licensed Irrigation Contractor
- ISA Certified Arborists
- In-House Agronomist

- A Sense of Urgency
- A Constant Communicator
- Mission Over Ego
- We Do What We Say
- Relentless
- Grow and Adapt



JUNIPER CLIENT TEAM



BRANCH MANAGER

Oversees the overall quality of the project, ensures contract items are completed timely and communication reports are being completed. Works with account manager on managing all tree pruning and enhancements.

ACCOUNT MANAGER

Works with association manager on updating of schedules and the quality control and verification of completion of work orders. Manages all service requests related to maintenance services and manages crews to meet scheduled services.

IRRIGATION TECHNICIAN

Performs inspections of irrigation systems to ensure optimum operation and coverage for plant material and turf areas. Concerns are promptly documented on a service form and turned into the property manager for authorization.

FERTILIZATION & PEST CONTROL TECHNICIAN

Performs regular inspections for shrub and lawn damaging insects such as mealybugs, aphids, spider mites, chinch bugs, sod webworms, and grubs.

TURF MANAGEMENT

Our account managers perform regular inspections for lawn damaging insects such as chinch bugs, sod webworms, and grubs. This, combined with our comprehensive irrigation and fertilization program, will keep turf areas thick and healthy.

SHRUB MANAGEMENT

Detailing includes trimming and pruning of all shrubbery, ornamental trees, and groundcover, removal of tree suckers, as well as the defining of bed lines and tree saucers. Our “weed first” approach ensures the spraying of pre and post emergent herbicides and pulling existing weeds is the project foreman’s priority.

FERTILIZATION & PEST CONTROL

Our training program equips technicians and foreman to apply fertilizer as well as identify and correct plant material problems. Our management team and technicians have specialized training and GI-BMP Certifications from the University of Florida Extension Office, enabling us to be more proactive.

WATER MANAGEMENT

Juniper’s water management team will effectively work to conserve your water supply. Water management is the key to a healthy landscape. By properly monitoring water quality and output, Juniper is able to establish a resilient root system while minimizing disease and pests. This multi-step process requires continuous review from environmental, operational and management teams.



At Juniper, we understand that each project is unique because no two clients are the same. We bring a straightforward, focused analysis to each property's individual needs.

Our commitment to quality, dependability, and industry-best practices drives us forward. This commitment empowers us to meet our clients' requirements and to serve their expanding needs as our relationship continues to grow.

START UP: FIRST 60 DAYS



LANDSCAPE MAINTENANCE

■ SERVICE REQUEST MEETING

Meet with association management to review and prioritize all open service requests and any outstanding work orders.

■ JUNIPER ADVANCE PROPERTY MAPPING

Complete drone flight of community and upload mapping.

■ DETAILED PROPERTY REPORT

A detailed report with photos will be submitted to the BOD/Manager to provide insight into the areas that can be improved quickly, as well as those that may take additional work. This thorough report will give a point of reference of where the property was at take over and act as a benchmark for future performance.

■ SCHEDULE OF SERVICES MAP

Production team is working on the schedules that will be provided to the HOA.

- Irrigation Wet Check Schedule
- Mowing Schedule
- Shrub Pruning Schedule

■ PROPERTY MOWING TECHNIQUES

Uniformed crews begin proper and corrective mowing techniques using daily sharpened and clean blades, mowing at a proper height for the St. Augustine turf areas.

■ PROPER PRUNING TECHNIQUES

Uniformed crews begin proper and corrective pruning techniques, using clean, sharp shears and loppers.

■ WEED CONTROL

Uniformed crews begin weeding and cleaning of beds, applying herbicides, and correcting bed lines.

■ IRRIGATION

Set meeting with management and landscape/irrigation committee to discuss open items along with any concerns, and to set the starting point for the irrigation maintenance check.

START UP: FIRST 60 DAYS

FERTILIZATION AND PEST CONTROL

■ ADDRESS IMMEDIATE ISSUES

Areas with active pest issues will be addressed *immediately*.

■ L&O EVALUATION REPORT

A detailed report which evaluates the property based on the health and vigor of the lawn and landscape will be submitted to the BOD/Manager.

■ SOIL TESTING

Collect soil samples from various locations of the property to send to A&L Labs or to the University of Florida for analysis. This data is the basis of how we will tailor the fertilization program going forward.

■ CORRECTIVE PLAN

Areas with pest, fungus, or weeds will be documented with pictures and a corrective plan will be put in place. Weed varieties or pest issues that cannot be eliminated due to environmental conditions and/or restrictions will also be documented and brought to the BOD/Property Manager's attention.

- Begin treatment of turf/shrub damaging insects
- Begin treatment of turf/shrub disease
- Begin fertilization of turf areas.
- Begin fertilization of shrub bed areas, trees and palms

ANNUAL FLOWER DISPLAY

■ PLAN TO IMPROVE ANNUAL FLOWER DISPLAYS

- Review soil conditions (soil amendments may be needed).
- Provide options based on season.
- Work with landscape committee to develop plan for the entire year so we can look at contract growing flowers.

START UP: FIRST 60 DAYS



INITIAL IRRIGATION INSPECTION

Evaluation of all key elements of the irrigation system with an Initial Irrigation Evaluation Report to be submitted to the BOD/Manager.

Our irrigation team along will inspect all irrigation controllers & review functionality.. We will be looking for faulted communication errors & abnormal milliamp usage which could also cause intermittent communication issues between controllers & valves. Controllers will also be inspected for proper grounding & grounding rods.

FIELD INSPECTIONS

- Inspect for faulty zones.
- Inspect all wire connections.
- Once functioning, inspect zone for functionality & coverage.
- Check if components are still under manufacture warranty.
- All sprinkler heads will have been cleaned or nozzles replaced and adjusted per contract.
- Any immediate changes made during the evaluation per our contract will be noted and reported.
- Increase runtimes for zones that have been showing signs of drought stress.
- Any major repairs that may be needed will be submitted in the form of a proposal.

PROGRAMMING & OPTIMIZATION

- Review all run time programming.
- Review system pressure and typical zone GPM.
- Make suggestions for optimization to improve communication & efficiencies.
- Optimize program run times.
- Begin to identify/label the irrigation zones.

CUSTOMER CARE

ON-SITE MANAGEMENT

People make the difference. We understand that for many residents, speaking in person with a manager is preferable. For this reason, a manager always accompanies Juniper crews & is available on-site for communication & problem-solving.

24/7 EMERGENCY SERVICES

When the unforeseen happens, we will be there when you need us. Call our dedicated number for 24/7 support.

IN-HOUSE CUSTOMER CARE TEAM

We believe that providing great customer service is key providing the best in landscape services. To that end we create department dedicated to supporting residents, account managers & field teams.

To assist owners with maintenance and irrigation concerns, Juniper offers homeowners multiple options:

Option 1:

Visit www.junipercares.com and click on "Community Service Request." Create a ticket by following the simple prompts.

Option 2:

Email customerservice@juniperlandscaping.com, noting the concern.

Option 3:

Call Customer Service at (239) 561-5980 to speak with a representative.



JUNIPER SYNC WORK ORDER SYSTEM

Utilize our online work order system to create & track work orders for your property. Managers & residents can easily create an account to use immediately.

Highlights

- Live Dashboard/ Ticket Summary
- Ticket Aging
- Custom Filters
- Detailed Reporting
- Community Maps
- Knowledge Base
- Give a Gold Star



JUNIPER MAPPING

TECHNOLOGY THAT MAKES A DIFFERENCE!

Juniper Mapping uses drone imaging software to create an Orthomosaic image from hundreds and sometimes thousands of high-resolution images. This gives us the ability to evaluate the property at a deeper level, which allows us to provide our clients the following:

- Proactively identify potential issues
- Property specific reporting
 - Plant Health
 - Elevation
 - Annotation
 - Issues
- Documentation of improvement

Full Video
Walkthrough



Scan the QR code with your cellphone for full walkthrough

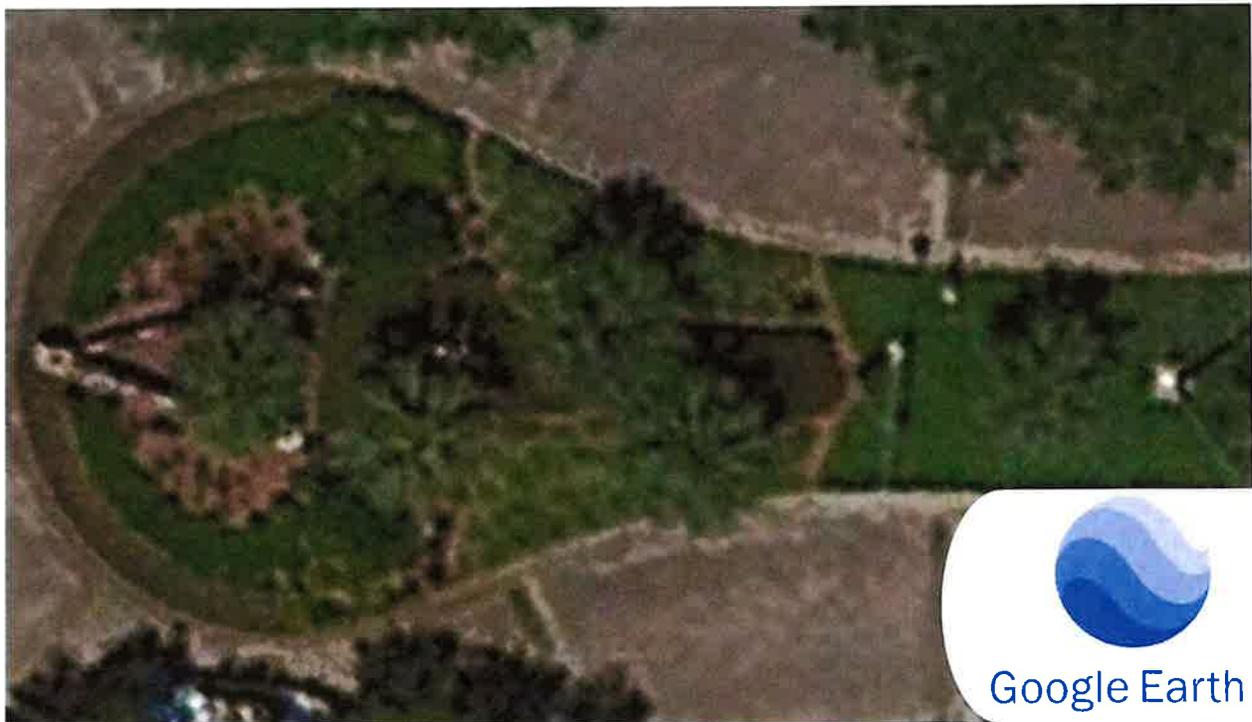


JUNIPER MAPPING

IMAGE QUALITY COMPARISON



Juniper Mapping provides the community with high resolution photos that provide more detail than Google Earth.



JUNIPER MAPPING



TRACK IMPROVEMENTS SIDE-BY-SIDE

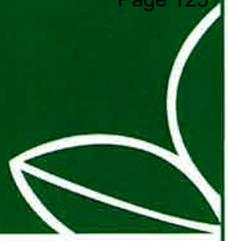


With Juniper Mapping, you can see the quality improvements to the community landscape side-by-side.



JUNIPER MAPPING

REPORTING



COMMUNITY ANNOTATION REPORT

Juniper Landscaping

Stonecrest - Summerfield Annotation Report



Created on August 24, 2021

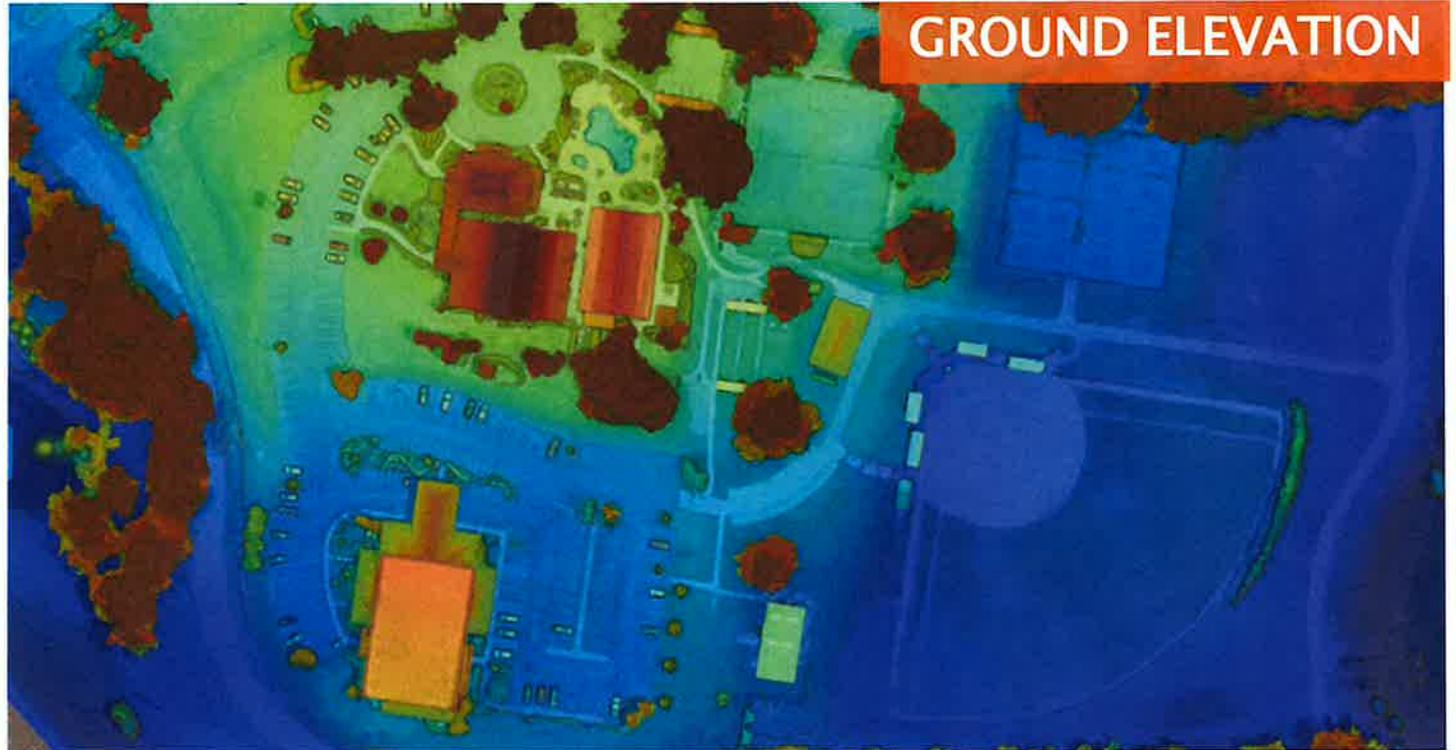
Captured on August 13, 2021



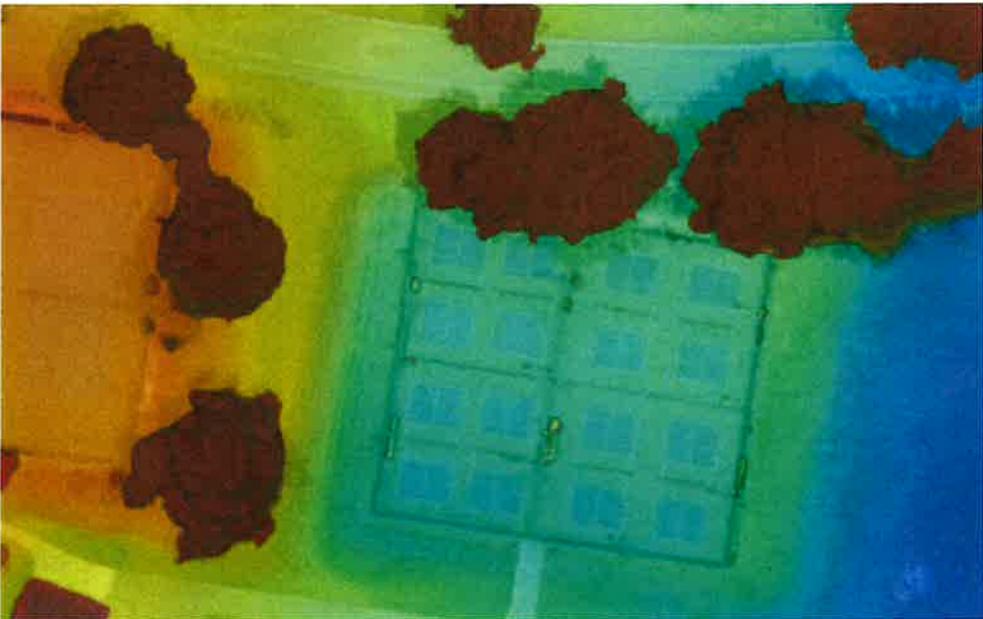
With the tools in Juniper Mapping, we can create community specific annotation reports. These reports provide documentation and improved accuracy on palm counts, valve locations, square footage on sod projects & much more!

JUNIPER MAPPING

TOOLS



Juniper Mapping provides a complete elevation map, allowing us to make better decisions when it comes to the draining and movement of water.



MAP **MODEL**

Layers ⊕ Add

- Overlays (0) >
- Plant Health >
- Elevation >

Terrain Only ☾

2 acres 82.2 acres

-100 0 59.48 f. 109.08 ft

LANDSCAPE MAINTENANCE

JUNIPER HAS BEEN EXCEEDING INDUSTRY STANDARDS IN THE AREA OF QUALITY AND DEPENDABILITY IN FLORIDA SINCE 2001

Our landscape maintenance teams work closely with the irrigation and horticultural teams. This, combined with regular inspections from our dedicated account managers, helps ensure the job quality our clients have come to expect.



LANDSCAPE INSTALLATION

OUR DESIGN & INSTALLATION TEAMS MAKE AN AWARD-WINNING COMBINATION!

Our teams work hard to deliver a quality project on time and on budget.

- Landscape Design Firm of the Year
- Merit Award Design Residential
- Best Landscape Design Custom Home
- Award Best Landscape Design



LANDSCAPE IRRIGATION



STATE LICENSED IRRIGATION CONTRACTOR

What is a certified irrigation specialty contractor's license?

An irrigation specialty contractor's license is a certified (state-wide) specialty license developed by the Construction Industry Licensing Board to permit contractors to install, maintain, repair, alter, extend, manage, monitor, audit, or, if not prohibited by law, design irrigation systems.

WATER MANAGEMENT

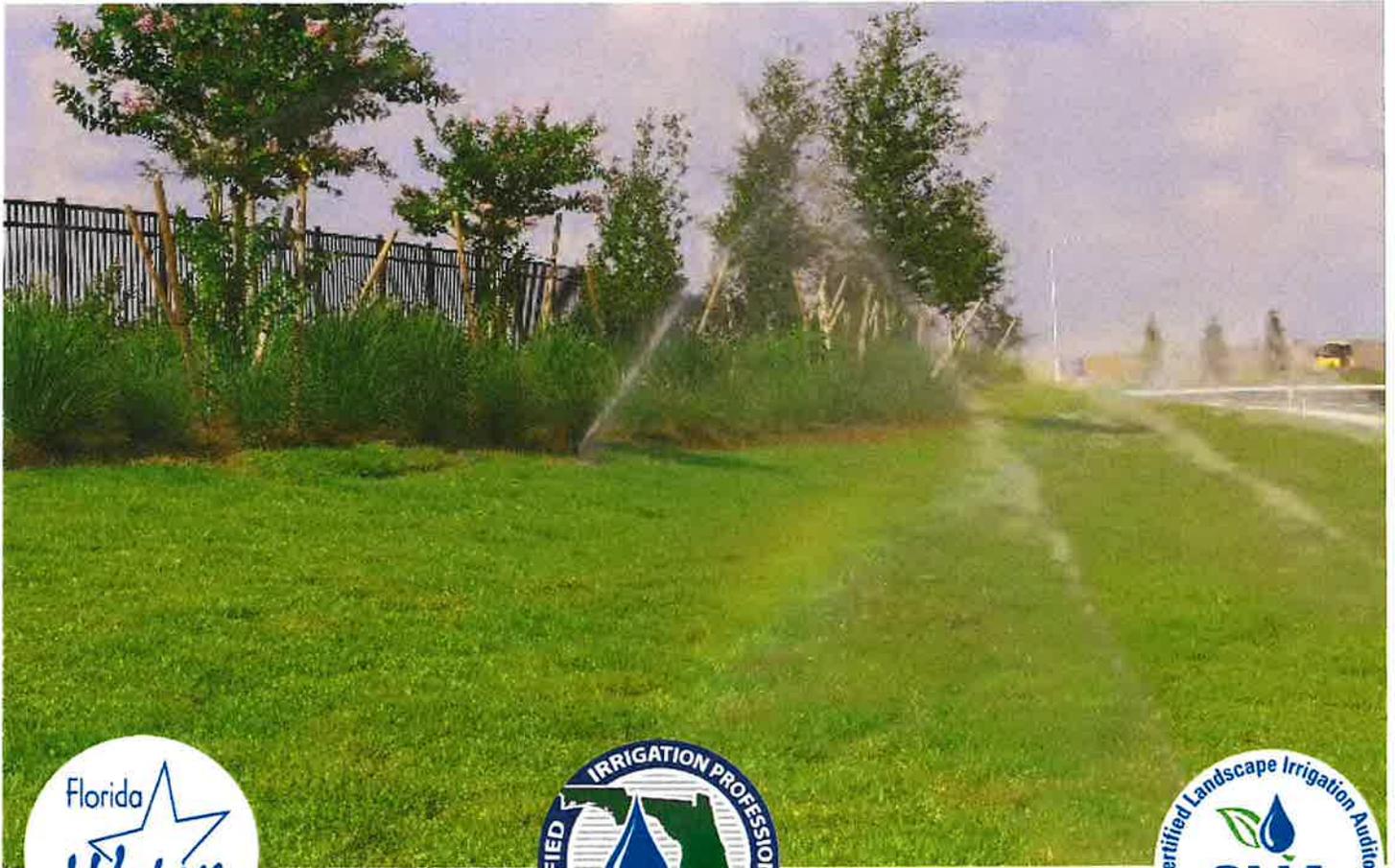
Our industry experts can help guide you on the most effective way to use your water resources.

- Central control management
- Converting beds to drip irrigation
- E/T weather-based controllers
- Soil moisture sensors
- Pressure regulated components
- High efficiency sprinklers



LANDSCAPE IRRIGATION

Juniper's certified technicians perform monthly inspections of irrigation systems to ensure optimum operation and coverage for plant material and turf areas. Concerns are promptly documented on a service form and turned in to the property manager for authorization.



MAINTENANCE

- Water Management
- Repairs
- Water Monitoring
- Reporting
- Wet Checks

INSTALLATION

- Infrastructure
- Pump Stations
- Central Control
- Residential
- Commercial

LANDSCAPE HORTICULTURE



Our training program equips technicians and foreman to apply fertilizer as well as identify and correct plant material problems. Our management team and technicians have specialized training and GI-BMP Certifications from the University of Florida Extension Office, enabling us to be more proactive.



NURSERY & TREE FARM

**We know it because
we grow it!**

With our over 200 acres of nursery & tree farms we can deliver custom, quality plant material to fit the individual needs of our clients. Additionally, our dedicated plant buyer travels throughout the state in search of the best plant material.

By keeping our finger on the pulse of the plant market, we can maximize value for each client.



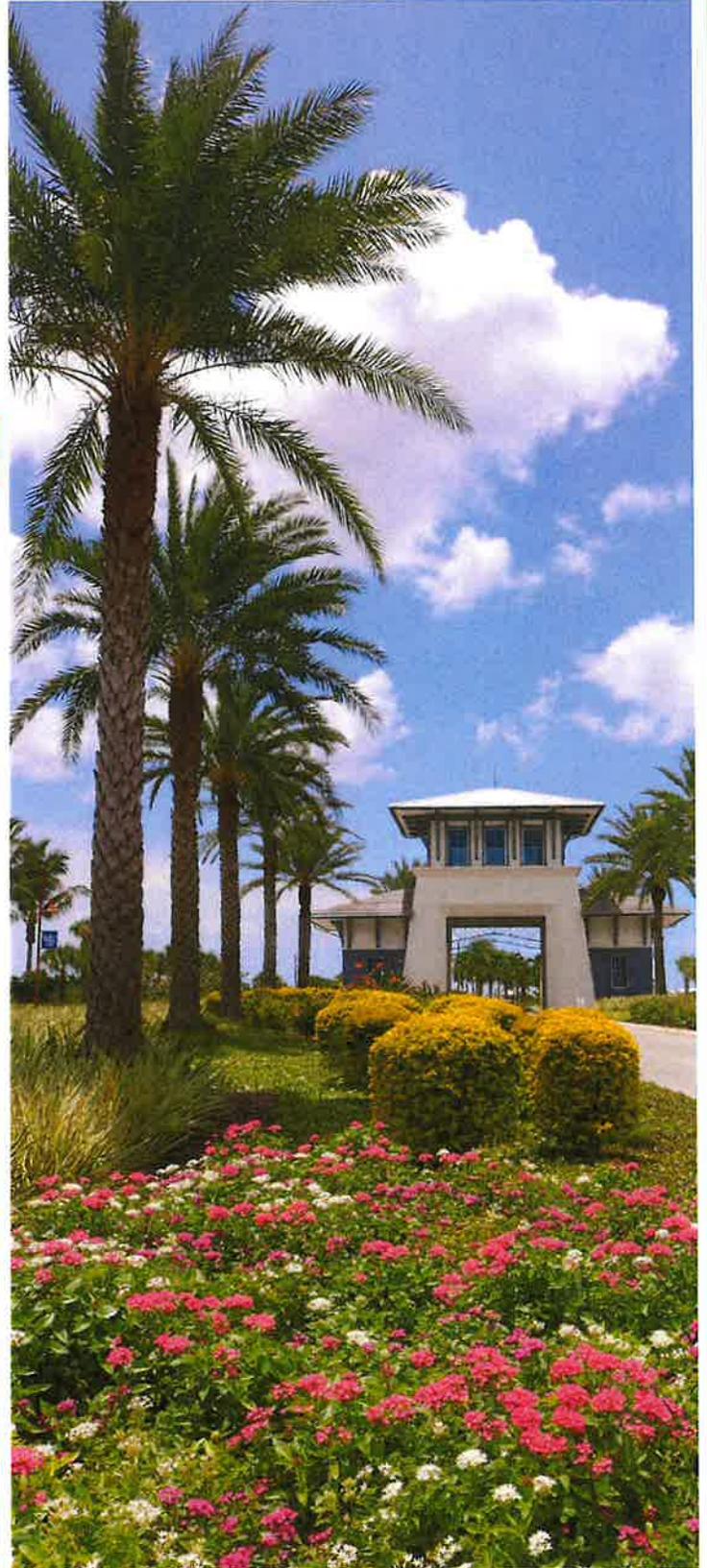
OUR SERVICES

SEASONAL COLOR

We create custom schedules for our communities on the annual color program. Our annual flower beds are designed and installed to emphasize color, profusion, and display in high profile areas.

SEASONAL FLOWER PROGRAM

- Contract grown flowers
- Custom designed displays
- Scheduled installation
- Fresh look all year
- Best in quality annuals
- Enhanced landscape areas
- Additional fertilization keeps flowers looking great



ARBORICULTURE



JUNIPER has multiple ISA certified Arborists that are available for everything you may need for your tree health care. Preventive maintenance helps keep trees in good health while reducing any insect, disease, or site problems.

WHY HIRE AN ARBORIST?

Arborists specialize in the care of individual trees. They are knowledgeable about the needs of trees and are trained and equipped to provide proper care. Hiring an arborist is a decision that should not be taken lightly. Proper tree care is an investment that can lead to substantial returns. Well cared-for trees are attractive and can add considerable value to your property.



STORM RESPONSE

RESOURCES WHEN YOU NEED THEM MOST!

In preparation for and after a storm, Juniper has additional team members that are critical resources during storm events. They provide not only added manpower but bring with them the trucks and heavy equipment needed to handle storm clean up.



COMPANY RESOURCES

- 1,800+ team members statewide
- 17 locations throughout Florida
- 10,000+ gallons of onsite fuel
- 300+ trucks in our fleet
- ISA Certified Arborists
- Landscape Designers & Architects
- Teams throughout Florida
- Extensive supply of heavy equipment



SPORTS TURF

COMPLETE SPORTS TURF MAINTENANCE

Gone are the days of playing ball in a dirt lot. Today, residents in communities expect playing fields and parks to be safe for their families. You want to work with a company who has industry experience & advanced knowledge in sports turf.

SERVICES

- Agronomic Services
- Agronomic Consulting
- Topdressing
- Fertilization Programs
- Pest & Disease Management
- Weed Management
- Cultivation Services
- Aerification
- Slicing
- Fraze Mowing
- Deep-Tine Soil Reliever
- Verticutting & Vacuum



EDUCATIONAL CLASSES

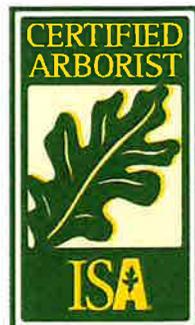
PRESENTATIONS & CEUS AVAILABLE FOR CLASSROOM OR ONLINE LEARNING

At Juniper Landscaping we offer CEU courses that cover a variety of subjects that include irrigation, palm tree care, turf care, and tree selection.

CURRENT COURSES

- IRRIGATION 101
- HORTICULTURE 101
- TREE SELECTION
- PEST ID LAWN & ORNAMENTAL
- PLANTING PRINCIPLES & PLANT ID
- DIAGNOSING LANDSCAPE ISSUES

Our Green Industry experts' courses are designed to assist managers to make the best decisions to maximize their property's beauty and ease of maintenance.



AWARD WINNING LANDSCAPES

EXCEEDING INDUSTRY STANDARDS!



PINNACLE AWARDS

- Best Landscape Design Custom Home
- Award Best Landscape Design
- Merit Award Design Residential
- Landscape Design Firm of the Year

AURORA AWARDS

- Landscape Design/Pool Design
- Best Custom home for “La Castille”

SAND DOLLAR AWARDS

- Best Community Feature of the Year
- Best Landscape Design 30-50k
- Best Landscape Design under 30k
- Best Landscape Design over 50k

SUMMIT AWARDS

- Best Contracting Landscape 5-8 million+
- Merit Award for Infrastructure & Landscape

QUALIFICATIONS

SAFETY & TRAINING



We hold the safety of our clients & our team members in the highest regard. We have implemented a company wide safety program that is administered through our safety coordinator & local branch managers.

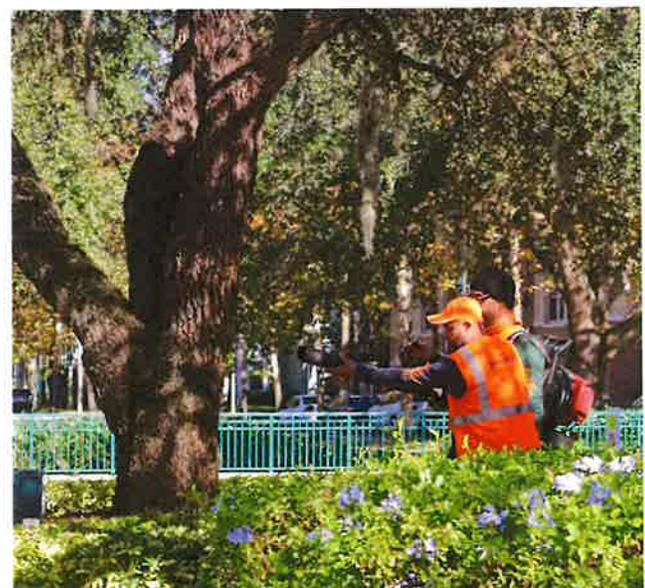
Initial Hire Program

- Safety rules
- New hire safety orientation
- Required & use of PPE

Safety Training Program

- Equipment certifications
- Weekly safety meetings
- Daily jobsite reviews
- Traffic control systems
- Best practices training
- Safety rewards/swag based on safety performance
- Online training tools

**SCAN QR CODE TO WATCH VIDEO
HIGHLIGHTS OF OUR IN-HOUSE
TRAINING PROGRAM**



CERTIFICATIONS & LICENSES

OUR QUALIFIED TEAM

At Juniper, many of our team members hold valuable certifications and licenses. Their years of experience, along with additional training, enables them to provide our customers with answers they can trust.

CERTIFICATIONS & LICENSES

- Licensed Landscape Architects
- Certified Landscape Designers
- Certified Irrigation Designers
- Certified Pest Control Operators
- FNGLA Certified Horticultural Professional
- FNGLA Certified Landscape Contractor
- ISA Certified Arborist
- State of Florida Irrigation License
- Certified Hunter IMMS Installer
- Certified Rain Bird IQ Installer
- Best Management Practices (BMPs)



CERTIFICATIONS & LICENSES

The International Society of Arboriculture

Hereby Announces That

Wesley L. Wials

Has Earned the Credential

ISA Certified Arborist®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

[Signature]
Caitlin P. Mann
ISA National Executive Director

11/04/2011 10/04/2013 10/03/2014
Issue Date Expiration Date The Title is in effect until



The Florida Nursery, Growers & Landscape Association
Confers on

Nicholas Salerno H69 09432

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 6/30/2013
Certified Since: 5/30/2013

[Signature]
Executive Director, FNGLA President

[Signature]
Henry Mark, FNGLA Certification Director

State of Florida



Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Number: JE220974

CHRISTOPHER CARL RICHARDS

This is to certify that the individual named above is a Certified Pest Control Operator and is qualified to practice

Licensing and Enforcement

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations



[Signature]
Nicole Fried
Secretary

[Signature]
John C. Smith
Director of Licensing and Enforcement

North Carolina State University Agricultural Institute

On the recommendation of the Faculty and by virtue of the authority vested in them, the Trustees of the University have conferred upon

Kyle James Leverette

the degree of
**Associate of Applied Science
in Turfgrass Management**

In testimony whereof, the seal of the University and the signatures of its officers are herewith affixed this fifteenth day of May, two thousand four.



[Signature]
Mary Anne Fry
President

[Signature]
Kermit L. Caldwell
Associate Director
Director of Academic Programs

[Signature]
John C. Smith
Director of the College of Agriculture
and Forestry

[Signature]
John C. Smith
Director of Academic Programs
Department of Agricultural Education



The Florida Nursery, Growers & Landscape Association
Confers on

Kyle Leverette H62 12112

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 6/30/2022
Certified Since: 5/24/2019

[Signature]
Executive Director, FNGLA President

[Signature]
Henry Mark, FNGLA Certification Director



Tim DeSantis, Governor

Halley Behears, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE IRRIGATION SPECIALTY CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



STANLEY, DARRELL EUGENE
JUNIPER LANDSCAPING OF FLORIDA, LLC
5880 STALEY RD
FORT MYERS, FL 33905

LICENSE NUMBER: SCC13112351

EXPIRATION DATE: AUGUST 31, 2022

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

AGENCY CUSTOMER ID: CN138350647

LOC #: Washington



ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

AGENCY MARSH USA LLC.		NAMED INSURED Juniper Landscaping of Florida, LLC 4415 Metro Pkwy Ste 300 Fort Myers, FL 33916-9425	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

INSURERS AFFORDING COVERAGE/NAIC #

INSURER G: Gemini Insurance Company (10833)
 INSURER H: Capital Specialty Ins Corp ()

Leased & Rented Equipment and Installation Floater:

Carrier: Munich Re Syndicate 457 at Lloyd's of London
 Policy#: 01MRM0001043-00
 Dates: 07/01/2025 - 07/01/2026

Leased & Rented Equipment Limit/Deductible: \$500,000 / \$2,500
 Installation Floater Limit/Deductible: \$250,000 / \$1,000

The above captioned policies include coverage for the following entities:

- Juniper Landscaping of Florida, LLC
- Coast to Coast Landscaping, LLC
- Davis Landscape LTD
- Elegant Landscape and Design Inc.
- Juniper Landscape Services, LLC
- Juniper Landscaping Shared Services, LLC
- Juniper of Bradenton, LLC
- Juniper Landscaping Holdings LLC
- Landscape Maintenance Professionals, LLC
- Landscape Logistics LLC
- Prestige Property Maintenance, Inc.
- Rips Professional Lawncare, LLC
- Shooter & Lindsey, LLC

LEADERSHIP TEAM



Brandon Duke
Chief Executive Officer

Brandon Duke is Juniper's Chief Executive Officer and has been in the landscape industry for almost 15 years. He purchased the company from his father in 2016 after working with the family business since 2008. Under his leadership, Juniper has become the 17th largest landscaping company in the nation.

Brandon has since worked tirelessly to make Juniper not only have an impressive reputation for quality of work, but also for a positive culture. Since Brandon became CEO, Juniper has grown from one location with 20 employees to 19 locations with nearly 2,000 employees, all of which he oversees.

Brandon has been recognized as one of Lawn and Landscape's Top 100 Landscapers consecutively for the past 7 years. Most recently, he was named 2022 Entrepreneur of the Year by Business Observer after growing company revenue by an impressive 38.6% during the COVID-19 pandemic.



Dan DeMont
Chief Revenue Officer

Dan DeMont joined the Juniper team in 2011 at a time when Juniper was just one branch. As the company's first business developer, he focused on diversification in three categories. First, service offering. Second, client base. Third, footprint.

Dan and Brandon were the architects of Juniper's Design, Build and Maintain strategy. This caught like wildfire by 2012 as clients saw overwhelming value in having a sole source provider with full accountability. This value fueled rapid expansion of market share with existing clients and set Juniper up for an influx of new clients.

Under Dan's leadership and in significant organic fashion, Juniper expanded into new geographic markets. Juniper's footprint covers the entire southern half of Florida and services their clients from 9 branches and counting. Juniper is solicited to new markets for the largest and highest profile jobs in the state.



Jake Rubin
Chief Operations Officer

Jake Rubin is Juniper's Chief Operating Officer. He works to establish peak operational performance through the creation and implementation of best practices at all levels of the company.

By engaging with branch teams across the organization, Jake has delivered improvements to operating margins and established processes focused on increased efficiency and quality. He also partners with Juniper's HR team to develop and deliver operational improvement training programs to all branch operations teams.

Jake has a background of over 15 years in leadership roles managing large-scale, privat equity-backed, multi-state operations in the transportation, construction, landscape, and commercial services industries. He is very experienced in areas such as margin improvement, merger and acquisition integration, and asset management at an enterprise level.

QUALIFICATIONS

CLIENT REFERENCES

The Starkey Ranch Community Development District

Management | Wrathall, Hunt & Associates

Telephone (813) 399-0865
 Contract Start Date | January 1, 2023
 Contact | Barry Mazzoni
 Email | mazzonib@whhassociates.com
 Contract Value | \$1,850,000.00

Triple Creek Community Development District

V.P. Management | Rizzetta & Company, Inc

Telephone (813) 671-5900
 Contract Start Date | December 1, 2020
 Contact | Marc Carlton
 Email | boardmember1@triplecreek.com
 Contract Value | \$836,750.00

Estancia at Wiregrass Community Development District

V.P. Management | GMS

Telephone | (813) 344-3844
 Contract Start Date | July 1, 2021
 Contact | Pete Williams
 Email | pete@pwillassoc.com
 Contract Value | \$422,800.00

Cory Lakes Community Development District

KAI Management

Telephone | (813) 986-1031
 Contract Start Date | December 1, 2010
 Contact | Dale Ergle
 Email | CLlbeachclub@corylakescdd.net
 Contract Value | \$356,200.00

Harrison Ranch Community Development District

Management | Rizzetta & Company, Inc.

Contact | Matt O’Nolan
 Contract Start Date | November 18, 2019
 Telephone | (813) 533-2950
 Email | monolan@rizzetta.com
 Contract Value | \$356,622.00

Venetian Community Development District

Management | Rizzetta & Company, Inc.

Telephone | (941) 485-8500
 Contract Start Date | September 26, 2019
 Contact | Keith Livermore, District Field Manager
 Email | fieldmanager@vcdd.org
 Contract Value | \$356,200.00

CLIENT REFERENCES

Heritage Isles Golf & Country Club Community Development District

Management | Inframark

Telephone | (813) 907-7388

Contract Start Date | October 1, 2009

Contact | Rich Unger, Director of CDD Operations

Email | HIManager@hicdd.org

Contract Value | \$166,600.00

Panther Trace Community Development District

Management | Vesta Property Services

Telephone | (813) 671-8023

Contract Start Date | November 1, 2015

Contact | Monica Vitale, Facilities Director

Email | monicavitalecam@gmail.com

Contract Value | \$259,974.00

Watergrass | Community Development District

Management | Inframark

Telephone | (813)-295-5455

Contract Start Date September 1, 2017

Contact | Mark Vega

Email | mark.vega@inframark.com

Contract Value | \$162,650.00

Heritage Isle CDD

Brian Mendes, District Manager-Rizzetta

bmendes@rizzetta.com | (407) 472-2471

6800 Legacy Blvd. Viera, Florida 32940

Value | \$350,000+ (2 years of service)

Full maintenance service of over 1289 homes
and CDD common areas

Beaumont CDD

Tammy Collins, Property Manager-Real Management

Tammy.Collins@evergreen-lm.com

(860) 997-9030

7802 Penrose Place Wildwood, Florida 34785

Value | \$500,000+ (3 years of service)

Full service maintenance of all CDD common areas,
homes and townhomes.

CLIENT REFERENCES

Jonathan Pentecost
Division President
SW FL

“Since 2005, Juniper Landscaping has provided quality material and workmanship for thousands of homes built for DR Horton and our brands in Southwest Florida. I have found not only their prices to be competitive, but they are highly skilled operators with excellent execution in their business from first negotiation to last install and warranty.”

Rhonda Brewer
V.P. Community
Development

“Juniper is a full service landscape, irrigation, and maintenance company with exceptional customer service and quality. They have the expertise and attention to detail which make working with them a pleasure and our projects a success. I would highly recommend Juniper for any landscape or irrigation project.”

Mike Lewis
V.P. Purchasing,
Design &
Architecture

“Juniper Landscaping is truly a full service operation. From incredible landscape designs by the team at Botanics Design Group to top quality material and installation services to best in class maintenance operations keeping the landscaping looking beautiful long after the initial install, Juniper does it all with some of the best people in the business.”

John R. Peshkin
Managing Principle

“Juniper is a first-class organization focused on customer satisfaction. The turn-key services they provide us from preliminary design and budgeting to construction and long-term maintenance have helped streamline our land development efforts. Juniper provides excellent quality work and is a trusted and valued trade partner.”

Bob Koenig
Vice President

“Juniper has successfully completed a diverse range of projects for our company such as an addition to a high end resort hotel, a custom home whose owners wanted their landscaping to make a statement, institutional work, a streetscape project on 47th Terrace in Cape Coral and code minimum projects for warehouses and manufacturing. Throughout each of these projects Juniper Landscaping has been able work effectively with our team on site to meet the demands of the budget and the schedule required for each project while providing a quality project. I highly recommend Juniper.”

JUNIPER CARES



Making our communities better places to live and work is important, not only for our clients and employees, but for all our neighbors in the area. With that in mind, we support many local charitable organizations across the state and use environmentally sound practices.

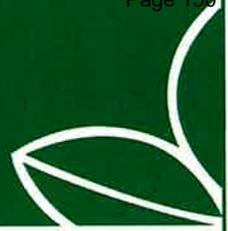


Juniper
CARES 



[ADDITIONAL INFO](#)

JUNIPER CARES



The Industry COLLECTIVE is a movement of landscapers, lawn care companies, and suppliers who are unified in their efforts to impact their local communities.



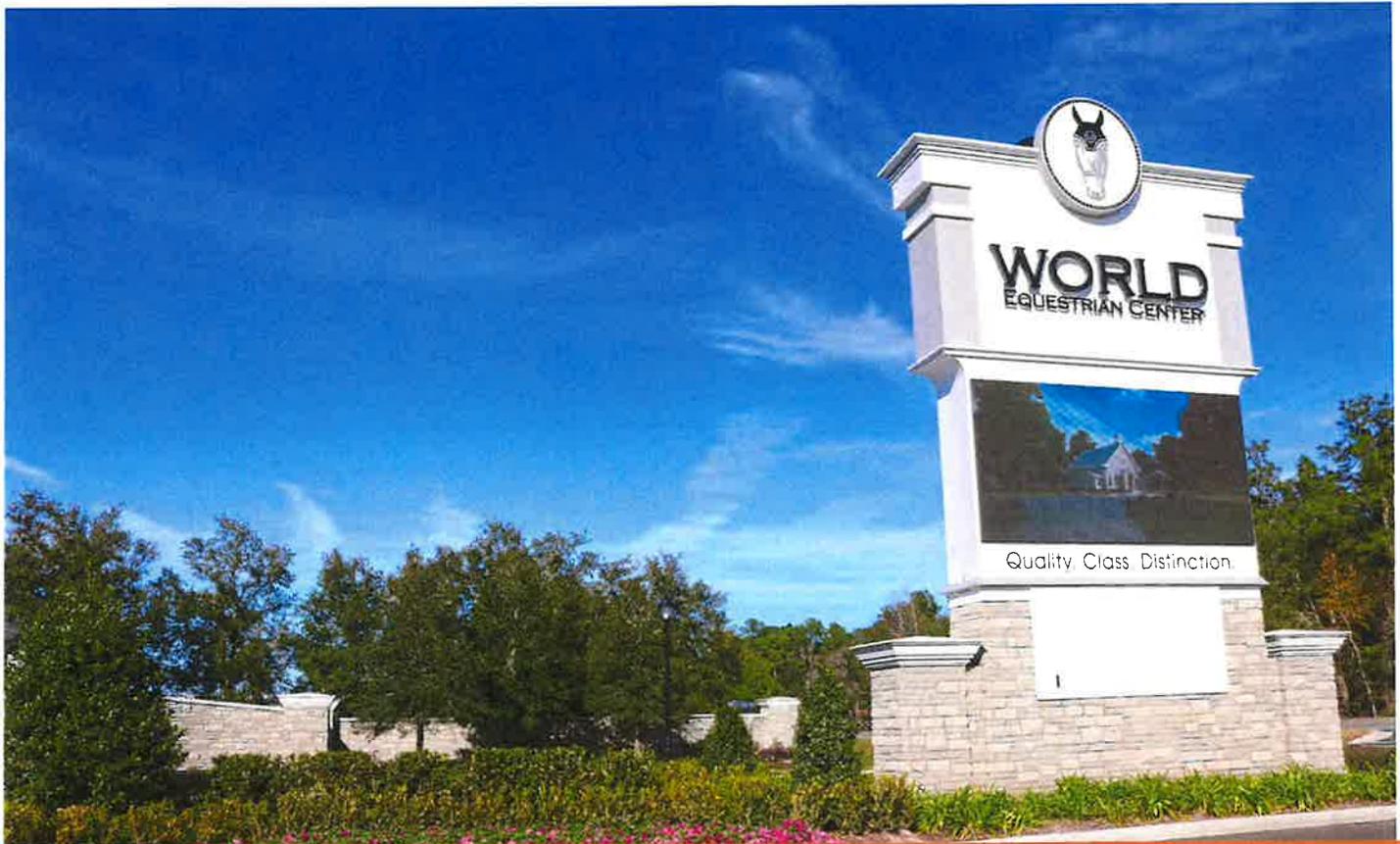
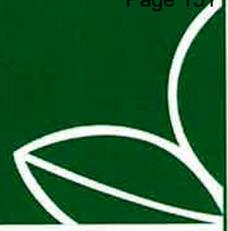
Imagine an entire industry coming together, to serve and to give, for the sole purpose of creating a positive impact locally and around the world. This is Industry Collective.

Industry Collective has designed practical, on-site community service events to minimize headache and maximize IMPACT. This makes it easier than ever to build team morale while serving the needs of communities everywhere.



ADDITIONAL INFO

PORTFOLIO: OCALA



WORLD EQUESTRIAN CENTER



[ADDITIONAL INFO](#)

PORTFOLIO: CUSTOM DESIGN

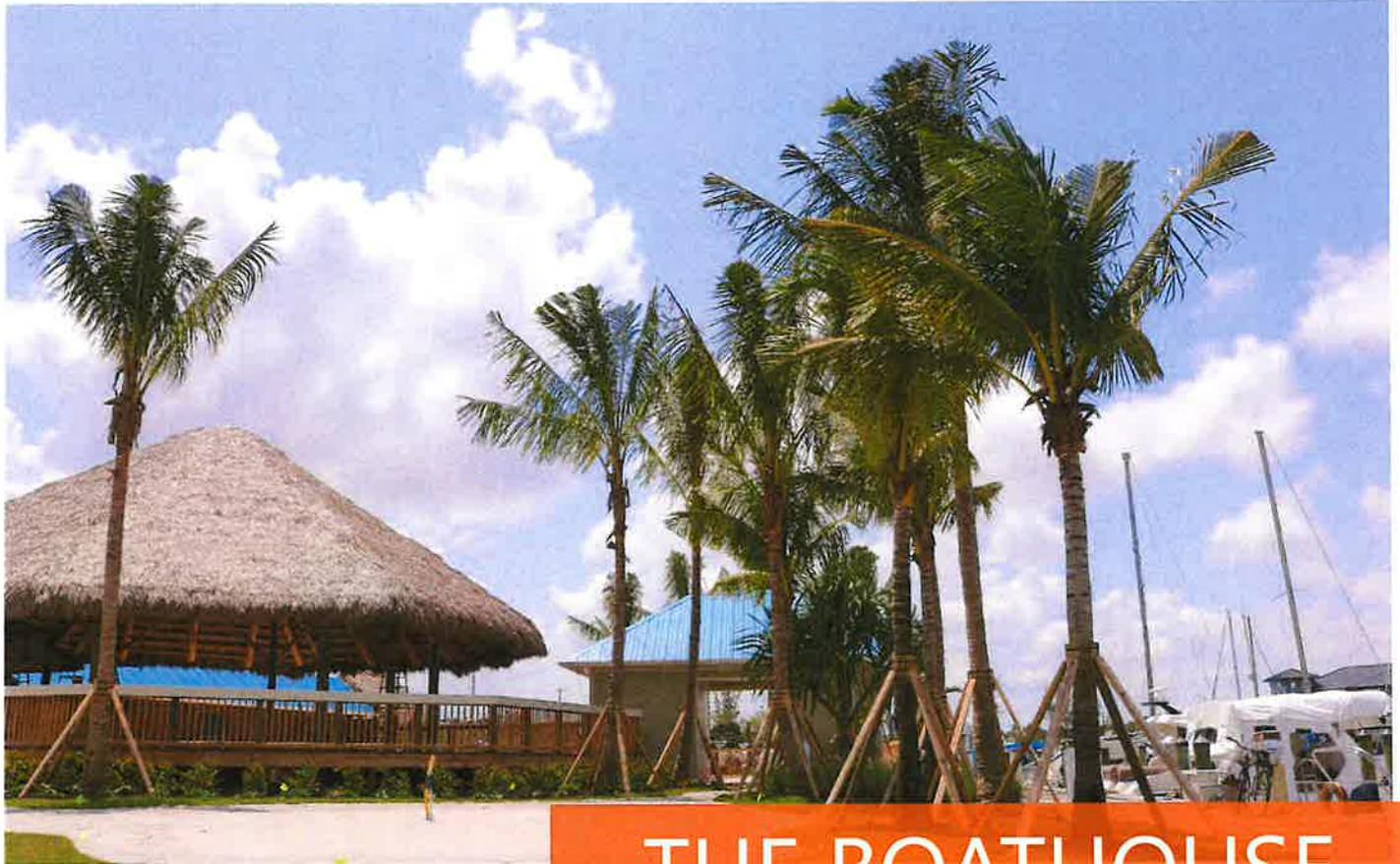


CONNORS RESIDENCE

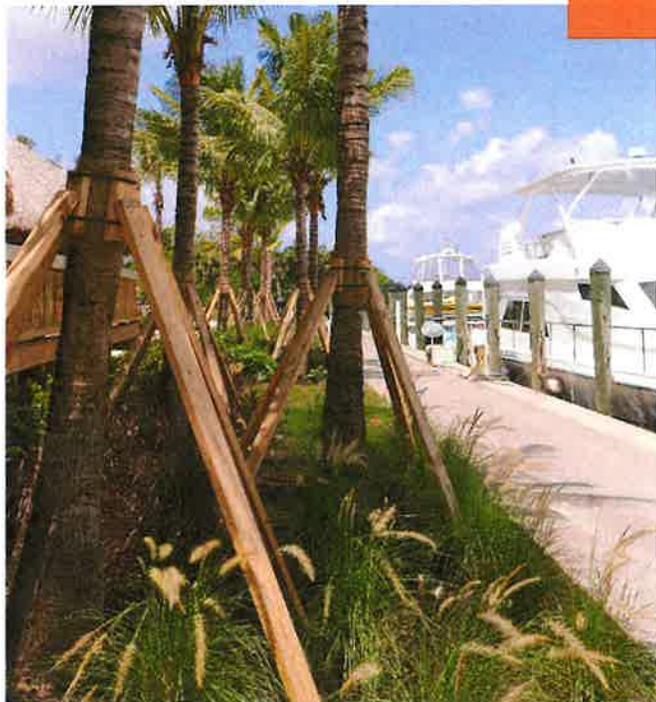


[ADDITIONAL INFO](#)

PORTFOLIO: CUSTOM DESIGN



THE BOATHOUSE



ADDITIONAL INFO

PORTFOLIO: CUSTOM DESIGN



KOOP RESIDENCE



ADDITIONAL INFO

DESIGN SAMPLES



BEFORE

COMPUTER RENDERINGS



AFTER

[ADDITIONAL INFO](#)



www.junipercares.com



REQUEST FOR PROPOSAL

South Bay CDD

CONTACT

Terry McLane

727-423-7664 | Terry@pinelakellc.com

DISCOVER THE DIFFERENCE

PINELAKE_{LLC.COM}



PINE LAKE

NURSERY & LANDSCAPE

DISCOVER THE DIFFERENCE

February 2, 2026

Dear South Bay CDD Board of Directors,

Pine Lake Services appreciates the opportunity to submit our qualifications for the Landscape Maintenance Services at South Bay CDD. Pine Lake has been in business since 1998, providing professional experience in growing, installation, irrigation, and maintenance services.

Pine Lake Services will provide South Bay CDD with a fully-staffed crew each week, along with separate pest control technicians, and separate ancillary crews as needed. Once awarded we will provide you a single point of contact to guarantee ease of communication between yourself and PLS. Our team will be present at every board meeting to maintain clear communication and alignment.

WE CARE ABOUT THE DETAILS

Our mission is to focus on developing outstanding relationships and providing quality goods and services. We pride ourselves for being on time, safe, and within budget! As our company grows, we never want you to forget that our key management and owners are only a phone call away.

CUSTOMER SATISFACTION GUARANTEED

Your satisfaction is our priority, and we strive to provide a service we are proud of. We start every project by providing a thorough consultation to understand your goals and the needs of the project. We do this to guarantee that the project is completed according to your preferences.

MANAGEMENT TEAM WITH 150 YEARS COMBINED EXPERIENCE

South Bay CDD will be fully staffed with experienced personnel. Our management team has a combined 150 years of experience in landscape installation and maintenance, meaning we can tackle any issues that may arise over the course of the Landscape Maintenance Service contract.



Thank you for taking the time to review our qualifications and considering Pine Lake Services to maintain the landscape for South Bay CDD. Please contact Shannon at 727-423-7664 or Terry@pinelakellc.com with any questions you may have.

We look forward to exceeding your expectations. Come *Discover the Difference* with Pine Lake!

Regards,
John Amarosa, COO



PINE LAKE SERVICES

OUR APPROACH

Our approach at South Bay CDD is centered on proactive care, consistent quality, and clear accountability. We focus on maintaining a clean, healthy, and well-managed landscape while responding quickly to the needs of the community.

WHAT WE WILL DO

- If we are selected, ensure we provide ideas for revisions to certain areas of the community
- Provide a very thorough irrigation check in the first 30 days
- Schedule share with Inframark & Board Members to alleviate any surprises
- Address the shrubs dying out, and proposing options for replacement
- Scheduling tree trimming clean up proposal in the first 30-60 days

HOW WE ENSURE QUALITY

- Regular inspections from Epi Carvajal (Your Account Manager)
- Issues are followed through until fully completed
- Weekly Onsite involvement from the Production Manager

COMMUNICATION & REPORTING

- Monthly photo reports highlighting issues we identify
- Provide clear updates on completed work via email
- Promptly response to any issues that arise, and confirmation once resolved

OUR COMMITMENT

We are a family-owned and operated company that takes full ownership of the landscape services provided at South Bay CDD. We attend all Board meetings and are committed to maintaining a property the community can be proud of.



PINE LAKE SERVICES

OUR GEOGRAPHIC LOCATION

The office of Pine Lake Services that would service your property is from our South location. The In Parrish, 14875 US 301 North Parrish, FL. We are approximately 15 minutes away from South Bay CDD.

OUR ABILITY TO MANAGE THE PROJECT

Pine Lake Services (PLS) ensures successful project management through:

Ongoing Training: We prioritize continuous learning to improve team performance, reduce errors, and minimize inefficiencies. Our training platform, Greenius, keeps our employees up to date.

Regular Site Visits: Frequent visits to the job site allow us to maintain clear communication with Inframark/board to ensure expectations are met. Our best practices include crew check-ins, property assessments, client updates, and job enhancements.

Organized Approach: PLS will use detailed production maps, schedules, and Gantt charts to ensure the entire team is aligned and informed about the property's scope and goals, beyond just the Foreman.

Outsourced Partners: We currently, occasionally outsource our large mulch projects. We primarily use EZ Mulch. We manage the entire process from our end, so there is no difference to the community or to Inframark.

EVALUATION OF EXISTING WORKLOAD

Pine Lake Services current workload will not inhibit our ability to work at South Bay CDD. We have the ability to meet and exceed your expectations.

Our Account Management team is currently managing properties within the Tampa Bay area. A dedicated manager will be available for the entirety of South Bay CDD. Landscape Maintenance and Irrigation Management contract. This person will always your one stop point of contact available for daily communication and any emergencies that may arise.



PINE LAKE SERVICES

W - 9

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin, For guidance related to the purpose of Form W-9, see Purpose of Form, below

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)	
	PINE LAKE SERVICES LLC	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> LLC. (Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) <u> P </u> Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions)	
3b If on line 3a you checked "Partnership" or "Trust/estate" or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. <input type="checkbox"/>		4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3). Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
5 Address (number, street, and apt. or suite no.). See instructions. 12980 TARPON SPRINGS RD		Requester's name and address (optional)
6 City, state, and ZIP code ODESSA, FL 33556		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see How to get a TIN, later.

Social security number									
			-				-		
or									
Employer identification number									
2	7	-	3	3	6	0	1	5	8

Note: If the account is in more than one name, see the instructions for line 1. See also What Name and Number To Give the Requester for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person <i>[Handwritten Signature]</i>	Date <i>2-31-2025</i>
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Cat. No. 10231X

Form **W-9** (Rev. 3-2024)

PINE LAKE SERVICES

001



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/2/2025

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).

PRODUCER Sterling Seacrest Pritchard, Inc. 3111 W Dr Martin Luther King Jr Blvd Suite 350 Tampa FL 33607	CONTACT NAME: Courtney Gossen PHONE (A/C No. Ext): 813-498-1189 FAX (A/C No.): E-MAIL: cgossen@sspins.com ADDRESS:
	INSURER(S) AFFORDING COVERAGE INSURER A: Berkshire Hathaway Specialty Insurance Company INSURER B: FFVA Mutual INSURER C: XL Specialty Insurance Co INSURER D: INSURER E: INSURER F:
INSURED Pine Lake Services, LLC 12980 Tarpon Springs Rd Odessa FL 33556	License# 70720 PINELAK-01

COVERAGES **CERTIFICATE NUMBER: 475982211** **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.

FORM NO.	TYPE OF INSURANCE	EXCL. SUBR. INSD. W/O/D	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GENL. AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER		47-GLO-332639-03	7/1/2025	7/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA OCCURRENCE) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/PROP AGG \$ 2,000,000 Per Project Agg \$ 2,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		47-CAO-332641-03	7/1/2025	7/1/2026	COMBINED SINGLE LIMIT (EA ACCIDENT) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP \$ 10,000
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		47-UMO-332642-03	7/1/2025	7/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER MEMBER EXCLUDED? (Mandatory in FL) If yes, describe under DESCRIPTION OF OPERATIONS BELOW	Y/N N/A	WC840-0812515-2025A	7/1/2025	7/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Inland Marine		UM00169661MA24A	12/15/2024	7/1/2026	Scheduled Limit \$615,652 Rented/Leased \$200,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 When required by written contract, those parties listed in said contract, including the Certificate Holder, are added as Additional Insureds with respect to the General Liability, including ongoing and completed operations, Auto Liability, and Umbrella Liability as afforded by the policy and/or endorsements. When required by written contract, a Waiver of Subrogation is granted with respect to the General Liability, Auto Liability, Umbrella Liability and Workers Compensation policies.

CERTIFICATE HOLDER For Information Purposes	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	--

ACORD 25 (2016/03)

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PINE LAKE SERVICES

FINANCIAL STATEMENT

Pine Lake Nursery & Landscape

Balance Sheet

As of September 30, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
10030 ServisFirst Operating	126,387.24
10035 Seacoast Operating	3,301.28
10040 ServisFirst Payroll	2,036.27
10099 Petty Cash Drawer	1,006.86
Total Bank Accounts	\$132,731.65
Accounts Receivable	
10200 Accounts Receivable	966,520.30
Total Accounts Receivable	\$966,520.30
Other Current Assets	
10300 Inventory	0.00
10310 Inventory Holding Material	189,407.88
10340 Inventory Holding Other	4,546.00
Total 10300 Inventory	193,953.88
10630 Prepaid Expenses	60,362.63
10850 Over/Under Billing	-145,628.76
Total Other Current Assets	\$108,687.75
Total Current Assets	\$1,207,939.70
Fixed Assets	
11100 Computers, Furniture & Equipmnt	12,565.61
11500 Leasehold Improvements	103,534.79
12000 Machinery & Equipment	490,895.55
13000 Vehicles & Trailers	345,145.33
14000 Lease ROU	
14050 Existing Leases	462,830.24
Total 14000 Lease ROU	462,830.24
17000 Accumulated Depreciation	
17002 Accum Deprec - General	-374,153.72
Total 17000 Accumulated Depreciation	-374,153.72
Total Fixed Assets	\$1,040,817.80
Other Assets	
19000 Goodwill	948,226.00
19101 Accumulated Amort - Goodwill	-375,940.72
Total 19000 Goodwill	572,285.28
19300 Due To/ Due From PLS	67,337.16
19400 Loan Fees	93,589.91
Total Other Assets	\$733,212.35
TOTAL ASSETS	\$2,981,969.85



PINE LAKE SERVICES

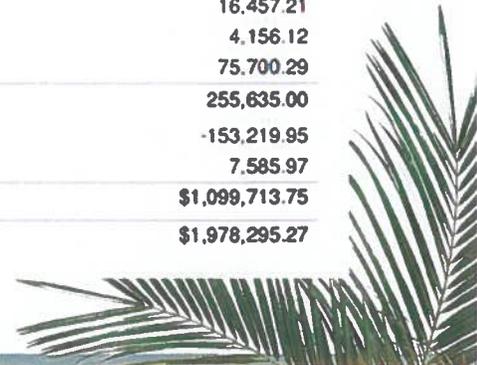
FINANCIAL STATEMENT CONT

Pine Lake Nursery & Landscape

Balance Sheet

As of September 30, 2025

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable	637,228.71
Total Accounts Payable	\$637,228.71
Credit Cards	
21000 ServisFirst Bank CC xx5190	9,223.49
21045 Chase Spears Card #0543	12.00
21050 Chase Credit Card x6164	11,894.68
Total Credit Cards	\$21,130.17
Other Current Liabilities	
20065 Accrued Payroll	56,603.00
22900 Accrued Liability	9,500.00
22950 Accrued Interest	899.69
22975 Current Portion LTD	
22995 Current LTD	153,219.95
Total 22975 Current Portion LTD	153,219.95
Total Other Current Liabilities	\$220,222.64
Total Current Liabilities	\$878,581.52
Long-Term Liabilities	
22300 Lease Liability	
22350 Existing Lease Liability	392,712.73
Total 22300 Lease Liability	392,712.73
22400 Seacoast Term Loan	597,000.00
23200 Notes Payable	0.00
23205 NP - JD 3025 Tractor HE-2986	217.05
23207 NP - 2023 Isuzu NRR V-6257	52,360.10
23208 NP - JCB 505-20 Handler HE-4393	75,112.16
23220 NP - JD 333G Comp Loader HE-6758	4,472.57
23222 NP - GM Chevy 3500 V-7731	17,630.86
23224 NP - WEF Dump Trailer T-0263	8,104.02
23225 NP - WEF Trailer T-2549	1,424.62
23226 NP - WEF Big Tex T-7422	16,457.21
23227 NP - Baby Ox MSC-0011	4,156.12
23228 NP - Ford Finance V-5631	75,700.29
Total 23200 Notes Payable	255,635.00
23300 Less Current Portion LTD	-153,219.95
23400 Less Debt Issuance and OID	7,585.97
Total Long-Term Liabilities	\$1,099,713.75
Total Liabilities	\$1,978,295.27



PINE LAKE SERVICES

FINANCIAL STATEMENT CONT

Pine Lake Nursery & Landscape

Balance Sheet
As of September 30, 2025

	TOTAL
Equity	
30005 Retained Earnings	-2,695,718.97
30100 Capital Stock	500.00
30500 Shareholder Distribution	-15,119.08
Equity Allocated to PLS	-199,884.60
Pine Lake Equity Co	1,715,000.00
Shareholder Advances	1,903,804.12
Net Income	295,093.11
Total Equity	\$1,003,674.58
TOTAL LIABILITIES AND EQUITY	\$2,981,969.85



PINE LAKE SERVICES

Certificates



PORT TAMPA BAY
Small Business Enterprise Certification

Pine Lake Services, Inc.
 Federal ID #: 27-3360158

Services Provided: Landscaping & Lawn Maintenance

Valid from 11/01/2025 to 10/31/2026

Deanna L. Casey
SBE & Contracts Manager

Please note this certificate is valid only with Port Tampa Bay and is not reciprocal with the City of Tampa or Hillsborough County and may not be reciprocal with any other local governmental agency.

Member Since 2012



State of Florida
 Florida Department of Agriculture and Consumer Services
 Bureau of Licensing and Enforcement

PEST CONTROL BUSINESS LICENSE

License Number: JB500156

Pine Lake Services LLC
 12980 Tampa Springs Road, Odessa, FL 33556

LAWN

This is to certify that the Pest Control firm named above is licensed under the provisions of the Florida Pest Control Law, Chapter 482, Florida Statutes.



WILTON SIMPSON
 Commissioner of Agriculture

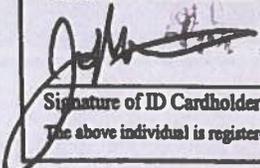
Issue Date: August 21, 2025
 Expiration Date: August 21, 2026

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
ID CARD # JE86217

AMAROSA, JOHN
 Pine Lake Services LLC,
 12980 Tampa Springs Road
 Odessa, FL 33556

Endorsements
 CO LAWN

Issued: 08/21/2025 Expires: 08/21/2026



Signature of ID Cardholder



WILTON SIMPSON, COMMISSIONER

The above individual is registered under the provisions of Chapter 482, F.S.

Florida Department of Agriculture and Consumer Services

Category/Endorsement Key

FID	Fumigation Endorsement
WDO INSP	Wood Destroying Organism Inspector
CO FUM	COIC with Fumigation
CO WDO	COIC with Termites and Other WDO
CO GHP	COIC with General Household Pest
CO LAWN	COIC with Lawn and Ornamental



Board of County Commissioners
 Economic Development Department
 Small Business Enterprises Division

Small Business Enterprises Registration

Pine Lake Nursery & Landscape, LLC DBA Pine Lake Nursery & Landscape, Inc.
 HC-2233 25

Valid from December 3, 2025 - December 3, 2026

Approved Lines of Business:
 Landscape Installation and Maintenance, Sales - Plant Nursery and Tree Farm



Theresa Krupa, Manager MCA
 Small Business Enterprise Division

2025 - 2026 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT EXPIRES SEPTEMBER 30, 2026

OCC. CODE	280.081000 LANDSCAPING SERVICE (OVER 3 EMP)	13 Employees	Account No. 83840	Receipt Fee 80.00
BUSINESS	PINE LAKE SERVICES LLC 12980 TARPON SPRINGS RD ODESSA, FL 33556		RENEWAL	Hazardous Waste Surcharge 40.00
NAME	PINE LAKE SERVICES LLC 12980 TARPON SPRINGS RD ODESSA, FL 33556			Law Library Fee 0.00

2025 - 2026

Paid 24-0-702887
 09/30/2025 120.00

BUSINESS TAX RECEIPT NANCY C MILLAN, TAX COLLECTOR
THIS BECOMES A TAX RECEIPT WHEN VALIDATED.



PINE LAKE SERVICES

STAFFING

Pine Lake Services will ensure the South Bay CDD team is fully staffed at all times. Our management team has a combined 150 years of landscape and irrigation maintenance experience, giving us the capability to handle unique situations that may arise.

The following pages include the Pine Lake organizational chart and resumes for the supervisory Pine Lake staff. The resumes highlight relevant and similar property experience.

PROPOSED STAFFING LEVELS

Pine Lake Services will staff South Bay CDD with the following:

A 6 person crew full time for each property that will include a Foreman, Lead man, and crew. In addition, there will be a Production Manager and Account Manager assigned to this property full time.

2 person irrigation crew performing a complete monthly wet check inspection and repairs.
2 person horticulture team to perform monthly applications, inspections and spot treatments.

Enhancement Teams can be dispatched to perform installs of flowers and mulch or small projects.

EMERGENCY NUMBERS/AFTER HOURS PLAN:

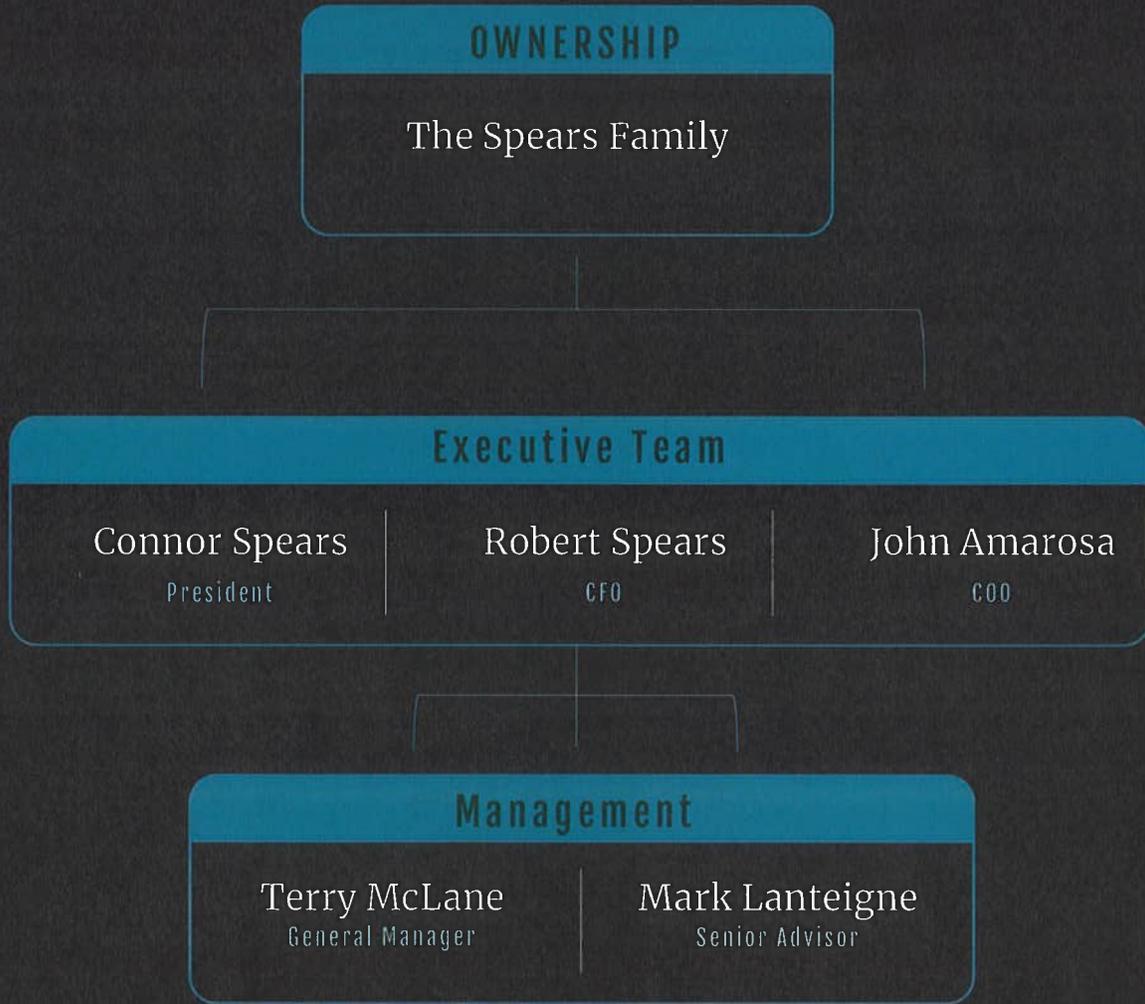
Should an emergency arise during Pine Lake's time contracted with South Bay CDD, the management team is always available. If Epi Carvajal (Account Manager) is unavailable, we have our management team available to assist. If there is an issue after business hours, the process is to contact your Account Manager first, and then Terry McLane (Our General Manager) second. Our emergency contacts are listed below:

Epi Carvajal, Account Manager (813) 504-5807
John Amarosa, COO (727) 243-2852
Terry McLane, General Manager (727) 423-7664



PINE LAKE SERVICES

EXECUTIVE LEADERSHIP



PINE LAKE SERVICES

South Bay CDD STAFFING

MAINTENANCE MANAGEMENT

Epi Carvajal
ACCOUNT MANAGER

Jeff Hails
Production MANAGER

DEDICATED STAFF

Experienced
Foreman

Mowing & Detail
Crews

ANCILLARY TEAMS

Irrigation
Technicians

Fertilizer & Pest
Control Technician

Enhancement
Teams



DUTIES & RESPONSIBILITIES

As President, Connor Spears leads the strategy and overall performance of Pine Lake, ensuring the company scales with discipline while delivering the exceptional quality the Company is known for across Tampa Bay.

Connor works closely with the management team to build a well-rounded, high-performing organization that drives consistency, accountability, and top-tier client service. Together, they focus on strengthening systems, developing leaders, and identifying avenues for improvement across all service lines.

Rooted in Pine Lake's family-owned culture, Connor leads with the company's core values at the forefront: **Exceptional Quality, Integrity, Leadership & Teamwork, and Accountability & Communication.**

Connor prioritizes continuous improvement, long-term partnerships, collaborative decision-making, proactive communication, and an environment where people enjoy and take pride in their work, in turn driving exceptional results across the entire Company.



Connor
Spears
PRESIDENT

EDUCATION

University of Southern California

ASSOCIATIONS

FNGLA
Associated Builders and Contractors
Bay Area Apartment Association

DUTIES & RESPONSIBILITIES

As Chief Operating Officer, John Amarosa oversees the company's daily operations, ensuring every project meets high standards of quality, efficiency, and safety. He drives production performance, supports team development, and works closely with the executive leadership team to strengthen overall operations. John is committed to continuous improvement and delivering exceptional client satisfaction across all landscaping services.

PROJECT EXPERIENCE

- K Bar Ranch II CDD
- Highlands CDD
- Oakstead CDD
- Waterchase CDD
- Innisbrook Resort
- Carlton Lakes CDD
- Riverbend West CDD
- The Groves CDD
- Lakewood Ranch CDD
- Sterling Hill CDD
- Tara CDD
- New River CDD
- Reserve at Pradera CDD
- Forest Brooke CDD

HOA's/High Profile Sites

- All Moffitt Cancer Hospital Campuses
- Advent Health Training Facility with the Buccaneers
- Kings Pointe HOA
- Villa Rosa HOA
- Saddlebrook HOA
- Wellington HOA
- Connerton HOA
- Champions Club HOA
- Encore at Fishhawk Ranch
- Del Webb Pulte Properties
- City of Tampa Parks



**John
Amarosa**
C O O

EDUCATION

University of South Florida

ASSOCIATIONS

Leadership Tampa Bay
FNGLA
Boma
CAI
BMI

CERTIFICATIONS

State of FL CPCO
GI-BMP Certified in FL
BMP Certified in Pinellas & Manatee
OSHA 30
UF Palm School Graduate
State of FL Aquatics Management

DUTIES & RESPONSIBILITIES

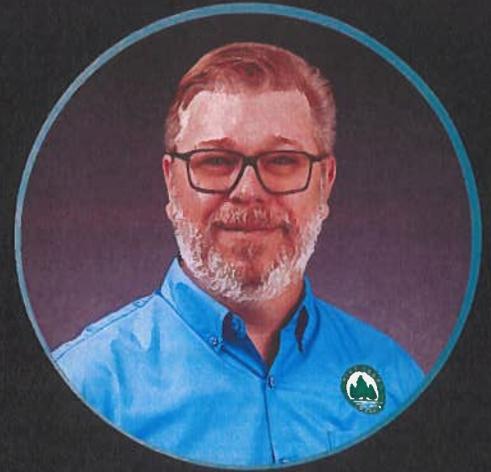
Mr. McLane organizes and implements company objectives on a day to day basis. He ensures quality, production and safety for the organization. Terry will ensure client satisfaction while working with the Operational Leadership team.

PROJECT EXPERIENCE

- Oakstead CDD
- Highlands CDD
- Carlton Lakes CDD
- K Bar Ranch II CDD
- Asturia CDD
- Sterling Hill CDD
- Reserve at Pradera CDD
- Riverbend West CDD
- Highland Park CDD
- The Grove CDD
- Shell Point CDD
- Bexley Ranch CDD
- Connerton West CDD

HOA's/High Profile Sites

- Innisbrook Resort
- Several Esplanade properties with Taylor Morrison
- Several BayCare Facilities
- Villa Rosa HOA
- Champions club HOA
- Trinity HOA
- Saddlebrook HOA
- Estancia HOA
- Cheval HOA
- Parkview at Long Lake Ranch HOA



**Terry
McLane**
General Manager

EDUCATION

Tampa Bay Graduate

ASSOCIATIONS

FNGLA
Bay Area Apartment Associaton

CERTIFICATIONS

Osha 30
State Of Florida Pest Control GI-BMP
Certified in Florida

DUTIES & RESPONSIBILITIES

Epi will be the Account Manager for the Community. He will prepare the work week for the crews and oversee that all performances that are completed for that week. He will be assist the Account Manager as the point of contact for daily activities. Epi has managed many large scale properties and portfolios in his and past with great success. Epi is well versed in CDD management and care and will communicate via our Account Manager any and all needs to be addressed or improved on.

PROJECT EXPERIENCE

- Connerton CDD
- Riverbend West CDD
- Tara CDD
- Golf Villas HOA
- KBAR Ranch II CDD
- Belleview HOA/POA
- Franklin Street Management Portfolio
- The Groves CDD & HOA
- Oakstead CDD
- Saddlebrook Resort
- Summer Tree HOA
- Tampa Bay Golf & Country Club



**EPI
CARVAJAL**
ACCOUNT MANAGER

EXPERIENCE

27 Years

ASSOCIATIONS

Unknown

CERTIFICATIONS

Osha 30

PINE LAKE SERVICES

WHY ARE WE BEST QUALIFIED?

Pine Lake Services is uniquely qualified to deliver the full scope of services with over 25 years of professional experience in landscape installation, irrigation, maintenance, and green goods production. Our ability to self-perform all services ensures consistent quality, efficient coordination, and dependable scheduling. With in-house plant production and a strong focus on detail, proactive communication, and long-term landscape health, we are equipped to maintain this property to a high standard while responding quickly to its ongoing needs.

THE VALUE WE WILL BRING TO South Bay CDD:

- **Experienced Landscaping Professionals** – We have the knowledge and hands-on experience to perform all services in the scope efficiently and correctly.
- **Full-Service Capability** – We handle all landscaping maintenance services in-house, ensuring consistent quality and accountability.
- **Reliable & Responsive** – We show up on schedule, communicate clearly, and respond quickly to client needs.
- **Quality-Focused Work** – We take pride in clean, well-maintained properties and attention to detail.
- **Client-Focused Approach** – We tailor our services to each property and treat every project as a long-term partnership.

CDD EXPERIENCE

We currently service **13** CDD's in the greater Tampa Bay area. These CDD's include: K Bar Ranch II CDD, Lakeside CDD, Vidas Way CDD, Shell Point CDD, Reserve at Pradera CDD, Riverbend West CDD, Bullfrog Creek CDD, Tara CDD, Carlton Lakes CDD, Highlands CDD, Mira Lago West CDD, New River CDD, and Park Place CDD.

We have extensive experience servicing Community Development Districts and we have a clear understanding of CDD budgets, reporting processes, compliance requirements, and board expectations.



PINE LAKE SERVICES

REFERENCES

RIVERBEND WEST CDD - INFRAMARK

ONGOING
Began 10/1/2022

- Dollar Amount: \$255,000
- Point of Contact: Kristee Cole
- Phone Number: 813-382-7355
- Address: 2005 Pan Am Cir Ste 300
Tampa, FL 33607



○ **Scope of Work:** PLS is responsible for the Landscape Maintenance and Irrigation System Management at Riverbend West. The scope is similar to South Bay CDD Including Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

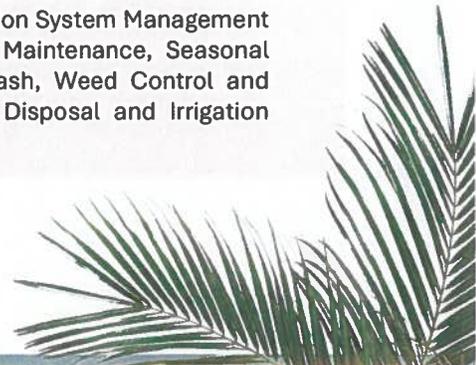
LAKESIDE CDD - RIZZETTA

ONGOING
Began 8/1/2023

- Dollar Amount: \$528,000
- Point of Contact: Amiee Brodeen
- Phone Number: 813-994-1001
- Address: 5844 Old Pasco Rd Ste 100
Wesley Chapel, FL 33544



○ **Scope of Work:** PLS is responsible for the Landscape Maintenance and Irrigation System Management at Riverbend West. The scope is similar to South Bay CDD including Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.



PINE LAKE SERVICES

REFERENCES

K BAR RANCH II CDD - RIZZETTA

ONGOING
Began 5/1/2023

- Dollar Amount: \$700,000
- Point of Contact: Amiee Brodeen
- Phone Number: 813-994-1001
- Address: 5844 Old Pasco Rd
Wesley Chapel, FL 33554



- Scope of Work: PLS is responsible for the Landscape Maintenance and Irrigation System Management at Riverbend West. The scope is similar to South Bay CDD including Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

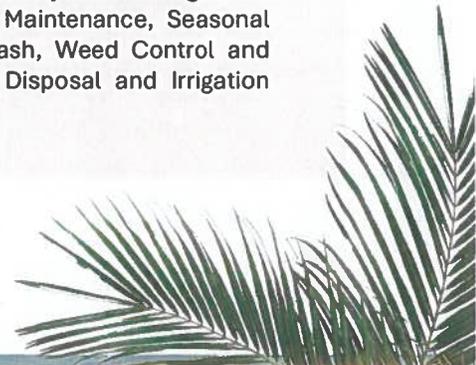
CARLTON LAKES CDD - INFRAMARK

ONGOING
Began 7/1/2021

- Dollar Amount: \$585,000
- Point of Contact: Jennifer Goldyn
- Phone Number: 813-873-7300
- Address: 2005 Pan Am Cir Ste 300
Tampa, FL 33607

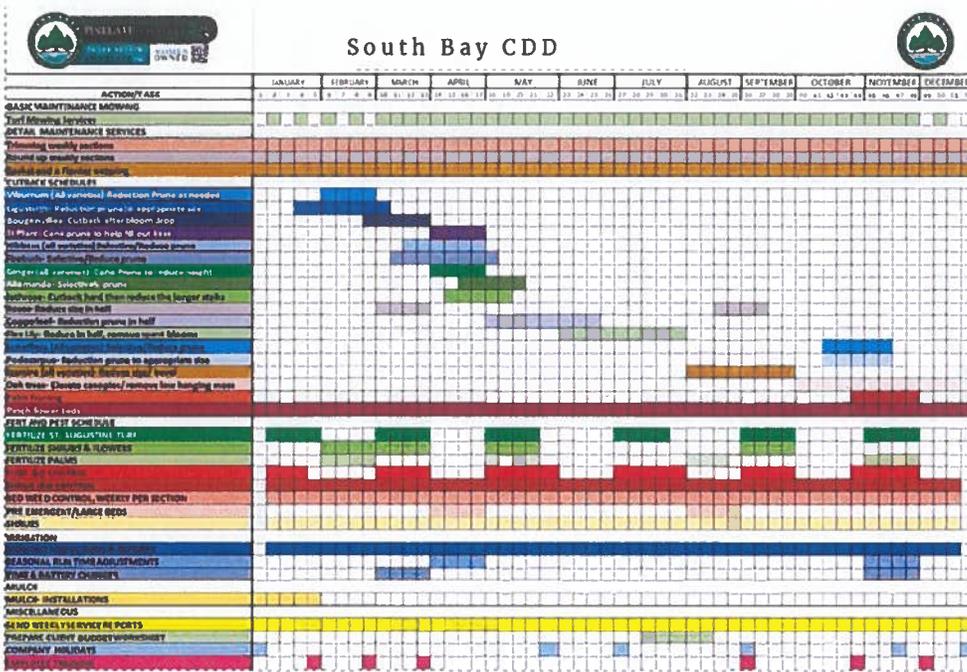


- Scope of Work: PLS is responsible for the Landscape Maintenance and Irrigation System Management at Riverbend West. The scope is similar to South Bay CDD including Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.



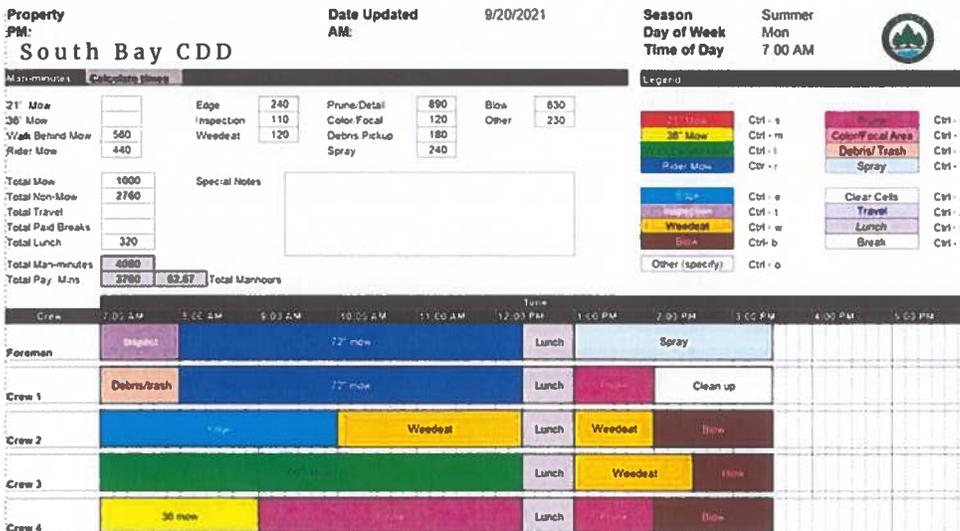
PINE LAKE SERVICES

ANNUAL OPERATIONS CALENDAR



*Sample to be reviewed and agreed upon at contract start

DAILY GANTT CHART



*We will coordinate with the Property Manager to develop all daily/weekly Gantt charts once the job is awarded.





Thank you for your consideration!

C O N T A C T

Terry McLane

727-423-7664 | TERRY@PINELAKELLC.COM

South Bay Community Development District

Solicitation for Landscape & Irrigation Maintenance Services



January 2026

1. General Information.

The Board of Supervisors (“**Board**”) of the (**South Bay**) Community Development District (“**District**”) is requesting proposals for the provision of Landscape and Irrigation Maintenance Services on a continuing basis (“**Proposals**”). The District will accept proposals from all qualified companies interested in providing these services. All proposers should be experienced in providing landscaping and irrigation services in the State of Florida and hold any applicable licenses or certifications. Any proposer that is a corporation or other business entity must be registered with the Florida Department of State, Division of Corporations, authorized to do business in the State of Florida, and currently in good standing.

2. Questions should be Directed to District Management. Any questions relating to this solicitation should be directed to District Management via email at Christina.Newsoms@inframark.com. The deadline for submitting questions is **January 29, 2025, at 4:00pm.**

3. Submittal of Proposals.

- a. Interested persons and firms should submit an electronic copy of their Proposal containing the information and materials described herein to District Management at the above email address no later than **3:00 p.m., Monday, February 2, 2026.**
- b. Proposals will be securely kept and not reviewed until after the submission deadline.
- c. The Board reserves the right to review and accept any Proposals submitted late.

4. Scope of Services.

The services to the District are generally described in the “**Scope of Services**” attached hereto as **Exhibit A** and is intended to incorporate all services that are necessarily performed by a landscape and irrigation maintenance vendor (the “**Contractor**”) in the effective operation of a CDD in compliance with federal, state, or local regulation. Proposers are strongly encouraged to visit and become familiar with the landscape and irrigation areas as depicted on the “**Landscape Maintenance Map**” attached here to as **Exhibit B**. If a specific task is not identified in the Scope of Services, but is necessary for the District’s landscaping maintenance, irrigation maintenance or compliance with federal, state, or local regulation, it is expected that the landscape vendor will include such task in the performance of its general landscape and irrigation services unless an additional charge is identified in the Proposal and agreed to by the District in writing.

5. Interpretation and Addenda of Scope of Services. No verbal interpretations will be made to any proposer as to the meaning of the Scope of Services. Interpretations, if made, will be written in the form of an addendum and sent by District Management to all known proposers who have shown interest in submitting a Proposal.

6. **Term and Renewal.** The initial term of the service agreement will be 1 year. The agreement will automatically renew for subsequent 1-year periods until terminated pursuant to the termination provisions in the agreement. The scope of services and compensation for renewal periods may be adjusted by mutual written agreement evidenced by a written addendum.
7. **Submittal Requirements.** Each Proposal shall include the following information:
- a. **Company Information**
 - i. Name of company (including any "Doing Business As" names)
 - ii. Headquarters/parent company locations
 - iii. Office locations and total number of employees at each
 - iv. Local address and telephone number
 - v. History of the company
 - vi. Organization chart of company
 - vii. Proof of applicable insurance
 - viii. List of any outstanding litigation that would threaten the viability of the proposer or the performance of services
 - b. **Qualifications and Staffing**
 - i. Number of CDDs the proposer is currently providing landscape maintenance services for along with the names of those CDDs
 - ii. Why the proposer is the best qualified to perform the Scope of Services
 1. if there will be a subcontractor performing certain services, describe which services will be subcontracted and include subcontractor's qualifications
 - iii. Staff team the proposer will assign to the District, including:
 1. the name, title, number of years' service, specific services each will have primary responsibility over, and relevant educational and work experiences
 2. for the proposed "Site Manager" include:
 - a. number of CDDs they are responsible for
 - b. names of the CDDs they represent nearest to the District
 - c. length of career in serving as an Site Manager
 - d. professional designations (if any)
 - iv. How often site visits will be performed and how often the Site Manager will meet with District Management
 - v. How any issues arising after business hours will be handled
 - vi. Backup plan for situations where the Site Manager is unavailable
 - vii. Escalation procedures and contact information if there are any concerns regarding the assigned Site Manager or staff
 - c. **Cost of Services.** All proposers must submit a separate cost proposal for district management services (inclusive of all direct and non-direct costs as well as all overhead, fees and profit). Cost proposals should be written so that they may be incorporated, as modified during negotiations, as an attachment to an agreement.
 - i. Each cost proposal must include the following:
 1. A completed Official Proposal Form for Solicitation of Proposals for Landscape and Irrigation Maintenance services attached hereto as **Exhibit C**.
 2. The total annual cost of all services described in the Scope of Services ("**Total Annual Price**")
 - a. if the Total Annual Price will be broken down in equal monthly installments, list the monthly installment that will be invoiced

- b. if the Total Annual Price will be broken down in another manner, list such breakdown and include the pricing and when such services will be invoiced
 - c. An itemized price of the services should be included along with the Total Annual Price.
 - 3. A detailed listing of any other expenses or fees to be reimbursed to the proposer (excluding those additional services provided below) such as postage, courier services, printing, binding, travel expenses, etc.. Any expenses not specifically included will not be eligible for reimbursement and must be absorbed by the Total Annual Price.
 - 4. A fee proposal and detailed explanation for additional services that may be performed in addition to the items described in the Scope of Services.
 - a. The fee proposal must clearly identify what types of services will be separately billed to the District, as opposed to those that are included in the Total Annual Price
 - ii. If any of the services described in the “Scope of Services” are not going to be provided directly by the proposer, then the Proposal should disclose that and provide an estimate of the costs from a 3rd-party vendor to provide such services.
 - d. **References.** All proposers must submit a list of at least 3 references, including the name of the client entity, the client’s website or general location, and the name, email, and number of a contact person.
8. **Proposal Duration.** The Proposal must be in effect for a minimum of 90 calendar days starting with the day following the submission deadline. During this time, all provisions of the Proposal must be in effect, including prices.
9. **Proposal Evaluation Criteria.** Each Proposal will be evaluated using the following criteria:
- a. Responsiveness to each element contained in the Scope of Services and this solicitation
 - b. Ability of the proposer
 - c. Experience of the proposer
 - d. Geographic location of the proposer's headquarters or local office in relation to the District
 - e. Past performance of the proposer in other CDDs
 - f. Willingness to meet time and budget requirements
 - g. Recent, current, and anticipated workloads
 - h. Volume of work previously awarded to the proposer
 - i. Reasonableness of cost for the total effort
 - j. The District reserves the right to consider other factors and the criteria included herein shall constitute the minimum criteria to be considered
10. **Right to Waive Mistakes and Variations.**
- a. Proposals may not be modified after the submission deadline.
 - b. Mistakes in arithmetic extension of pricing may be corrected by the Board.
 - c. The District reserves the right to waive any minor or non-material discrepancies or technicalities.
 - d. The District further reserves the right to request supplementation of any or all Proposals.

11. Method of Selection, Award, and Right to Reject.

- a. The Board will evaluate each Proposal pursuant to the evaluation criteria in order to determine which Proposal is in the District's best interest (low price shall not entitle any proposer to be awarded the services).
- b. There is no guarantee that a service agreement will be awarded.
- c. The District expressly reserves the right to reject any or all Proposals at any time or until such time as an agreement is fully executed.
- d. If the Board intends on awarding the services to a proposer, it will announce the proposer they desire to engage with at a public meeting. No written notice of the award will be provided unless requested by a proposer.
- e. The selected proposer shall promptly enter into negotiations with the District to finalize any terms or details.
 - i. If the negotiations are unsuccessful, the District may negotiate with the next proposer(s) whose proposal(s) was determined to be in the District's best interest until such the negotiation(s) is successful.
- f. If the District elects to move forward with a Proposal, it will be sent to District Counsel to prepare a Landscape and Irrigation Maintenance Services Agreement (the "Agreement").

12. No Protest of Board Decisions: By submitting a proposal, proposers acknowledge this is an informal solicitation of proposals for services, there are no competitive procurement thresholds and requirements with respect to the Scope of Services, and thus there is no right to protest any decision by the Board with respect to this solicitation.

13. No Reimbursement of Preparation Costs. Proposers will not be reimbursed for any cost associated with responding to this solicitation.

14. Required Disclosure:

- a. **Public Entity Crimes:** Proposers should be aware of, and in compliance with, all requirements under Section 287.133, Florida Statutes, on Public Entity Crimes. A representation of compliance will be included in the Agreement.
- b. **Scrutinized Companies:** Proposers should be aware of, and in compliance with, all requirements under Section 287.135, Florida Statutes, on Scrutinized Companies. A representation of compliance will be included in the Agreement.
- c. **E-Verify:** Proposers should be aware of, and in compliance with, all requirements under Section 448.095(2)(c), Florida Statutes, on E-Verification requirements. A representation of compliance will be included in the Agreement.
- d. **Anti-Human Trafficking:** Pursuant to Section 787.06, Florida Statutes, proposer represents that it does not use coercion for labor or services as defined in the statute. In addition to being part of the Agreement, proposer is required to provide an affidavit, signed by an officer or a representative of the proposer with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes. A sample Affidavit for Anti-Human Trafficking is attached hereto as **Exhibit G**.
- e. **Public Records:** All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.
- f. **No Consideration of social, political, or ideological interests.** You are hereby made aware of the provisions of Section 287.05701, *Florida Statutes*. The District is not requesting documentation of nor will it consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor or when awarding a contract.

Thank you for your interest in the District.

EXHIBIT "A" - 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 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass 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. 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. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as 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 **immediately** 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 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 South Bay CDD's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted when necessary upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1A) POND MOWING – All pond banks identified as such (green) on the overall Summit at Fern Hill Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water's edge or sod line (if water is not present). Line trimming at water's edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond

banks so as not to scalp at the crest of the lake 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. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash 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, nature trails, etc.) shall be edged and/or line trimmed every week 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 OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. 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 streetlights 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 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 Summit at Fern Hill. 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. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. 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 and disposed of off-site. 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, another solution will need to be proposed and executed.

Palms: **All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times.** This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o’clock – nine o’clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of 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. Flower/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 utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) **WEEDS AND GRASSES** – All shrub & groundcover beds as well as all turf areas 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 post-emergent 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. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. 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, FENCES, 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.

The CONTRACTOR shall be responsible for the replacement of turf and 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 curb and gutter 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 or sidewalk 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. 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. 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 and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Hillsborough County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS 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.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Bahia Sod:

March	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm- season weeds
April	A second application of PreM formulated for Bahia turf for warm-season weeds
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + PreM
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
October	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cool-season weeds

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
August	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to the Field Inspections Coordinator for approval prior to application. 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 into peak 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 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.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required 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 RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from 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 bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, 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 NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ 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 bid 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 bid 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 CDD’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. 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 bid form. **The CDD 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 he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself 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.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all dark green areas designated as "CDD Maintained – with irrigation unless otherwise noted" on the Maintenance Exhibit. Do NOT include roadway medians in this price nor lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

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

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Test each pump at design capacities weekly; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
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 valve boxes

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, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale 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 necessary to verify proper operation. Each head, seal, nozzle, and strainer are 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 written 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 be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads (includes spray heads), nozzles, drip, main and delivery lines and any associated fittings. 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 irrigations 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 the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Lee County or any other governmental agencies. It is the responsibility of the Contractor to ensure 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 bring this to the attention of the District representative and apply for a variance. **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 telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch, Shredded Hardwood Dark Brown Mulch or Pine Straw 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 after compaction. Match mulch to what is currently present in landscape beds or tree rings.

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. Mulched 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. Labor for trenching shall be included in the unit cost of the mulch.

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 service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

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

EXHIBIT B
LANDSCAPE MAINTENANCE MAP

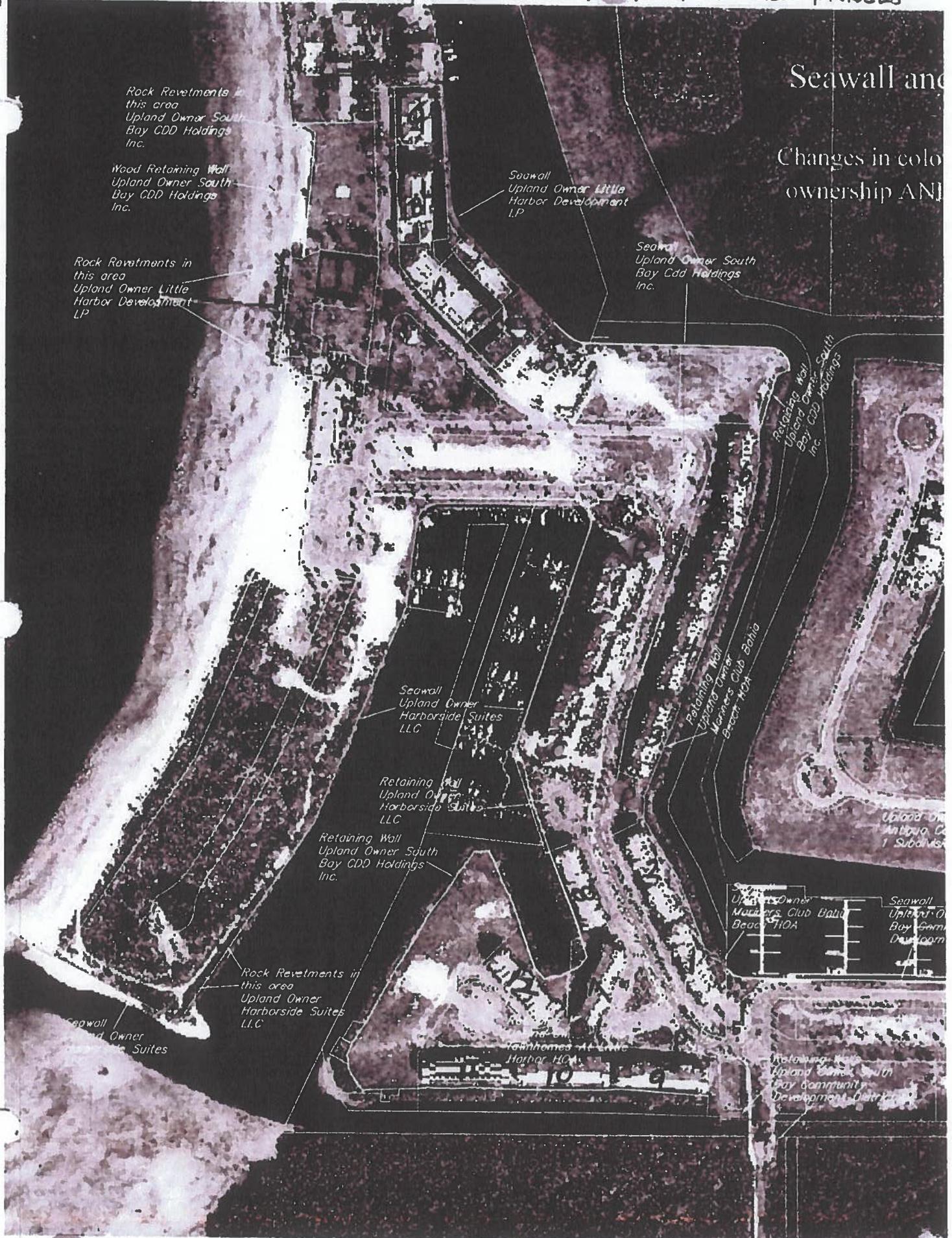
IRRIGATION - WELL PUMPS CONTROL PANEL
LOCATIONS SERVICED AREAS

Reference Map page 1	LOCATION	AREAS SERVICED	ENTITY BENEFITING
1	PUMP & CONTROL PANEL SUNSET GRILL (INSIDE OF RESTAURANT/ADJACENT TO DUMPSTER AREA)	All of Sunset Grill's green space and around the building; landscape beds along Bahia del Sol from SSG to the front of Bondholder's Parcel i (HeliPad) and INN Building C landscape beds only	SUNSET GRILL, LITTLE HARBOR DEVELOPMENT, INN Building C AND SOUTH BAY CDD
2	PUMP & CONTROL PANEL NE SIDE OF BAHIA DEL SOL ACROSS NORTH PARKING LOT 1- Subcontrol panel Inn Building A 2-Subcontrol panel Hook's	Pump / control panel services all of the APEX green area; includes SB CDD areas and easements around APEX Services LHD strip of land along the canal behind the INN Services Hook's green space	LITTLE HARBOR DEVELOPMENT, SOUTH BAY CDD, HOOKS LITTLE HARBOR DEVELOPMENT HOOKS
3	PUMP & CONTROL PANEL HARBORSIDE SUITES (PUMP BY BUILDING C) AND CONTROL PANEL AT HS PARKING LOT	All of Harborside Suites green areas; SB CDD landscape beds (palm trees) in front of HS along Bahia Beach Blvd	HARBORSIDE SUITES AND SOUTH BAY CDD
4	PUMP & CONTROL PANEL TOWNHOMES PH 1 (PUMP NEXT TO SBCDD PARKING LOT / DUMPSTER AREA; CONTROL PANEL ON TOWNHOME BUILDING 3)	All of Townhomes Ph 1 landscape beds and green areas behind/inn between Townhomes 6 buildings; All SB CDD landscape islands (palm trees / bushes) in front of Townhomes Ph 1 along Bahia Beach Blvd	TOWNHOMES HOA (6 BUILDINGS) AND SOUTH BAY CDD
5	PUMP & CONTROL PANEL POINT TOWNHOMES PH 2 (PUMP ON SB CDD); CONTROL PANEL ON POINT TOWNHOME BUILDING 7	All of Point Townhomes Ph 2 landscape beds and green areas behind/in between 6 Point Townhome Buildings; and SB CDD retention ponds; SB CDD landscape islands on Mangrove Point Drive	POINT TOWNHOMES HOA AND SOUTH BAY CDD

page 1 IRRIGATION

irrigated areas

X PUMP / CONTROL PANELS



P PUMP LOCATION

A CONTROL PANEL

IRRIGATION - WELL PUMPS CONTROL PANEL
LOCATIONS SERVICED AREAS

Reference Map page 2

	LOCATION	AREAS SERVICED	ENTITY BENEFITING
6 PUMP	BEHIND ANTIGUA COVE MARINA ON SEAGRAPE DRIVE	Pump for 32nd St; Guardhouse; landscape along Seagrape Drive starting by the Marina slips to Antigua Cove ending at the 1st landscape island on Christophers Watch Lane; and inside (Lennar's) Bermuda Sloop Circle	Little Harbor POA, SOUTH BAY CDD, LENNAR AND ANTIGUA COVE HOA
1 - Subcontrol Panel	BEHIND ANTIGUA COVE MARINA	All landscape along Seagrape Drive; Retention Pond behind Marina; Retention Ponds by 1st Roundabouts and landscape island on Christophers Watch Lane; Landscape area by Gas Tank; Lennar's Sales office; parking lot island, Dog Park and Antigua Cove's SouthShore Yacht Clubhouse	SOUTH BAY CDD, LENNAR AND ANTIGUA COVE HOA
2 - Subcontrol Panel	GUARDHOUSE	All POA landscape areas on 32nd St; Guardhouse area; landscape island and along road towards 32nd/Seagrape intersection	POA and SOUTH BAY CDD

page 2 IRRIGATION

X Pump/CONTROL PANEL

Retaining Wall Map

3/2014

present changes in upland
R changes in character of
walls

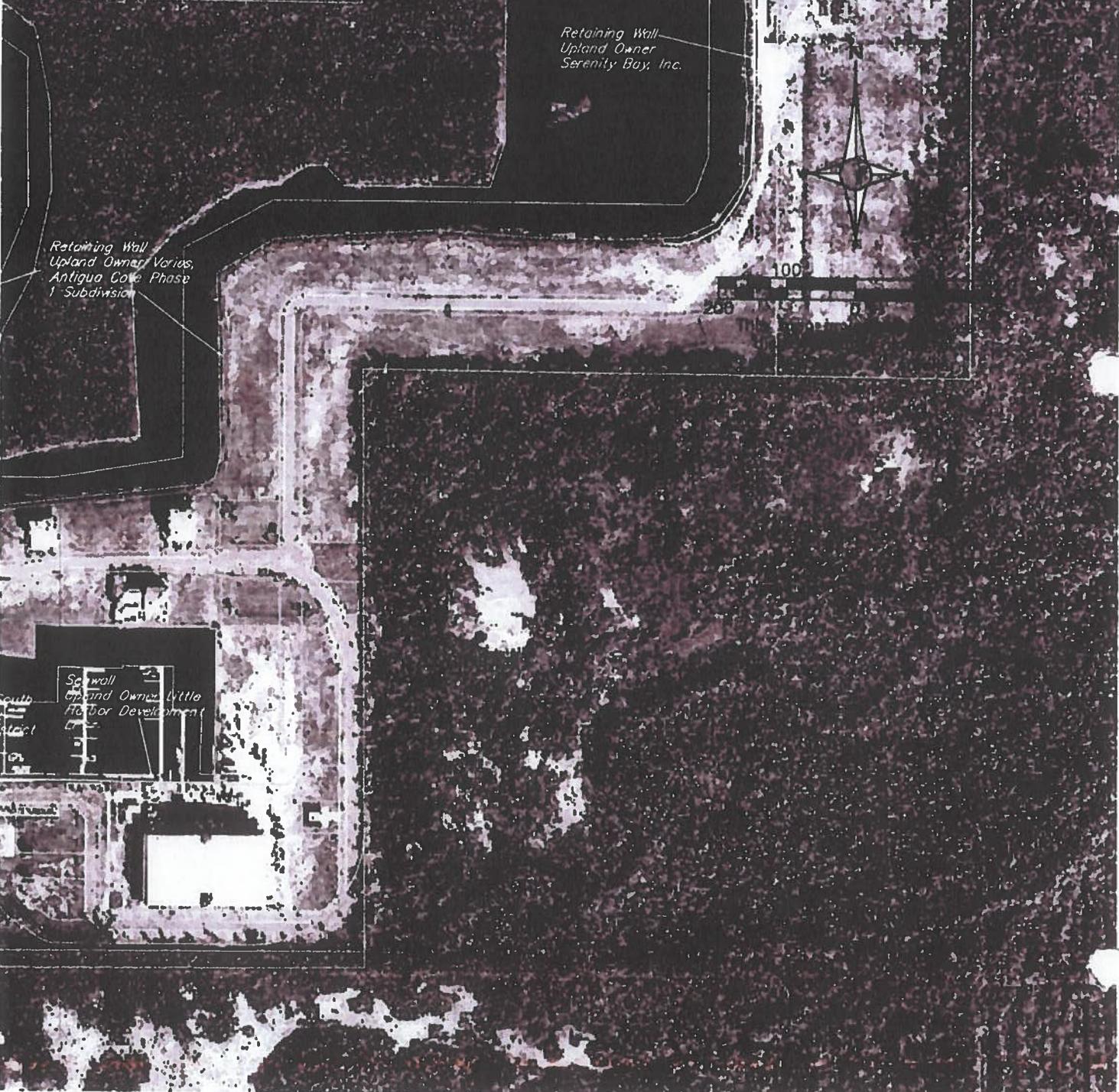


EXHIBIT D**COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE****General Landscape Maintenance**

Mowing, hard edging, blowing off hard surfaces:	\$ <u>1,015.00</u> / event
Pond bank mowing, including line-trimming to water's edge: detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	\$ <u>500.00</u> / event Bed \$ <u>1,015.00</u> / event
Tree Lifting:	\$ <u>Included in Maint</u> / event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	\$ <u>19,947.00</u> / event

EXHIBIT E

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

A.	Mowers w/operator	\$ <u>70.00</u>	Hour
B.	Bush-Hog w/operator	\$ <u>125.00</u>	Hour
C.	Tractor w/operator	\$ <u>125.00</u>	Hour
D.	Supervisor with Transportation	\$ <u>90.00</u>	Hour
E.	Laborer with hand equipment	\$ <u>70.00</u>	Hour
F.	Truck w/driver	\$ <u>70.00</u>	Hour
G.	Irrigation Tech	\$ <u>80.00</u>	Hour
H.	Granular Pesticide Applicator		
	Person with Drop Spreader	\$ <u>125.00</u>	Hour
I.	Liquid Pesticide Applicator		
	Person with Spray Truck	\$ <u>125.00</u>	Hour
J.	Granular Fertilizer Applicator		
	Person with Drop Applicator	\$ <u>125.00</u>	Hour
K.	Liquid Fertilizer Applicator		
	Person with Spray Truck	\$ <u>125.00</u>	Hour
L.	Granular Weed Control Applicator		
	Person with Drop Applicator	\$ <u>125.00</u>	Hour
M.	Liquid Weed Control Applicator		
	Person with Spray Truck	\$ <u>125.00</u>	Hour
N.	Laborer for Additional Trash Pick-Up	\$ <u>70.00</u>	Hour
O.	Lump Sum Mowing ⁽¹⁾ , entire community	\$ <u>1,450.00</u>	Per Mow

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

¹ Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EXHIBIT F

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

General Labor	\$	75.00	per Hour
Labor with Hand Tools	\$	85.00	per Hour
Labor with Heavy Equipment	\$	145.00	per Hour

8) Debris removal equipment unit costs:

Dump Truck	\$	96.50	per Hour
Grapple Truck	\$	120.00	per Hour
Loader	\$	100.00	per Hour

9) Other emergency/disaster related unit costs:

After Hour/ Weekend Additional Rate	\$	30.00	per Hour
Mobilization Fee	\$	700.00	per Hour
	\$		per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District

EXHIBIT G

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

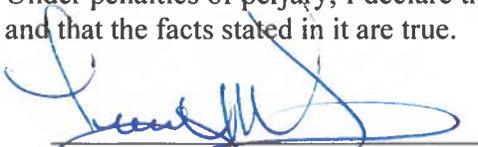
THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared Terry McLane, who being duly sworn, deposes and says (the "Affiant"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the General Manager (Title) of Pine Lake Service LLC (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the South Bay Community Development District ("CDD").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

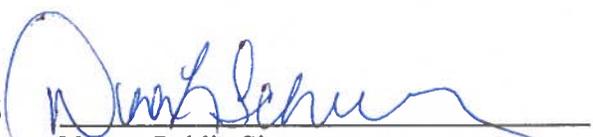
I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

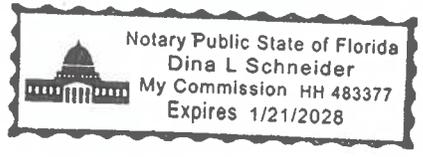


 Signature of Affiant

Sworn before me on February 7, 2026



 Notary Public Signature



Notary Stamp



LANDSCAPE

MAINTENANCE AND IRRIGATION PROPOSAL

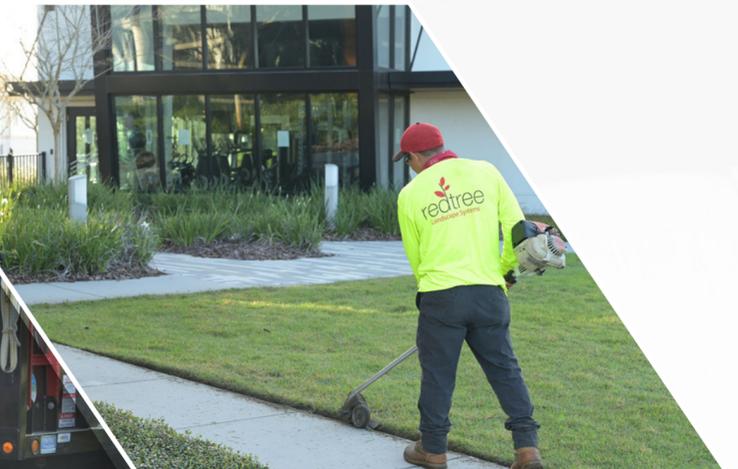
for:

South Bay CDD

 (888) 733-8733

 www.redtreelandscape.com

 5532 Auld Dr. Holiday, Florida 34652





PROPOSAL DIRECTORY

South Bay CDD - Official Proposal Form/Brekaout/Additional Services
Affidavit of Anti-Human Trafficking
Hurricane and Large Storm Emergency Response Plan / Pricing
Company Information / List of CDDs Currently Under Contract
Landscape Maintenance Program Staffing Plan
Company History and Organizational Chart
South Bay CDD - Narrative Description & Operational Plan
Officers and Supervisory Personnel
Equipment - Lists and photos
Scope of Services
Occupational License – Current W-9 and Certificate of Insurance
Florida State Irrigation Contractor’s License
Irrigation Contractor’s License – County of Origin
Pest Control / Fertilization Licenses
Certified Arborist Designations
Best Management Practices Certifications
FNGLA Certifications/ License as Dealer in Agricultural Products
E-Verify Enrollment Verification Statement
Sunbiz.org - Proof of Corporate Status
Dun & Bradstreet Registration

EXHIBIT C

**Official Proposal Form for
Solicitation of Proposals for Landscape and Irrigation Maintenance Services**

Name of Proposer: _____

In accordance with the solicitation of proposals issued by the (South Bay) Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Solicitation for Proposals for Landscape and Irrigation Maintenance Services.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer's proposal:

- 1. General Landscape Maintenance (Part 1) \$ 80,340.00
- 2. Fertilization (Part 2) \$ 8,160.00
- 3. Pest Control (Part 3) \$ 5,100.00
- 4. Irrigation System Monitoring and Maintenance (Part 4) \$ 8,400.00

Total Yearly Cost for the first year of the above items \$ 102,000.00

- 6. Annuals Maintenance/Installation 600 - 4 times per year - \$2,75 / annual \$ 6,600.00
- 7. Top Choice Application (Per Year) \$ 8,500.00

8. Mulching for Tree and Shrub/Groundcover Bed Areas \$ 13,000.00

Estimate of total cubic yards proposed to service the property: 200

Cost of Mulch Per Cubic Yard \$ 65.00

Irrigation Hourly Rate for items not included in the Scope of Services: \$ 75.00

Proposer, thoroughly reviewed all components of the Solicitation for Landscape and Irrigation Maintenance Proposals and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the proposed Agreement with the District.

Name of Authorized Signatory of Proposer: David Lucadano

Title of Authorized Signatory of Proposer: President

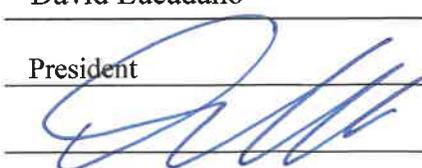
Signature of Authorized Signatory of Proposer: 

EXHIBIT D

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces:	\$ <u>1,600.00</u> / event
Pond bank mowing, including line-trimming to water's edge: detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	\$ <u>800.00</u> / event Bed \$ <u>1,200.00</u> / event
Tree Lifting:	\$ <u>13,500.00</u> / event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	\$ <u>14,250.00</u> / event

EXHIBIT E

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

A.	Mowers w/operator	\$ <u>45.00</u> Hour
B.	Bush-Hog w/operator	\$ <u>125.00</u> Hour
C.	Tractor w/operator	\$ <u>125.00</u> Hour
D.	Supervisor with Transportation	\$ <u>75.00</u> Hour
E.	Laborer with hand equipment	\$ <u>45.00</u> Hour
F.	Truck w/driver	\$ <u>75.000</u> Hour
G.	Irrigation Tech	\$ <u>75.00</u> Hour
H.	Granular Pesticide Applicator Person with Drop Spreader	\$ <u>75.00</u> Hour
I.	Liquid Pesticide Applicator Person with Spray Truck	\$ <u>125.00</u> Hour
J.	Granular Fertilizer Applicator Person with Drop Applicator	\$ <u>75.00</u> Hour
K.	Liquid Fertilizer Applicator Person with Spray Truck	\$ <u>125.00</u> Hour
L.	Granular Weed Control Applicator Person with Drop Applicator	\$ <u>75.00</u> Hour
M.	Liquid Weed Control Applicator Person with Spray Truck	\$ <u>125.00</u> Hour
N.	Laborer for Additional Trash Pick-Up	\$ <u>40.00</u> Hour
O.	Lump Sum Mowing ⁽¹⁾ , entire community	\$ <u>2,500.00</u> Per Mow

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

¹
Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EXHIBIT F

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

\$ 55.00 per Hour

\$ 95.00 per Hour

\$ 120.00 per Hour

8) Debris removal equipment unit costs:

\$ 65.00 per Hour

\$ 125.00 per Hour

\$ 125.00 per Hour

9) Other emergency/disaster related unit costs:

\$ 75.00 per Hour

\$ 125.00 per Hour

\$ 250.00 per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District

EXHIBIT G

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

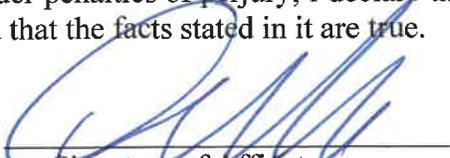
THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared David Lucadano, who being duly sworn, deposes and says (the "Affiant"):

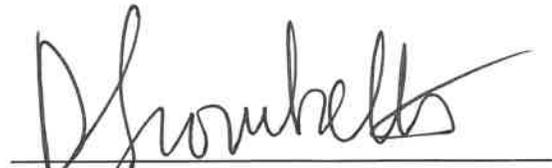
1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the President (Title) of RedTree Landscape Systems, LLC (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the South Bay Community Development District ("CDD").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

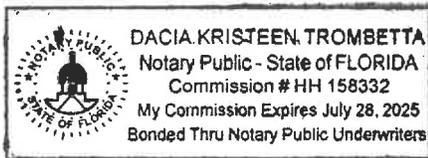
I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.


Signature of Affiant

Sworn before me on February 2, 2026


Notary Public Signature



Notary Stamp



HURRICANE OR LARGE SCALE STORM EMERGENCY RESPONSE PLAN

Before The Storm

- **If your irrigation system is fed off of a well, we will shut your pumps down to prevent any mainline leaks that could develop from storm damage through the storm.**
- **We are assuring internally that we are well-equipped and stocked to handle post-storm response in an effective and orderly manner.**

Storm Emergencies

- **We will attempt to inspect your property as soon as we are physically able to do so. We also will be accessible to receive **emergency phone calls** from you or your authorized representatives to address the following emergency scenarios:**
 - **Fallen trees blocking roadways.**
 - **Fallen trees blocking walkway access to homes.**
 - **Fallen trees on homes / structures.**
 - **Fallen trees on vehicles.**
 - **Irrigation break involving running water / flooding.**
- **In order to report any one of the above-stated emergency scenarios, please assure that an authorized person representing your property contact:**
 - **Pete Lucadano: (727) 919-3915**
 - **David Lucadano: (727) 919-3913**
 - **Ben Garland: (727) 810-4253**
 - **John Burkett: (727) 267-2059**
 - **FOR IRRIGATION EMERGENCIES: Matt Olson (727) 200-1714**

After The Storm

After the storm has left our area and conditions are safe for our staff to access allowable areas, we will immediately begin the process of inspecting properties and addressing service in a three-phase manner as follows:

PHASE 1 - EMERGENCIES (as listed above): Fallen trees will be cut and safely stacked close to the area of origin. Crews will then move on to address the next emergency until we are assured that all emergency scenarios on each of our client properties are addressed.

PHASE 2 - LARGE AESTHETICS: Fallen trees throughout the property that are not considered emergencies will either be re-planted / staked or removed, cut up and stored in piles located in safe locations throughout the property. This process will be performed in order of need until we are assured that all such needs on each of our client properties are addressed.

PHASE 3 - AESTHETICS: Small debris, branches and necessary blowing will be performed throughout the property. Debris will be stacked in piles located in safe locations throughout the property. This process will be performed in order of need until we are assured that all such needs on each of our client properties are addressed.

PHASE 4 - DEBRIS PICK-UP: As a last step in the storm clean-up process, debris piles will be removed from the property.



Company Information

Name of Company: RedTree Landscape Systems, LLC

Headquarters: 5532 Auld Lane, Holiday, FL 34690

Total number of employees: 150

Local address and telephone number: 14395 Boyette Road, Riverview, FL 33569

History of the Company : see attached

Organization Chart of Company : see attached

Proof of Insurance: see attached.

There is no outstanding litigation that would threaten the viability of our performance of services.



South Bay Community Development District

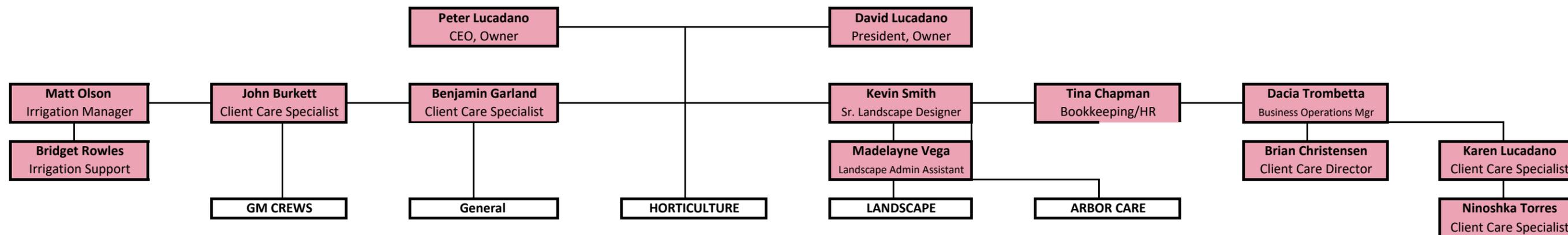
COMPANY HISTORY

David and Peter Lucadano (owners of RedTree Landscape Systems) have served Florida's Green Industry for over forty years respectively. Formerly known as "The Luke Brothers," David and Peter built one of the largest landscape contracting firms in the United States (*Luke Brothers Landscape Services* was rated one of the America's Top 100 Largest Landscape Firms by *Lawn & Landscape Magazine*). After building their *Luke Brothers Landscape Services*, the brothers received a lucrative offer to sell their company to a national firm.

Due to their credentials and experience in the industry, David and Peter have operated as industry consultants for the past several years after selling their landscape company. However, their deep love of the Green Industry and their ability to lead led them to resume their partnership and create *RedTree Landscape Systems* several years ago. *RedTree Landscape Systems* continues the long legacy of serving the Tampa Bay Area Green Industry by providing the "best of the best" employees who worked for the brothers for many years. By implementing the systems that were proven to be successful and effective on large-scale community association properties, the *RedTree Landscape Systems* team has successfully built a strong clientele and a stellar local reputation for performance.



ORGANIZATIONAL CHART 2025





COMMUNITY DEVELOPMENT DISTRICTS CURRENTLY UNDER CONTRACT

- **Astoria Community Development District**
- **Bexley Community Development District**
- **Copperspring Community Development District**
- **Deerbrook Community Development District**
- **Fishhawk Ranch IV Community Development District**
- **Lakeshore Ranch Community Development District**
- **Long Lake Ranch Community Development District**
- **Preserve at Wilderness Lake Community Development District**
- **Summer Woods Community Development District**
- **The Verandahs Community Development District**
- **Waterset Central Community Development District**
- **Westchase Community Development District**



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www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE MAINTENANCE PROGRAM STAFFING PLAN

Service	Assigned Staff	Days	Per	Work Description
Mowing	12	1	Week	Mowing, edging and line trimming of all turf areas. Includes debris and trash pick up and blowing of all hard surfaces.
Detail	5	2	Week	Shrub pruning, tree canopy elevations, planter bed weeding and herbicide application in all planter beds and pavement joints. Includes debris and trash pick up, removal and dumping.
Pest Control & Fertilization	2	2	Month	Fertilization and pest control for all ornamentals, palm trees and turf areas. Includes all necessary service calls at no additional charge.
Irrigation	2	1	Week	Comprehensive irrigation management checks on all common area and individual home irrigation systems. Includes service calls received throughout the week, and monthly reports generated post inspection.
Arbor Care	4	6 days	Year	Trimming and booting of all palm trees, and structural elevation of all hardwood tree canopies. Includes any special pruning and removal projects that are out of the scope of the contract.
Mulch Installation	6	6 days	Year	Installation of designated mulch material in all existing annual beds at a potential frequency of (2) mulching events per year.
Account Management	2	52	Weeks	Consistent oversight of quality and field production, and interaction with District Management to assure expedited proposal submittals and efficient execution of requests.
Administrative Staff	8	52	Weeks	Live staffed Service Desk to accommodate any work order submitted by District Management and assure quick assignment of work task, communication of task being completed and supplemental necessary details back to District Management.

**REQUEST FOR PROPOSAL
LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES**

Personnel

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. Peter Lucadano	40+	CEO / Owner	Operations and Finance
2. David Lucadano	40+	CEO / Owner	Operations and Management
3. Kevin Smith	30	Landscape Manager	Landscape Operations
4. Benjamin Garland	20	General Manager	Oversees Scope of Services
5. Rafael Rosario	20	Project / Account Manager	GM Operations Supervisor

Proposed Staffing Levels

Landscape Maintenance and Irrigation staff will always include, at a minimum; 14 laborers, 4 Supervisors, and 6 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. Juan Flores	20	Landscape Install Supervisor	Landscape Crew Supervisor
2. Martin Flores	21	Lead Arborcare Supervisor	Arborcare Crew Supervisor
3. Tommy Wilson	30	Florida Licensed Applicator	PC/ Fert Supervisor
4. Matt Olson	40+	Irrigation Manager	Irrigation Supervisor



SOUTH BAY CDD NARRATIVE DESCRIPTION & OPERATIONAL PLAN

All management, landscape operations, and staging for this contract, will be based out of our Hillsborough County / Riverview Branch head located at:

Hillsborough County / Riverview Branch
14395 Boyette Road
Riverview, FL 33569

- Located within 12 miles/20 minutes from South Bay CDD property.

Our corporate headquarters are owned by David and Peter Lucadano under the name Depco Visions LLC

- 17-acre facility with on-site green waste disposal and recycling center.
- Over 20,000 sq. ft. of office and warehouse space.
- Tour of our facility is available by appointment

Crews will leave from our base of operations each morning and arrive at South Bay CDD at approximately 7:30AM and work on property until 4:00 PM.

Prior to leaving our base of operations each morning, each crew will partake in the following:

- Weekly safety meetings
- Pre-job prep and safety inspection to check all equipment, vehicles, and supplies.
- Fueling up of all equipment and vehicles.
- Loading up vehicles with ice, water, and supplies.
- Review plans, maps, and work orders for each designated section and scope of services.
- Sharpen and sterilize all mower and hedge trimmer cutting blades, chainsaw blades, and pruner blades.
- Clean vehicles and equipment.
- Dump and dispose of green waste debris from previous day's work.

Project/Account Manager:

Rafael Rosario

After Hours Contact (727) 810-4253

Roles: Oversee entire scope of services to ensure contract compliance, monitor quality, support crews, and communicate with clients at all levels.



Assistant Project Managers:

David Lucadano

After Hours Contact (727) 919-3913

Peter Lucadano

After Hours Contact (727) 919-3915

To serve as an assistant, mentor and back up to Project Manager.



OPERATIONS:

Property will be broken up into sections and identified on a site-map. Each section will be represented by a different number (section number) and color code.

GENERAL SERVICES GROUNDS MAINTENANCE – MOWING (INCLUDING RETENTION PONDS) :

Each ground maintenance (mowing crew) will consist of one (1) working crew supervisor and (5) additional crew members. Crew Supervisor will be identified distinctly in a full company uniform labeled with company name and personal name of supervisor. Crew members will be uniformed with company branded dry-fit shirts that are safety-yellow in color.

Each maintenance crew will be equipped with the following:

- Ford F-450 dump truck with large debris holding capacity
- 24' or longer enclosed trailer
- (8) Riding mulch-deck 60" or 72" John Deere ZTR mowers – Largest engines possible with high HP for high speed mowing.
- (8) Walk-behind mulch-deck mower 52" or 60" with Velke – Largest engines possible with high HP for high speed mowing.
- (6) Walk-behind 21" mulching mower
- (12) String Trimmers
- (12) Edgers
- (12) Backpack blowers
- (2) Hurricane street blower
- (2) Hand blower
- (6) Extended hedge trimmers
- (6) Chainsaw
- (3) Power pruner
- (6) Backpack sprayers 4G
- Ladders
- Assorted hand tools, rakes, pruners, shovels, etc.
- Debris barrels & trash bags
- Rolling stock of repair tools and supplies for equipment and Landscape operations
- Fuels/Oils
- Pesticides for weed control and Fire ants
- Large cooler of ice and water
- First Aid Kit
- Safety cones



Additional support crews (labor, equipment & vehicles) are available to come in to help keep mowing operations on schedule.

GENERAL SERVICES GROUNDS MAINTENANCE – DETAILING:

Our grounds maintenance (detail crew) will consist of one (1) working crew supervisor and (4) additional crew members. Crew supervisor will be identified distinctly in a full company uniform labeled with company name and personal name of supervisor. Crew members will be uniformed with company branded dry-fit shirts that are safety-yellow in color. All detail crew members will be equipped with hand-pruners and sheathes to properly hand prune plants in order to assure proper health, development, and sustainability of plants.

Each detail crew will be equipped with the following:

- Ford F-450 dump truck with large debris holding capacity
- John Deere Gator Utility vehicle with debris trailer
- 16' or longer enclosed or dump trailer
- (6) String Trimmers
- (6) Edgers
- (6) Backpack blowers
- (2) Hand blower
- (10) Extended hedge trimmers
- (6) Chainsaw
- (6) Power pruner
- (12) Backpack sprayers 4G
- Ladders
- Assorted hand tools, rakes, pruners, shovels, etc.
- Debris barrels & trash bags
- Rolling stock of repair tools and supplies for equipment and Landscape operations
- Fuels/Oils
- Pesticides for weed control, IPM, and Bees/Wasps
- Large cooler of ice and water
- First Aid Kit
- Safety cones

Additional support crews (labor, equipment & vehicles) are available to come in and keep detailing operations on schedule.



TURF/TREE/SHRUB CARE: Our Horticultural crew will consist of (1) working lead Horticulturist and (1) Pest Control Applicator. Lead Horticulturist identified distinctly in a full company uniform labeled with company name and personal name of supervisor.

Each Horticultural crew will be equipped with the following:

- Isuzu flatbed spray truck with 400-500G spray tank
- John Deere Gator with 150G spray tank
- 16' enclosed trailer
- (2) Bumblebee spreader & sprayer applicator
- (6) Hand spreaders
- (8) Backpack sprayers 4G
- (2) Backpack blowers
- Pesticide for IPM & Applications
- Fertilizer for applications
- Spill kits
- Pesticide application stakes & signs
- Safety cones
- Respirators
- Boots & other safety attire



IRRIGATION

Irrigation crew will consist of one (1) working lead technician and (1) assistant technician. Lead technician will be identified directly in a full company uniform and different color labeled with company name and personal name of supervisor. Assistant will be uniformed with company branded dry-fit shirts that are safety-yellow in color.

Irrigation crew will be equipped with the following:

- Ford Transit Van (to store a decent array of fast-moving parts)
- John Deere Gator Utility vehicle
- Vermeer trencher when needed
- Appropriate controller remotes
- Wire tracker
- Tools & supplies
- Rolling stock of irrigation parts, wire, fittings, etc.
- Safety cones
- Safety kit
- Cooler of ice & water
- Irrigation flags



PALM TRIMMING – ARBOR-CARE CREW

Our ISA Certified Arborists, climbers, and ground-crews will perform the annual palm pruning and structural pruning requirements of the contract.

Each crew is equipped with a chip/dump truck, chipper shredder, portable aerial lift with 60' reach, chainsaws, and multiple types of pruning tools and ladders. Company uniforms and no sub-contracting.

The Arbor-Care crews are available to handle any type of tree work such as removals, pruning, and stump-grinding.



ADMINISTRATION, OFFICE, SUPPORT

Our fully staffed office based in Holiday Florida will assist with the ongoing management and operations of landscape service to your property.

We utilize the Maxpanda software program for client/resident work orders and requests.

MONTHLY LANDSCAPE INSPECTION

RedTree Landscape Systems will participate in the monthly landscape inspection the following:

- (1-2) John Deere Gator Utility Vehicles – 4 seaters
- Account Manager participation
- Field Supervisor participation – when available
- Horticulturist
- Senior Landscape Manager/Technician
- An owner of our firm – when available



Experience

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc.)

1. Project Name/Location: Waterset Central CDD - Apollo Beach
 Contact: John Toborg - Manager
 Contact Phone: 813-933-5571
 Project Type/Description: Community Development District
 Dollar Amount of Contract: \$470,000.00
 Your Company's Detailed Scope of Services for Project: Grounds Maintenance, Fertilization/ Pest Control, Irrigation, Landscaping, Seasonal Color and Arbor Care.

Duration of Contract: START DATE: 2025 END DATE: Current

2. Project Name/Location: Esplanade of Starkey Ranch Neighborhood Association - Odessa
 Contact: Gary Kost - Director
 Contact Phone: 908-303-6739
 Project Type/Description: Large-scale Neighborhood Association
 Dollar Amount of Contract: \$890,000.00

Your Company's Detailed Scope of Services for Project: Grounds Maintenance, Fertilization/ Pest Control, Irrigation, Landscaping, Seasonal Color and Arbor Care.

Duration of Contract: START DATE: 2024 END DATE: Current

3. Project Name/Location: Westchase CDD - Tampa
 Contact: Dave Sylvanowicz, - Field Manager
 Contact Phone: 813-920-4268
 Project Type/Description: Community Development District
 Dollar Amount of Contract: \$850,000.00

Your Company's Detailed Scope of Services for Project: Grounds Maintenance, Fertilization/ Pest Control,

Experience cont.

Irrigation, Landscaping, Seasonal Color and Arbor Care.

Duration of Contract: START DATE: 2024 END DATE: Current

4. Project Name/Location: Long Lake Ranch CDD - Lutz

Contact: Patricia Thibault - District Manager

Contact Phone: 407-221-0153

Project Type/Description: Community Development District

Dollar Amount of Contract: \$540,000.00

Your Company's Detailed Scope of Services for Project: _____

Grounds Maintenance, Fertilization/ Pest Control, Irrigation, Landscaping, Seasonal Color and Arbor Care.

Duration of Contract: START DATE: 2021 END DATE: Current

5. Project Name/Location: The Preserve at Wilderness Lake CDD - Wesley Chapel

Contact: Tish Dobson - District Manager

Contact Phone: 813-758-4841

Project Type/Description: Community Development District

Dollar Amount of Contract: \$260,000.00

Your Company's Detailed Scope of Services for Project: _____

Grounds Maintenance, Fertilization/ Pest Control, Irrigation, Landscaping, Seasonal Color and Arbor Care.

Duration of Contract: START DATE: 2017 END DATE: Current

OFFICERS

PROPOSER: RedTree Landscape Systems, LLC

DATE: February 2, 2026

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Peter Lucadano	CEO / Owner	Oversees Company Operations and Finance	Holiday, FL
David Lucadano	President / Owner	Oversees Company Operations and Management	Holiday, FL
FOR PARENT COMPANY (if applicable)			

**SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK**

PROPOSER: RedTree Landscape Systems, LLC DATE: February 2, 2206

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Benjamin Garland	Account Manager	Oversees entire Scope of Work	Holiday FL	10%	15	20
Martin Flores	Arborcare Supervisor	Oversees Arborcare Operations	Holiday FL	10%	22	22
Juan Flores	Landscape Installation Supervisor	Landscape Operations	Holiday FL	10%	18	20
John Burkett	Field Supervisor	GM Operations Supervision	Holiday FL	10%	15	50
Matt Olson	Irrigation Manager	Irrigation Department Management	Holiday FL	10%	5	25
Kevin Smith	Landscape Manager	Landscape Management and Design	Holiday FL	10%	5	30

**COMPANY OWNED MAJOR EQUIPMENT
TO BE USED IN CONNECTION WITH THE WORK**

PROPOSER: RedTree Landscape Systems, LLC

DATE: February 2, 2026

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
76	Trucks	Where they are needed	Holiday FL
56	Trailers	Where they are needed	Holiday FL
31	Heavy Equipment	Where they are needed	Holiday FL
110	Mowers	Where they are needed	Holiday FL
515	Hand Tools	Where they are needed	Holiday FL



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EQUIPMENT LIST

TRUCKS



6	Ford F-150 Pick-Up Trucks
10	Ford F-250 Pick-Up Trucks
12	Ford F-350 Dump Trucks
18	Ford F-450 Dump Trucks
5	Ford F-550 Dump Trucks
4	Ford F-700 Dump Trucks
5	Isuzu NPR Dump Trucks
2	Isuzu NPR Pest Control Tanker Trucks
1	Mack R-Model Water Tanker Truck
1	Mack F-Model Trailer Hauling Truck
12	Ford Transit Irrigation Vans
76	TOTAL TRUCKS





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TRAILERS



18	20' Green Thumb Enclosed Trailers
14	24' Green Thumb Enclosed Trailers
8	16' Green Thumb Enclosed Trailers
4	12' Green Thumb Enclosed Trailers
6	20' Green Thumb Open Trailers
6	24' Big Tex Heavy-Duty Flatbed Trailers
56	TOTAL TRAILERS





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HEAVY EQUIPMENT



6	John Deere Skid Steers w/attachments
4	John Deere Front End Loaders
4	Vermeer 12" Diameter Wood Chippers
3	Nifty 60' Articulating Mobile Aerial Lifts
3	Vermeer Stump Grinders
11	John Deere Gators
4	Mobile Fertilizer & Pesticide Applicators
31	HEAVY EQUIPMENT





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LAWN MOWERS



5	36"	John Deere Stander Mowers
15	52"	John Deere Stander Mowers
17	60"	John Deere Riding Mowers
5	72"	John Deere Riding Mowers
14	48"	Ex-Mark Walk-Behind Mowers
18	52"	Ex-Mark Walk-Behind Mowers
28	60"	Ex-Mark Walk-Behind Mowers
6	60"	Scag Riding Mowers
5	48"	Walker Leaf-Vac Mowers
2	72"	John Deere Bushhog Tractors
110	TOTAL MOWERS	





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HAND TOOLS



125	Stihl Line Trimmers
145	Stihl Stick Edgers
154	Stihl Back-Pack Blowers
83	Stihl Hand-Held Blower
112	Stihl Chain Saws / Power Pruners
4	Mobile Power Blowers
8	Stihl Plant Augers
515	TOTAL HAND TOOLS



EXHIBIT "A" - 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 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass 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. 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. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as 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 **immediately** 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 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 South Bay CDD's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted when necessary upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1A) POND MOWING – All pond banks identified as such (green) on the overall Summit at Fern Hill Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water's edge or sod line (if water is not present). Line trimming at water's edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond

banks so as not to scalp at the crest of the lake 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. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash 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, nature trails, etc.) shall be edged and/or line trimmed every week 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 OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. 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 streetlights 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 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 Summit at Fern Hill. 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. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. 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 and disposed of off-site. 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, another solution will need to be proposed and executed.

Palms: **All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times.** This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o’clock – nine o’clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of 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. Flower/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 utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All shrub & groundcover beds as well as all turf areas 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 post-emergent 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. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. 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, FENCES, 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.

The CONTRACTOR shall be responsible for the replacement of turf and 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 curb and gutter 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 or sidewalk 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. 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. 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 and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Hillsborough County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS 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.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Bahia Sod:

March	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm- season weeds
April	A second application of PreM formulated for Bahia turf for warm-season weeds
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + PreM
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H ₂ O/1,000 SF)
October	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cool-season weeds

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H ₂ O/1,000 SF)
August	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to the Field Inspections Coordinator for approval prior to application. 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 into peak 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 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.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required 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 RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from 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 bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, 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 NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ 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:

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 bid 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 bid 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 CDD’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. 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 bid form. **The CDD 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 he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself 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.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all dark green areas designated as "CDD Maintained – with irrigation unless otherwise noted" on the Maintenance Exhibit. Do NOT include roadway medians in this price nor lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

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

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
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 valve boxes

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, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale 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 necessary to verify proper operation. Each head, seal, nozzle, and strainer are 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 written 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 be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion,

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads (includes spray heads), nozzles, drip, main and delivery lines and any associated fittings. 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 irrigations 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 the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Lee County or any other governmental agencies. It is the responsibility of the Contractor to ensure 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 bring this to the attention of the District representative and apply for a variance. **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 telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch, Shredded Hardwood Dark Brown Mulch or Pine Straw 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 **after compaction**. Match mulch to what is currently present in landscape beds or tree rings.

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. Mulched 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. Labor for trenching shall be included in the unit cost of the mulch.

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 service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

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

OCCUPATIONAL LICENSE

PASCO COUNTY BUSINESS TAX RECEIPT

Issued pursuant and subject to Florida Statutes and Pasco County Ordinances. Issuance does not certify compliance with zoning or other laws. This receipt must be posted conspicuously in place of business.

2026

Expires September 30th



ACCOUNT #: 105879

SIC CODE: 0781.01

MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA

TYPE OF BUSINESS
LANDSCAPING SERVICE
STATE LICENSE # /or COUNTY COMP CARD #

REDTREE LANDSCAPE SYSTEMS LLC

5532 AULD LANE
HOLIDAY, FL 34690

OWNER/QUALIFYING AGENT
LUCADANO PETER

LOCATION ADDRESS:
5532 AULD LANE
HOLIDAY, FL 34690

DATE	RECEIPT	AMOUNT
07/17/2025	25-150-001999	70.00

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) RedTree Landscape Systems, LLC	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . S . . . Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions)	
	4 Exemptions (codes apply only to certain entities, not individuals; see Instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ <i>(Applies to accounts maintained outside the United States.)</i>	
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>	
	5 Address (number, street, and apt. or suite no.). See Instructions. 5532 Auld Lane	Requester's name and address (optional)
	6 City, state, and ZIP code Holiday, FL 34690	
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number									
			-			-			
OR									
Employer identification number									
8	2	-	3	5	9	1	4	5	0

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person <i>Peter Lucadano</i>	Date January 7, 2026
------------------	--	-----------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

STATE OF FLORIDA IRRIGATION CONTRACTORS LICENSE

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION



[HOME](#) [CONTACT US](#) [MY ACCOUNT](#)

ONLINE SERVICES

- [Apply for a License](#)
- [Verify a License](#)
- [View Food & Lodging Inspections](#)
- [File a Complaint](#)
- [Continuing Education Course Search](#)
- [View Application Status](#)
- [Find Exam Information](#)
- [Unlicensed Activity Search](#)
- [ABST Delinquent Invoice & Activity List Search](#)

LICENSEE DETAILS

10:11:32 AM 8/12/2025

Licensee Information

Name:	LUCADANO, PETER (Primary Name) REDTREE LANDSCAPE SYSTEMS LLC (DBA Name)
Main Address:	5532 AULD LANE HOLIDAY Florida 34690
County:	PASCO

License Information

License Type:	Certified Specialty Contractor
Rank:	Cert Specialty
License Number:	SCC131153873
Status:	Current, Active
Licensure Date:	08/07/2025
Expires:	08/31/2025

Special Qualifications

Special Qualifications	Qualification Effective
Construction Business	08/07/2025
Irrigation Specialty Contractor	08/07/2025

Alternate Names

--

[View Related License Information](#)

[View License Complaint](#)

2801 Blair Stone Road, Tallahassee FL 32399 :: Email: [Customer Contact Center](#) :: Customer Contact Center; 850.487.1395

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The email provided may be used for official communication with the licensee.

IRRIGATION CONTRACTORS LICENSE - COUNTY OF ORIGIN

PASCO COUNTY
BUILDING CONSTRUCTION SERVICES DEPT.
CONTRACTOR LICENSING



C.C. # LSS-08912

Name: PETER LUCADANO

Contractor Type: PC Irrigation

Business Name: REDTREE LANDSCAPE SYSTEMS LLC
5532 AULD LANE, HOLIDAY, FL 34690

**UNDER SECTION 18 PASCO COUNTY CODE CHAPTER 18, ARTICLE 4, HAS
MET THE PROVISIONS FOR A CERTIFICATE OF COMPETENCY
EXPIRING 09/30/2026**

09/16/2024 _____
DATE

PEST CONTROL & FERTILIZATION LICENSES



State of Florida
Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

PEST CONTROL BUSINESS LICENSE

License Number: 88273633

REDTREE LANDSCAPE SYSTEMS
5532 AULD LANE, HOLIDAY, FL 34690

LAWN

This is to certify that the Pest Control firm named above is licensed under the provisions of the Florida Pest Control Law, Chapter 482, Florida Statutes.



WILTON SIMPSON
Commissioner of Agriculture

Issue Date: September 18, 2025
Expiration Date: May 31, 2026

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
CERTIFIED PEST CONTROL OPERATOR
Certificate # JF132079

LUCADANO, PETER
1746 nodding thistle drive
new port rickey, FL 34655

Categories
LAWN

Issued: 07/30/2025 Expires: 06/01/2026

Peter Lucadano
Signature of Certificate Holder

Wilton Simpson
WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
Limited Urban Commercial Fertilizer Applicator
Certificate # LF203707

LUCADANO, PETER
1746 nodding thistle drive
new port rickey, FL 34655

Category
LF

Issued: 08/30/2025 Expires: 04/22/2029

Peter Lucadano
Signature of Certificateholder

Wilton Simpson
WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 882, F.S.

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
CERTIFIED PEST CONTROL OPERATOR
Certificate # JF118508

LUCADANO, DAVID
5532 AULD LANE
HOLIDAY, FL 34690

Categories
LAWN

Issued: 07/30/2025 Expires: 06/01/2026

David Lucadano
Signature of Certificate Holder

Wilton Simpson
WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
Limited Urban Commercial Fertilizer Applicator
Certificate # LF208136

LUCADANO, DAVID
5532 AULD LANE
HOLIDAY, FL 34690

Category
LF

Issued: 08/22/2025 Expires: 08/27/2029

David Lucadano
Signature of Certificateholder

Wilton Simpson
WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

CERTIFIED ARBORIST DESIGNATIONS



The International Society of Arboriculture
Hereby Announces That

Peter Lucadano

Has Earned the Credential
ISA Certified Arborist®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Cathy Pollhan
Cathy Pollhan
CEO & Executive Director

14 April 2007	20 June 2025	FL-5612A
Issue Date	Expiration Date	Certification Number



The International Society of Arboriculture
Hereby Announces That

Peter Lucadano

Has Earned the Credential
ISA Tree Risk Assessment Qualification

By successfully meeting ISA Tree Risk Assessment Qualification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Cathy Pollhan
Cathy Pollhan
CEO & Executive Director

21 March 2015	05 April 2029
Issue Date	Expiration Date



BEST MANAGEMENT PRACTICES



FNGLA CERTIFICATIONS







State of Florida
Department of Agriculture and Consumer Services
Division of Consumer Services
2005 Apalachee Pkwy
Tallahassee, Florida 32399-6500

Registration No.: **AD2671**
Issue Date: October 15, 2025
Expiration Date: October 10, 2026

License as Dealer in Agricultural Products

POST CERTIFICATE
CONSPICUOUSLY

Section 604.15-604.30, Florida Statutes

REDTREE LANDSCAPE SYSTEMS LLC
5532 AULD LN
HOLIDAY, FL 34690-2203

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE





E-Verify Enrollment Verification

Company Name

RedTree Landscape Systems, LLC

Doing Business As (DBA) Name

--

Company ID

2394954

Enrollment Date

Mar 01, 2024

Employer Identification Number (EIN)

823591450

Unique Entity Identifier (UEI)

--

DUNS Number

051315696

Total Number of Employees

100 – 499

NAICS Cod

811

Sector

Other Services (Except Public Administration)

Subsector

Repair and Maintenance

My Company is configured to:

Verify Its Own Employees

Physical Address

5532 Auld Lane
Holiday, FL 34690

Mailing Address

Same as Physical Address



Florida Limited Liability Company
REDTREE LANDSCAPE SYSTEMS LLC

Filing Information

Document Number	L17000248407
FEVEIN Number	82-3591450
Date Filed	12/05/2017
State	FL
Status	ACTIVE

Principal Address

5532 AULD LANE
HOLIDAY, FL 34690

Changed: 02/04/2019

Mailing Address

5532 AULD LANE
HOLIDAY, FL 34690

Changed: 02/04/2019

Registered Agent Name & Address

LUCADANO, PETER
5532 AULD LANE
HOLIDAY, FL 34690

Address Changed: 02/07/2019

Authorized Person(s) Detail

Name & Address

Title CEO

LUCADANO, PETER
5532 AULD LANE
HOLIDAY, FL 34690

DUN & BRADSTREET REGISTRATION

The following is the Dun & Bradstreet D-U-N-S® Number for

REDTREE LANDSCAPE SYSTEMS LLC

5532 Auld Ln
Holiday, Florida 34690
727 919-3915

D-U-N-S number: 051315696





**Expert Care.
Proven Results.**

**South Bay
Community Development District
Landscape & Irrigation Maintenance Services
Hillsborough County, Florida**

February 2, 2026

To South Bay CDD Team,

On behalf of Russell Landscape, we are pleased to submit our proposal in response to the South Bay Community Development District's Request for Proposals for Landscape Maintenance Services. We have thoroughly reviewed the Project Manual, including the scope of services and evaluation criteria, and understand the importance of maintaining the District's common areas, amenities, entrances, ponds, and rights-of-way to a consistently high standard.

Russell Landscape brings extensive experience in large-scale community landscape maintenance, supported by a proven record of reliability, safety, and responsive service. Our proactive management approach emphasizes disciplined maintenance practices, clear documentation, and ongoing communication to ensure the long-term health, appearance, and sustainability of the community.

We appreciate the opportunity to be considered as a landscape maintenance partner for South Bay and welcome the opportunity to provide any additional information or clarification in support of our proposal.

Best regards,



Teddy Russell,
Owner & CEO



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**Expert Care.
Proven Results.**

Introduction

February 2, 2026

Why Russell

Rooted in Excellence. Growing with Purpose

How we deliver:

- **One Point of Contact:** A dedicated account manager ensures clear, consistent communication.
- **Proven Experience:** Successfully maintain large-scale residential and HOA communities with similar scope, standards, and service demands as South Bay.
- **In-House Expertise:** From landscape architects to trained crews, your property is in expert hands.
- **Proactive Communication:** Routine walks, reports, and updates keep you informed.
- **Unwavering Standards:** Every section, every visit—held to one consistent level of excellence.

About Russell

Rooted in Excellence. Growing with Purpose.



16 Branches

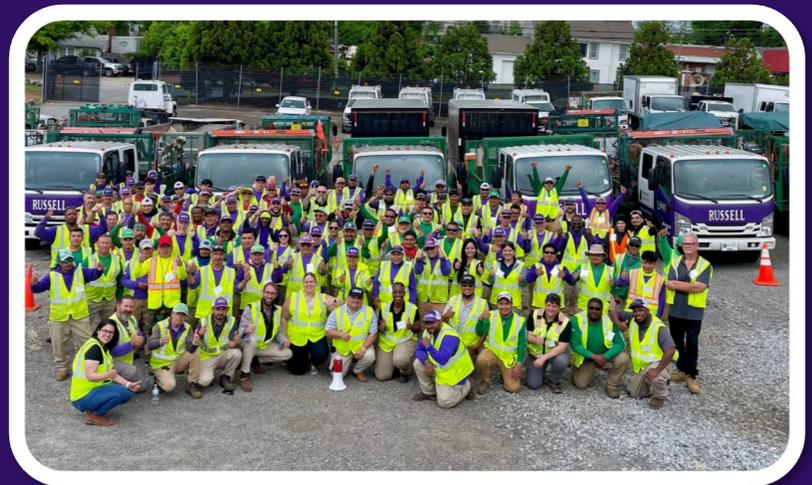
- Tampa
- Acworth
- Sugar Hill
- St. Petersburg
- Canton
- Savannah
- Pensacola
- Cobb
- Charleston
- Fort Walton
- Doraville
- Raleigh
- Destin
- Grayson
- Nashville
- Austin, TX

At Russell, our team is built on **decades of hands-on experience** in commercial landscaping.

From turf health to large-scale irrigation systems, plant selection, and seasonal color programs—we bring a deep understanding of what it takes to maintain and enhance complex landscapes.

Our experts don't just know the industry; they've helped shape it.

1,000+ Employees



About Russell

We know what it takes to maintain a property of this scale – and elevate it.

Family-owned and operated, based in Sugar Hill, GA

One of the **largest landscape firms in the Southeast**

Award-winning in both installation and maintenance

Among the Top 40 Landscape Contractors in the U.S.

Core Values



Faith & Family



Integrity



Heart of Service



Pursuit of Knowledge & Excellence

Full-Service Capabilities

Russell Landscape Group offers a complete suite of commercial landscaping services, including:



Design / Build



Landscape Installation



Irrigation Install & Repair



Grading & Drainage Solutions



Seasonal Color Programs



Turf Establishment & Sod Installation



Outdoor Lighting



Site Amenities & Furnishings



Hardscapes



Horticulture



Landscape Maintenance

Single point of contact

Clear, Consistent Communication

To ensure successful service delivery, Russell Landscape will assign a dedicated Account Manager (bio on following slides) to manage South Bay. Responsibilities will include:

- **Serving as the single point of contact**
- **Conducting regular site walks and coordination meetings**
- **Evaluating current landscape conditions and identifying enhancement opportunities**
- **Verifying completion of previous requests**
- **Aiming to minimize surprises through proactive communication**

Following each walk, a written report will be shared with the property management team. This report will serve as:

- **A 30-day action plan for Russell**
- **A communication tool for property managers to update internal stakeholders**

Full team support

Deploying our full team to support your needs



Your Dedicated Russell Team

Experts in their craft

Delfino Agustin

Account Manager

Delfino has over 20+ years of experience with commercial landscape management, a vast plant identification knowledge, and holds multiple licenses. Delfino brings a wealth of knowledge and a results-driven mindset to his role as Russell Landscape Account Manager. With a sharp eye for detail and a deep understanding of both horticulture and client service, Delfino is known for transforming challenges into opportunities and consistently exceeding expectations. Whether it's navigating the complexities of high-profile communities or enhancing curb appeal, Delfino leads with professionalism.

 (C) 941.414.1986

 delfinoa@russelllandscape.com

Doug Borgh

Branch Manager

Doug brings nine years of progressive landscape management experience, advancing from crew member to leadership roles in maintenance, enhancements, irrigation, and operations. Joining Russell Landscape through the Southern Hospitality acquisition, he played a key role in expanding and improving maintenance operations. Holding NALP and FNGLA certifications, Doug pairs strong technical expertise with proven leadership to deliver consistent, high-quality results. A former coach with the Blue Jays and Yankees, he applies the same focus on teamwork, discipline, and performance to every project.

 (C) 727.385.8265

 dougb@russelllandscape.com

Allen Corbin

Regional Manager

With six years of total experience at Russell Landscape, Allen has steadily advanced through the ranks, demonstrating a strong work ethic, technical knowledge, and leadership skills. His career reflects a deep commitment to both personal and professional growth, with a proven track record of delivering results across multiple roles. As a Certified Crop Advisor, Allen brings a science-based, solutions-oriented approach to landscape management—supporting healthy, sustainable landscapes and excellent client outcomes.

 (C) 470.760.2528

 allenc@russelllandscape.com

Your Support Services Team

Experts in their craft

Stephen Alvarez Production Manager

Stephen brings over 10 years of horticultural experience to the team, including six years at Russell Landscape. His deep expertise and hands-on leadership consistently drive the success of our projects. He reports directly to the Account Manager and plays a key role in managing daily operations and maintaining the highest quality standards.

 (C) 813.610.5389  stephena@russelllandscape.com

Roberto “Paz” Rivera Enhancement Crew Leader

As our Enhancement Crew Leader, Paz holds a key leadership role within the division. He oversees a variety of high-impact projects—including seasonal color installations, sod replacement, tree work, and site clean-ups—while consistently ensuring quality and efficiency. Paz reports directly to the Account Manager.

 (C) 470.573.7332

Jason Alzamora Horticulture Production Manager

As Horticulture Production Manager, Jason plays a vital role in supporting service operations, including oversight of our irrigation management program. With over 15 years of landscaping experience and certification as an arborist, he brings specialized expertise in tree care. Jason also manages the enhancement division and holds OSHA certification. He reports directly to the Account Manager.

 (C) 941.713.7041  jasona@russelllandscape.com

Malcolm Freeth Production Manager

With over 25 years of experience in the landscape industry, Malcolm Freeth brings extensive leadership and operational expertise to the role of Landscape Production Manager. Throughout his career, he has successfully managed large-scale commercial landscape operations, including serving as Branch Manager for a highly competitive, nationally recognized commercial landscape firm.

Your Corporate Leadership Team

Experts in their craft

Brandon Thomas

Vice President – Customer Service

A member of the Russell Landscape team since 2000, Brandon brings over 20 years of experience in the landscape industry. He holds a Bachelor of Science in Landscape Horticulture from Auburn University (Class of 1999) and is a Certified Landscape Professional. His involvement in organizations such as the Turfgrass Association, Urban Agriculture Council, and Community Association Institute reflects his deep commitment to industry excellence and client service.

 (C) 770.391.9068

 brandont@russelllandscape.com

Josh Camp

Vice President - Maintenance

A graduate of Abraham Baldwin Agricultural College with a degree in Turfgrass and Golf Course Management, Josh brings over 20 years of experience in the commercial landscape industry. Since joining Russell Landscape in 2015 as an Account Manager, he has quickly advanced into a key leadership role. His broad expertise spans horticulture, landscape installation, floriculture, irrigation, commercial maintenance, and enhancement services—exemplifying our commitment to industry-leading talent and service excellence.

 (C) 404.557.5450

 joshc@russelllandscape.com



**Expert Care.
Proven Results.**

Scope and Strategy

February 2, 2026

Understanding the scope

We understand that the South Bay Community Development District is seeking a qualified landscape maintenance partner capable of delivering comprehensive, well-coordinated services that preserve community aesthetics, protect District assets, and comply fully with all applicable Florida statutes, regulatory requirements, and District standards outlined in the RFP Package. The Scope of Work requires far more than routine maintenance and demands disciplined execution across turf care, ornamental and tree management, irrigation system operation, debris and litter control, and consistent attention to safety, visibility, and community presentation.



We recognize the importance of strict adherence to the defined service frequencies, mowing schedules, pruning standards, fertilization programs, and irrigation inspection protocols detailed in the Landscape Scope of Work, while maintaining the flexibility necessary to adjust operations based on seasonal growth patterns, weather conditions, and site-specific needs. Equal emphasis is placed on qualified, properly certified personnel, consistent on-site supervision, appropriate equipment deployment, and adherence to horticultural best practices to ensure uniform, high-quality results across all District-maintained areas.

Additionally, we understand the District's expectations for proactive communication, accurate documentation, and accountability, including weekly and monthly reporting, coordination and authorization of irrigation repairs, participation in inspections and Board meetings, and timely responsiveness to Field Manager direction. Our approach is structured to meet these expectations consistently, support long-term landscape health, and help South Bay CDD maintain an attractive, safe, and well-managed community environment throughout the term of the contract.

Our Approach to Operational Management

Executing—and Exceeding—Contract Expectations

At Russell, our operational management approach is intentional, disciplined, and results-driven. We believe in scripting our operations to deliver maximum quality and consistency for your community.

We utilize detailed **Operational Path of Motion Maps** and **Sequencing Plans** to ensure every man-hour delivers optimal value. This structured methodology is designed to enhance efficiency, quality, and transparency.

What does this mean for your community?

Confidence and peace of mind, knowing that we not only have a plan, but that we're executing it with precision. Our approach ensures complete predictability of where our teams will be and when, fostering accountability and delivering a seamless experience to residents and board members alike.

This proactive planning also improves communication and creates a shared framework that allows Russell and South Bay to resolve issues quickly and effectively.

SAMPLE MOWING MAP

mapa de corte

KEY:



Parking
Aparcamiento



Start Mowing Here
- Follow arrows in direction
Comience a cortar aqui
- *Sigue las flechas en direccion*



Stop Mowing Here
Deja de cortar aqui



Follow Arrow Direction
Seguir la direccion de la flecha



Staffing Plan & Maintenance Execution

Dedicated Crews, Calculated Hours and Full Accountability

Russell Landscape has carefully calculated the specific number of man-hours required to maintain each area of the property, both individually and collectively, ensuring efficient and effective service delivery.

To meet the demands of the growing season, we deploy a dedicated team structure designed for performance and accountability:

Full-Time Account Manager – primary point of contact

Full-Time Production Manager – oversees all field operations and crews

(1) Two-Person Irrigation Team – performs monthly wet checks and completes in-contract irrigation repairs to maintain proper system function and water efficiency

(1) Two-Person Horticulture Team – specialized care for plant material, including fertilization, pest/disease management

(1) Three to Four-Person Maintenance Team – mowing, edging, and trimming (1 10-hour day)

To ensure no service item is left incomplete, additional crews are available on Fridays and weekends to address special requests or any outstanding maintenance needs from the regular weekly visits.

All crews are fully equipped with the necessary tools and machinery, including large and push mowers, metal-blade edgers, string trimmers, blowers, backpack sprayers, and essential hand tools such as pruning shears, shovels, tarps, rakes, and brooms.

Project Leadership

Delfino Agustin – Account Manager – Oversee day to day operations – 20+ years experience

Steven Alvarez – Production Manager – Oversee day to day operations – 10+ years experience

Jason Alzamora – Enhancement Manager – Oversee enhancement ops. – 15+ years experience

Montel Williams – Hort. Tech – Oversee hort. Program – 5+ years experience

Malcom Freeth – Production Manager – Oversee day to day ops – 20+ years experience

Erwing Martinez – Senior Landscape Specialist – Overall landscape experience – 35+ years exp.

Doug Borgh – Branch Manager – Oversee all ops. – 15+ years experience

Darin Rath – Senior Account – Assist account manager – 20+ years experience

Carlos Adams – Production Manager – Quality control – 12+ years experience

Nestor Gomez – Lead tech – irrigation management – 13+ years experience

Shawn Rosell – Irrigation manager – Irrigation Management – 25+ years experience

Equipment Availability & Commitment

Prepared, Equipped, and Ready to Perform

Equipment	
36" Mower - Wright	72" Mower - John Deere
Trailer - Down 2 Earth	48" Mower - John Deere
RTV - John Deere	72" Mower - John Deere
36" Mower - Exmark	72" Mower - John Deere
36" Mower - Wright	72" Mower - John Deere
36" Mower - Exmark	48" Mower - John Deere
72" Mower - Exmark	36" Mower - John Deere
RTV - American Landmaster	54" Mower - John Deere
36" Mower - Wright	36" Mower - John Deere
52" Mower - Exmark	48" Mower - Exmark
48" Mower - Exmark	48" Mower - Exmark
72" Mower - Exmark	36" Mower - John Deere
96" Mower - Exmark	36" Mower - John Deere
48" Mower - Exmark	48" Mower - John Deere
48" Mower - Exmark	48" Mower - John Deere
72" Mower - Exmark	58" Mower - John Deere
96" Mower - Exmark	58" Mower - John Deere
Trailer - Hardeebilt Trailers	72" Mower - John Deere
52" Mower - Exmark	72" Mower - John Deere
72" Mower - Exmark	60" Toro Reelmaster
52" Mower - Exmark	Stihl Backpack Blowers
48" Mower - Exmark	Stihl Hedge Trimmers
48" Mower - Exmark	Stihl Stick Edgers
48" Mower - Exmark	Stihl Gas Shears
86" Reel Mower - John Deere	Stihl Pole Chainsaws
Isuzu 1-Ton Trucks w/ 600 GI	
Spray Rigs	Honda Pressure Washer
	Little Wonder Street
Isuzu 1-Ton Equipment Trucks	Blower
Bed-Trenching Machine	

This Equipment List outlines the equipment currently available and designated for regular use on your property.

If additional tools or machinery are needed to meet site-specific requirements, Russell Landscape is fully prepared to allocate or procure the necessary resources to ensure all performance standards are met without compromise.

TRANSITION PLAN:**First 30 Days:**

- ❖ Conduct inspection of service location with the South Bay CDD team. Provide typed results of inspection with items to address within the first 30 days by Russell's operational team. Ensure all have a clear understanding of the primary concerns and expectations to ensure site improvement from day one.
- ❖ Obtain soil samples of turf from multiple areas for base line reading of pH and soil needs. Depending on soil test results, we will update our recommended turf program for the coming year. Address any broad leaf weeds and grassy weeds in the turf and establish chemical plan for common areas based on existing strand of turf grass.
- ❖ Russell's irrigation team will conduct a complete evaluation of any existing irrigation systems, checking irrigation heads, valves, controllers, and settings. Check to ensure each controller has automatic rain sensors and zone separation. Note irrigation issues such as broken heads, electrical issues, broken lateral lines or main lines. Provide the South Bay CDD team a detailed monthly irrigation inspection and summary report. Detailed irrigation mapping of the system showing main line shut offs, types of heads, zone coverage, and recommendations to improve/reduce water usage can be provided at an additional fee after system functionality has been restored.
- ❖ Inspect planting beds, review mulching schedule, and address bare areas in the planting beds. Establish defined bed lines using bed line trencher and shovels incorporating all natural areas and bare spots due to tree cover or other natural cause. Identify/address unsightly plants-and make recommendations, remove dying or dead plants and develop a replacement plan for South Bay if desired.
- ❖ Seasonal color team to inspect all seasonal color beds, treat insect infested or diseased plants, apply fertilizer, and touch up with fresh mulch. Schedule a meeting with South Bay CDD's team to discuss spring color designs and goals for the future.
- ❖ International Society of Arboriculture (ISA) Certified Arborist to conduct a tree inspection, note pruning requirements, insect disease or fertility issues, and make recommendations to address any safety issues. Insure we have building clearance and security lights are not being obstructed by tree limbs.
- ❖ Begin building Integrated Pest Management (IPM) program
- ❖ Provide South Bay leadership with our 24/7 contact information, including cell phone numbers and email addresses for contacting our managers in the event of an emergency.
- ❖ Take pictures of sites to document existing conditions and to demonstrate improvements moving forward.

Russell Landscape Florida, LLC

First 60 days:

- ❖ Conduct our 2nd inspection with South Bay CDD team to review prior month's results and ensure all items have been addressed. Provide a written report and grade the property from an overall impression to determine focus for the next 30 days.
- ❖ Make recommendations with cost estimates for enhancements to South Bays team for budgeting purposes specifically looking for security issues and visual improvement. Intent is to ensure the overall safety and curb appeal of the community with an agreed plan for execution with the South Bay CDD team.
- ❖ Follow up with our seasonal color designs for the next scheduled color install. Seasonal color team to have completed several inspections and treatments by this point. Evaluate progress and make necessary changes in protocol to get results expected.
- ❖ Evaluate turf quality and plant health, related to fertility, insect and disease and overall plant vigor. Make necessary changes to plant healthcare program of Integrated Pest Management (IPM) strategy to maximize plant and turf vigor.
- ❖ Continue to monitor irrigation systems operational performance. Provide recommendations to adjust systems operations based on input from the maintenance team.

First 90 days:

- ❖ Conduct our 3rd inspection with the South Bay CDD team, review previous property inspection to ensure all items have been addressed. Provide property inspection report and grade the property assessment.
- ❖ Monitor success of IPM system and modify as needed to ensure plant and turf vigor.
- ❖ Seasonal color team to identify any beds in need of rework prior to the next change out so we capture as part of the planting for next season.

General Note:

All lawn care and landscaping maintenance activities by the contractor are pursuant to the Statement of Service set forth in the RFP.



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Program Details

February 2, 2026

Proactive Oversight and Reporting

Inspections, Photos, and Team Checks for Consistent Quality

At Russell Landscape, we strive to provide the highest level of quality and customer service. To maintain this standard, we have several internal protocols in place to keep communication open and ensure service excellence.

Each month, we conduct a walk or ride of the grounds with the community representative to assess current conditions, review potential enhancement projects, verify completion of prior requests, and minimize unexpected issues. We generate a written report with photographs from each visit. This report serves as our action plan for the next 30 days and can also be used by management to update property owners, citizens, tenants, and supervisors on current conditions and upcoming plans. A sample report is provided below.

Internally, we perform periodic scoring of each property to evaluate the performance of our teams, managers, and crew leaders. These scores serve as teaching and motivational tools, fostering friendly competition and celebrating successes.

By combining these two reporting methods, we ensure multiple sets of eyes review each property monthly, emerging issues are addressed proactively, and consistent communication is maintained.

Site Audit Example



CURRENT CONDITION

Grassy weed presence noted in entrance turf / bed area.

OUR APPROACH

Grassy weed presence noted in entrance turf / bed area.



BED EDGING OBSERVATIONS

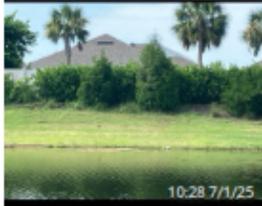
Some bed edges currently appear uneven or lack definition in key areas

OUR APPROACH

Defined, clean bed lines will be maintained consistently to elevate the property's appearance and reinforce landscape structure.



Site Audit Example, cont.



Trimming Observation

Overgrowth and vine runners noted in various shrubs and ground cover areas.

OUR APPROACH

Defined, clean bed lines will be maintained consistently to elevate the property's appearance and reinforce landscape structure.



PALM HEALTH OBSERVATION

A few palms on site appear to be declining or are dead.

OUR APPROACH

We recommend the removal of any non-viable palms, followed by appropriate replacement to maintain visual balance and canopy coverage. Perform regul palm pruning to promote healthy growth.



Site Audit Example, cont.



TURF CONDITION OBSERVATION

Areas of thinning, bare spots or damaged turf are noted.

OUR APPROACH

Replacement will be done using matching turf varieties to ensure seamless integration. Once installed, we will implement proper irrigation adjustments to promote establishment of install, and long-term turf health.



Design-Driven Enhancements

Powered by Russell's In-House Design & Enhancements Team

At Russell Landscape, we value long-term partnerships and take pride in delivering impactful, high-quality landscapes that enhance community appeal and functionality.

As part of our commitment to South Bay, we bring the strength of our **in-house landscape architecture and enhancements team**, a dedicated group focused on reimagining and revitalizing existing community spaces.

Our team works directly with property managers, boards, and stakeholders to:

- Identify high-impact enhancement opportunities
- Provide design guidance tailored to each community's character and needs
- Ensure seamless, efficient implementation using Russell's own crews

We've helped master-planned communities across the region evolve and thrive through smart, sustainable upgrades, and we'd welcome the opportunity to bring that expertise to South Bay.



Lifetime Warranty

Designed to Thrive, Supported for Life

To reinforce our commitment to a long-term, mutually beneficial partnership, Russell Landscape offers:

- ***Lifetime warranty on all plant material we install— applicable to both renovations and new construction***
- ***Warranty is valid with active irrigation and ongoing maintenance by Russell Landscape***

This offering underscores our confidence in the quality of our work and dedication to lasting results.





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Standards and Assurance

February 2, 2026

Safety Commitment

Russell Landscape has a moral and business obligation to provide a safe work environment for its employees, subcontractors, and the public. It is, therefore, the company's policy to abide by the Occupational Safety and Health Standards and to initiate and maintain appropriate practices that promote safety in the work environment.

All our employees and subcontractors are required to attend a weekly safety program. All employees and Subcontractors are also given a company Safety Manual as well as Company Safety Rules upon hire, for their review and signature. These items include, but are not limited to:

- Safety Acknowledgement Form - Highway Right of Way Safety Training
- Construction Jobsite Safety Rules - Substance Abuse Policy – Hazard Communication/MSDS - Regular Safety Training - Fire Extinguisher Safety
- Fall Protection Safety - Lawn Maintenance Safety - Emergency Planning - Ladder Safety - Housekeeping/Clean-up - Electrical Safety - Excavation and Trenching Safety - Crane and Rigging Safety - Vehicle Safety - Accident Reporting

In addition, all employees are required to wear official Russell Landscape work shirts, khaki work pants, hard toe boots, yellow reflective logoed safety vests, and all appropriate PPE (Personal Protective Equipment) as determined by job specifics.

Official Maintenance Crew Uniform



Safety Commitment, cont.

Safety Vision Statement

At Russell, safety is not just a policy—it's a mindset, a behavior, and a core value embedded in our culture. It starts at the top, with leaders setting the standard through their actions. To cultivate true buy-in, we must embody safety ourselves before we can expect others to follow. Our ultimate objective is simple yet uncompromising: **every team member returns home in the same condition they arrived—without exception, without excuse.**

Safety Expectations – What We Stand For

At every level of Russell Landscape, we commit to doing the right thing—even when it's inconvenient. Safety isn't negotiable. It's how we operate.

We will:

Lead by Example – Every leader sets the tone. Every team member follows through. Safety is modeled, not just mentioned.

Prioritize the Process, Not the Pace – If a task can't be done safely, it won't be done at all. Slowing down to do it right is not a weakness—it's discipline.

Hold Each Other Accountable – From the field to the front office, we call it like we see it. If something is unsafe, we say so. Silence is complicity.

Speak Up, Step In – See something? Say something. We have zero tolerance for looking the other way.

Own the Outcome – Each of us is responsible for our safety and for protecting the people around us. That's real accountability.

Build a Culture Where Safety Thrives – Safety isn't a program. It's a culture we're building daily—through action, communication, and consistency.

This is our standard. This is how we protect our people, our business, and our future.

Disaster Recovery

Disaster Response and Emergency Preparedness

At Russell Landscape, we take pride in being readily available to our customers during times of need. While most of the disaster and emergency work we manage is related to storms or severe weather, we approach each situation with foresight and preparedness.

In many cases, we receive advance warning of potential weather events and proactively reach out to our clients to establish the best course of action. Because the exact nature of these events is unpredictable, we plan for worst-case scenarios—stocking materials, staging equipment, and preparing crews in advance.

With a fleet of over 300 service vehicles and nearly 1,000 employees across the Southeast, we are well-equipped to mobilize quickly and provide immediate support when and where it's needed most.



APPROVAL FOR SEVERE STORM CLEAN-UP

This agreement is entered into between **Russell Landscape Group and affiliates**, "Provider" and _____ "Customer", for the purpose of the removal of debris created by severe weather. Severe weather includes, but is not limited to, hurricanes, tornados, snow and ice events.

- Agreement to include removal and disposal of debris as a result of a severe storm event. Large limbs and debris will be moved from roads and sidewalks, out of pedestrian and vehicle pathways, for later pick up.
- Entry and exit points to the property will be first priority unless directed otherwise.
- Any tree or limb debris that is found to be against structures or utilities will be considered high risk. Removal of these items will be handled by a licensed arborist and will incur additional fees outside this agreement. These fees will be negotiated before commencement of service.
- Provider will be on call 24 hours per day during severe weather events. Agreement rates will be 50% more during Holidays and Weekends. Work cannot be completed during State or County mandated curfew hours.

To perform the above stated services, Provider shall be compensated by Customer as follows:

- \$250.00 per hour for skid steer/ loader. Includes operator.
- \$3,000.00 NTE per 40 cubic yard container of organic waste.
- \$75.00 per hour per general labor.
- If additional out of state labor and equipment is required and approved by the customer, lodging and travel cost will be agreed upon before beginning work.

The compensation rates for stated services outlined herein are guaranteed through January 31, 2026. Provider reserves the right to modify rates beyond this date.

This Agreement is separate and independent from any existing Landscape Maintenance Contract or any other agreements between Customer and Provider, including but not limited to contracts for regular landscape maintenance, snow removal, or irrigation services.

- Hurricane clean-up and storm debris removal are not covered under the routine landscape maintenance agreement.
- Routine maintenance visits cannot be substituted or delayed in exchange for hurricane or storm clean-up services. There are no savings to either party by doing so. On the contrary, delaying routine maintenance increases the cost of overall maintenance because the Provider must catch up on deferred work after clean-up operations are completed.

Version 5.30.25

Hold Harmless and Indemnification:

Customer agrees to indemnify, defend, and hold harmless Provider and its officers, directors, employees, agents, and subcontractors from and against any and all claims, damages, liabilities, costs, and expenses (including reasonable attorneys' fees) arising out of or related to:

- Damage to Customer's property or third-party property resulting from storm clean-up services, except to the extent caused by Service Provider's gross negligence or willful misconduct.
- Bodily injury or death of any person, except to the extent caused by Service Provider's gross negligence or willful misconduct.

Provider shall not be liable for delays or inability to perform services due to circumstances beyond its control, including but not limited to severe weather conditions, governmental orders, or limitations on access to the Property.

<input type="text"/>	<input type="text"/>
<small>NAME AND CAPACITY Property OWNER OR CONTRACTING REPRESENTATIVE</small>	<small>DATE</small>
<input type="text"/>	<input type="text"/>
<small>NAME AND CAPACITY CONTRACTOR; Russell Landscape Group and affiliates</small>	<small>DATE</small>

For Digital Use: Click here to submit to Russell Landscape

Version 5.30.25

References

Our team has extensive experience providing landscape and irrigation maintenance for large-scale residential communities, HOA-managed properties, and commercial sites with comparable service requirements. These projects have equipped us with the expertise to meet the standards at South Bay.

Kings Point – Sun City West Master Association

Service Time: 2022-Present

Ongoing full-service landscape maintenance and enhancements.

Contact:
Shawna Deiulio

 (P) 813.955.6886

 shawna@kpmaster.com



The references above and on the next pages, reflect our proven track record of reliability, professionalism, and high-quality service delivery in similarly demanding environments.

References



Bay Breeze

Service Time: 2023-Present

Ongoing full-service landscape maintenance and enhancements.

Contact:

Kevin Hitson

 (P) 919.664.4343

 Baybreezehoa.president@gmail.com

Fairway Village

Service Time: 2023-Present

Ongoing full-service landscape maintenance and enhancements.

Contact:

Raymond Leclair

 (P) 727.807.8001

 rleclair47@gmail.com

Anchor Cove

Service Time: 2023-Present

Ongoing full-service landscape maintenance and enhancements.

Contact:

Wayne Copeland

 (P) 813.601.6523

 Coronawizard@gmail.com

References

Our success in delivering full-service landscape maintenance and enhancements at this scale, across multiple markets, demonstrates our ability to maintain consistent standards, regardless of geography. The systems, staffing models, and service protocols proven in these communities will directly inform our approach at South Bay.

Sandestin Golf and Beach Resort

Service Period:
2011-Present

Ongoing full-service landscape maintenance and enhancements for a 2,400 acre resort community in Sandestin, Florida.



Contact: Kyle Ray

 (P) 850.424.5955

 kray@soaowners.com

Idylwilde

Service Period:
2022-Present

Ongoing full-service landscape maintenance and enhancements of 200 home resort style community in Canton, Georgia.



Contact: Molly McGrory  (P) 770.596.6599

 mollymcgrory@gmail.com

Certificate of Insurance

Page 1 of 2



CERTIFICATE OF LIABILITY INSURANCE

DATE (MMDD/YYYY)
 10/31/2025

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).

PRODUCER Willis Towers Watson Insurance Services West, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	CONTACT NAME: WTW Certificate Center PHONE (A/C No. Ext): 1-877-945-7378 FAX (A/C No.): 1-888-467-2378 E-MAIL ADDRESS: certificates@wtwco.com														
INSURED Russell Landscape Florida, LLC 4300 Woodward Way Sugar Hill, GA 30518	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A: Ascot Specialty Insurance Company</td> <td>45055</td> </tr> <tr> <td>INSURER B: Safety National Casualty Corporation</td> <td>15105</td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Ascot Specialty Insurance Company	45055	INSURER B: Safety National Casualty Corporation	15105	INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER E:															
INSURER F:															

COVERAGES

CERTIFICATE NUMBER: W41563215

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 LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MMDD/YYYY)	POLICY EXP (MMDD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			ESGL2510005535-01	11/01/2025	11/01/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			CA6676830	11/01/2025	11/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N No	N/A	LDS4069023	11/01/2025	11/01/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER EL. EACH ACCIDENT \$ 1,000,000 EL. DISEASE - EA EMPLOYEE \$ 1,000,000 EL. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Complete Named Insured Schedule: Russell Landscape Group, Inc; Russell Landscape, LLC; Russell Landscape Florida, LLC; Russell Landscape of Tennessee, LLC; Russell Landscape Partners, LLC; Verna Hills, LLC; RUHO, LLC; WER Holdings, LLC; Russell Landscape LLC dba ColorBurst; WLM Holdings, LLC; Georgia Green Grounds Care, LLC; Executive Landscaping, LLC; Southern Hospitality Lawn & Landscaping LLC

CERTIFICATE HOLDER

CANCELLATION

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

AUTHORIZED REPRESENTATIVE



For Information Only

ACORD 25 (2016/03)

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SR ID: 28779954

BATCH: 4186612

Certificate of Insurance

AGENCY CUSTOMER ID: _____	
LOC #: _____	
	ADDITIONAL REMARKS SCHEDULE
Page <u>2</u> of <u>2</u>	
AGENCY Willis Towers Watson Insurance Services West, Inc.	NAMED INSURED Russell Landscape Florida, LLC 4300 Woodward Way Sugar Hill, GA 30518
POLICY NUMBER See Page 1	EFFECTIVE DATE: See Page 1
CARRIER See Page 1	
NAIC CODE See Page 1	
ADDITIONAL REMARKS	
THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM, FORM NUMBER: <u>25</u> FORM TITLE: <u>Certificate of Liability Insurance</u>	
<p>Excess Liability & Excess Business Auto Policies: Excess Liability: \$2M XS GL & EL: Carrier: Ascot Specialty Insurance Company Policy Number: ESXS2510005534-01 Effective: 11/1/2025-11/1/2026 Each Occurrence Limit: \$2,000,000 Aggregate Limit: \$2,000,000 Policy provides excess coverage to primary General Liability policy #ESGL2510005535-01 and Employers Liability policy #LDS4069023</p> <p>Excess Liability: \$1M XS Auto: Carrier: Gotham insurance Company Policy Number: EX202500005564 Effective: 11/1/2025-11/1/2026 Each Occurrence Limit: \$1,000,000 Aggregate Limit: \$1,000,000 Policy provides excess coverage to primary Automobile Liability policy #CA6676830</p> <p>Excess Liability: \$3M XS \$2M Carrier: Homesite Insurance Company of Florida Policy Number: CXP-060748-00 Effective: 11/1/2025-11/1/2026 Each Occurrence Limit: \$3,000,000 Aggregate Limit: \$3,000,000 Policy provides excess coverage to primary General Liability (ESGL2510005535-01), Automobile Liability (CA6676830), Employers Liability (LDS4069023) Excess Liability (ESXS2510005534-01) and Excess Automobile Liability (EX202500005564)</p>	
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SR ID: 28779954	BATCH: 4186612
CERT: W41563215	

Certificate of Insurance & W-9

Form W-9
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification
Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)
Russell Landscape Florida, LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.
 Individual/sole proprietor C corporation S corporation Partnership Trust/estate
 LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) **P**
Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.
 Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any) _____
Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____
(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions

5 Address (number, street, and apt. or suite no.). See instructions.
P.O. Box 96747

6 City, state, and ZIP code
Charlotte, NC 28296-6747

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)
Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.
Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
____ - ____ - _____
OR
Employer identification number
4 5 - 3 6 9 3 5 2 7

Part II Certification
Under penalties of perjury, I certify that:
1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.
Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person *John P. Bradley* Date *09/01/2024*

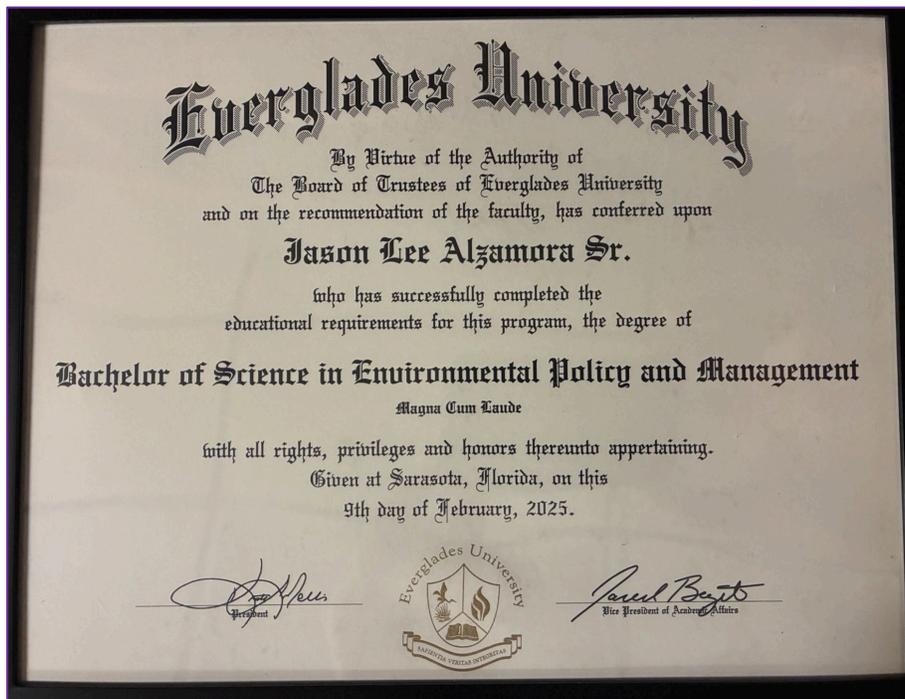
General Instructions
Section references are to the Internal Revenue Code unless otherwise noted.
Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.
What's New
Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.
New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).
Purpose of Form
An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Cat. No. 10231X Form **W-9** (Rev. 3-2024)



Licenses and Certifications

<p>Florida Department of Agriculture and Consumer Services Bureau of Licensing and Enforcement CERTIFIED PEST CONTROL OPERATOR Certificate # JF120626</p> <p>DABBS-STUTZ, ADRIENNE 151 N 7TH ST SANTA ROSA BEACH, FL 32459</p> <p><u>Categories</u> LAWN</p> <p>Issued: 06/05/2025 Expires: 06/01/2026</p> <p><i>Adrienne Stutz</i> Signature of Certificate Holder</p> <p><i>Wilton Simpson</i> WILTON SIMPSON, COMMISSIONER</p> <p><small>The above individual is certified under the provisions of Chapter 482, F.S.</small></p>	<p>Florida Department of Agriculture and Consumer Services</p> <p><u>Category Key</u></p> <p>FUM Fumigation WDO Termites and Other Wood-Destroying Organisms GHP General Household Pest LAWN Lawn and Ornamental</p>
--	--



Licenses and Certifications, cont.

**State of Florida
Department of State**

I certify from the records of this office that RUSSELL LANDSCAPE FLORIDA, LLC is a limited liability company organized under the laws of the State of Florida, filed on October 27, 2011, effective October 27, 2011.

The document number of this limited liability company is L11000122917.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on February 10, 2025, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Tenth day of February, 2025*




Secretary of State

Tracking Number: 7993312135CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.
<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

The International Society of Arboriculture
Hereby Announces That
Jason L. Alzamora
Has Earned the Credential
ISA Certified Arborist®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council


Caitlyn Polihan
CEO & Executive Director

10 February 2001	30 June 2028	FL-0757A
Issue Date	Expiration Date	Certification Number


ANAB Accredited
ACREDITED
PERSONNEL CERTIFICATION BODY
#1847
ISA Certified Arborist



STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
Georgia Board of Landscape Architects
LICENSE NO. *LA001087* LA001087
Edward Scott Tanner
106 Mistwoode Lane
Savannah GA 31406
Landscape Architect
EXP DATE - 12/31/2026 Status: Active
Issue Date: 03/21/1997



**Expert Care.
Proven Results.**

**Pricing Pages RFP
Documents
Submittal Requirements**

February 2, 2026

Submittal Requirements

Company Information

- I. **Name of Company** – Russell Landscape Florida, LLC
- II. **Headquarters Location** – 4300 Woodward Way, Sugar Hill, GA 30518
- III. **Office Locations and Number of Employees at each:**
 - I. 4300 Woodward Way, Sugar Hill, GA 30518 (64 employees)
 - II. 4300 Woodward Way, Sugar Hill, GA 30518 (corporate) (47 employees)
 - III. 4300 Woodward Way, Sugar Hill, GA 30518 (install) (32 employees)
 - IV. 100 Veterans Memorial Highway SE, Mableton, GA 30126 (80 employees)
 - V. 6569 Pleasantdale Road, Doraville, GA 30340 (72 employees)
 - VI. 1755 Reinhardt College Parkway, Canton, GA 30114 (12 employees)
 - VII. 1748 North Round Road, Lawrenceville, GA 30045 (23 employees)
 - VIII. 5729 Bells Ferry Road, Acworth, GA 30102 (28 employees)
 - IX. 435 South County Highway 393, Santa Rosa Beach, FL 32459 (42 employees)
 - X. 410 Green Acres Road, Fort Walton Beach, FL 32547 (12 employees)
 - XI. 1002 East Shell Point Road, Ruskin, FL 33570 (36 employees)
 - XII. 126 Nettles Industrial Boulevard, Savannah, GA 31405 (14 employees)
 - XIII. 3281 Associate Drive, North Charleston, SC 29418 (19 employees)
 - XIV. 525 26th Avenue North, Nashville, TN 37209 (13 employees)
 - XV. 14028 Palm Way, Largo, FL 33771 (40 employees)
 - XVI. 10948 East Crystal Falls Parkway, Leander, TX 78641 (166 employees)
- IV. **Local Address & Phone Number** – 1002 East Shell Point Road, Ruskin, FL 32550 (813) 470-8808
- V. **History of the Company**

Founded in 1987 by Dr. W.E. “Bill” Russell, Russell Landscape is a family operated commercial landscape company. Based in Sugar Hill, Georgia, it has grown to be one of the largest landscape firms in the southeast. Russell Landscape offers a complete scope of diverse landscape services catering to master planned communities, municipalities, community improvement & development districts, commercial buildings, retail centers, schools, homeowners’ associations, and townhome and condominium communities. These services include landscape design and installation, hardscapes, irrigation, maintenance, chemical, and technical services. Russell Landscape has received numerous awards from the Urban Agriculture Council, for projects both installed and maintained.

The company has consistently been listed in the Business Chronicle’s best commercial landscape contractors for more than 20 years and is also listed in the top 40 landscape contractors in the country. Russell Landscape has been fortunate enough to provide maintenance and installation services to numerous master planned communities, corporate campuses, and high-profile sites throughout the southeast including the Federation of King’s Point Associations, the SanDestin Owner’s Association, the Cumberland Community Improvement District, the University of South Florida, Kennesaw State University, and the Hilton Sandestin Beach Golf Resort & Spa, just to name a few.

Submittal Requirements

Russell Landscape produced approximately 76 million dollars in annual landscape revenues in 2024 while providing landscape services to over 1,400 properties. At Russell, we take pride in our work and are committed to providing our customers with the highest level of professional, personalized services, available in the industry. Our goal is to create a memorable and impactful environment for all users while ensuring minimal disturbance to users and distraction to our customers. Russell Landscape's vast support system is populated with highly educated and trained landscape professionals specializing in each facet of our business. The company's local branch is in Ruskin, FL and in the event additional support is needed, the Savannah, Destin, Ft. Walton, Pensacola, St. Pete and 6 Atlanta branches are available at a moment's notice.

We take great pride in the people that represent our company and the over 1,000 Russell Landscape employees have the full support of one of the southeast's largest family operated landscape contractors. The company, its ownership, and team of employees have always strived to be good stewards to the community and the environment. Each year Russell Landscape donates a great deal of time and resources to raise funds for different sectors of the community. The company is also highly focused on issues relating to clean water, conservation, and the protection of our environment. We are involved with the U.S. Green Building Council, Urban Agriculture Council, various Water Councils, and the Clean and Beautiful Campaigns. Our ownership and executive team believe these initiatives and affiliations help create a specific company culture in which every employee strives toward the same goal, which translates to delivery of the highest level of service available in the industry.

Proof of applicable insurance (see slide 36-37)

List any outstanding litigation that would threaten the viability of the proposer or the performance of services.

Russell Landscape confirms that it has not outstanding, pending, or threatened litigation, claims, or legal proceedings that would adversely affect the company's viability or its ability to perform the services outlined in this proposal.

Qualifications & Staffing

Number of CDDs represented by Russell Landscape – While we do not currently service any Community Development Districts (CDD's), our team has extensive experience in large-scale landscaping projects that require the same level of professionalism, reliability, and attention to detail. Our expertise in maintaining HOA communities and commercial properties has prepared us to deliver exceptional results for CDD's. We understand the unique needs of these communities, from maintaining common areas to enhancing curb appeal, and we are eager to bring our proven approach to yours.

Submittal Requirements

Why Russell Landscape is the best qualified to provide the scope of services described in the RFP.

Russell Landscape Group is exceptionally well-positioned to deliver the Landscape and Irrigation Maintenance Services required by the South Bay Community Development District. While we do not currently manage CDD properties, our operational model, regulatory expertise, and large-scale commercial maintenance capabilities align directly with the Scope of Services and exceed the expectations typically set for CDD environments.

1. Deep Florida Landscaping & Irrigation Expertise

We maintain large, complex commercial and HOA landscapes across Florida, including properties with:

- pond banks and stormwater-adjacent mowing requirements,
- strict fertilizer and herbicide compliance criteria
- diverse irrigation systems with multi-zone controllers and pump stations,
- wetland and conservation-adjacent maintenance.

Although these are not labeled as CDDs, the conditions, horticultural requirements, regulatory constraints, and resident visibility pressures mirror CDD maintenance standards.

2. Operational Discipline That Mirrors CDD Demands

Our team is structured to deliver the exact disciplines outlined in the Scope, including:

- Weekly full-section completion (mowing, edging, detailing, debris removal) Fertilization programs following IFAS and county-specific requirements
- Monthly irrigation inspections with written reporting
- Proactive identification of disease, insects, and turf decline
- Strict compliance with herbicide restrictions, pond-bank protection, and wetland boundaries

These processes are already standard practice in our operating model, not new or aspirational.

3. Dedicated Staffing Model Purpose-Built for Accountability

Even without existing CDD contracts, we exceed CDD-level staffing expectations:

- A full-time Site Manager responsible for walkthroughs, reporting, and quality control.
- Certified irrigation technicians trained in system audits, coverage diagnostics, and rapid-response repairs.
- Horticulturally trained crew leads specialized in selective pruning, palm care, bed detailing, and weed management.
- Clear escalation paths to branch leadership and senior management.

This structure ensures consistent performance, quick response, and total transparency for District Management.

Submittal Requirements

4. Strong Compliance, Safety, and Regulatory Alignment

We fully comply with all state and county requirements referenced in the Scope, including:

- Hillsborough County fertilizer restrictions
- IFAS turf management standards
- Pesticide application regulations
- Environmental and wetland protection practices
- Required insurance, licensing, and certifications

Our crews receive continuous training on chemical handling, environmental protection, equipment safety, and wetland buffer best practices, critical in CDD oversight environments.

5. Scale, Redundancy, and Reliability

Russell Landscape operates one of the Southeast's largest commercial landscape fleets with:

- backup crews,
- equipment redundancy,
- storm-response capabilities, and
- flexible labor capacity during peak seasonal demand.

This ensures uninterrupted service and rapid response, a key differentiator for a District that cannot afford lapses in maintenance.

6. Proactive Communication & Reporting

Though we are new to CDDs, our communication model already aligns with CDD expectations:

- Weekly service reports
- Monthly irrigation audits
- Issue escalation within 24 hours
- Recommendations and corrective action plans
- Photo-documented work and deficiencies

This gives the Board and District Management complete line-of-sight into performance.

7. A Partner Committed to Earned Trust, Not Assumed Experience

Rather than relying on legacy CDD contracts, we are bringing a fresh, highly engaged, highly accountable approach to the District. Our goal is not simply to maintain the property — we are committed to delivering consistent, measurable improvements in turf quality, irrigation performance, plant health, and resident experience.

We approach South Bay as a long-term partnership where performance earns trust every week.

Submittal Requirements

Russell Landscape Staff Team:

Vice President of Customer Service
 Regional Manager
 Branch Manager
 Account Manager
 Horticulture Technician
 Irrigation Technician
 Production Manager
 Enhancement Manager

To view the full resume of everyone listed above, please refer to pages 9-12.

Site Manager – Delfino Agustin

Number of CDDs responsible for – n/a
 Names of CDDs – n/a
 Length of career serving as a site manager – 20+ years
 Professional designations – Commercial Landscape Manager, OSHA Safety Certified, LLC

How often site visits will be performed and how often the site manager will meet with district manager:

At a minimum a formal once monthly walk will be performed with the manager, property manager, and a board representative to evaluate all aspects of the landscape and a written report with photos will be distributed within 24 hours.

How any issues arising after business hours will be handled:

Any landscape issues that arise after normal business hours will be handled in accordance with our after-hours emergency response procedures. Urgent matters impacting safety or property will be addressed promptly, while non-urgent items will be reviewed and scheduled during the next business day.

Backup plan for situation where the site manager is unavailable:

Our operations structure includes cross-training management coverage to maintain service continuity.

Escalation procedures and contact information if there are any concerns regarding the assigned site manager or staff:

Escalation procedures are in place for any concerns regarding site management and may be directed to senior operations leadership.

Escalation Contact:

Operations Manager – Primary escalation
 Regional Director – Secondary escalation

EXHIBIT G

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

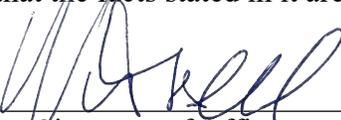
THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared William Russell, II, who being duly sworn, deposes and says (the "Affiant"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the CEO (Title) of Russell Landscape Florida, LLC (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the South Bay Community Development District ("CDD").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.



 Signature of Affiant

Sworn before me on January 31st, 2026

Victoria Bettis

 Notary Public Signature

Notary Stamp



EXHIBIT D**COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE****General Landscape Maintenance**

Mowing, hard edging, blowing off hard surfaces:	\$ <u>595.00</u> / event
Pond bank mowing, including line-trimming to water's edge: detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	\$ <u>350.00</u> / event Bed \$ <u>1,150.00</u> / event
Tree Lifting:	\$ <u>Priced at time of services</u> / event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	\$ <u>15,675.00</u> / event

EXHIBIT E

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

A.	Mowers w/operator	\$ <u>65.00</u> Hour
B.	Bush-Hog w/operator	\$ <u>90.00</u> Hour
C.	Tractor w/operator	\$ <u>90.00</u> Hour
D.	Supervisor with Transportation	\$ <u>90.00</u> Hour
E.	Laborer with hand equipment	\$ <u>65.00</u> Hour
F.	Truck w/driver	\$ <u>75.00</u> Hour
G.	Irrigation Tech	\$ <u>90.00</u> Hour
H.	Granular Pesticide Applicator Person with Drop Spreader	\$ <u>90.00</u> Hour
I.	Liquid Pesticide Applicator Person with Spray Truck	\$ <u>90.00</u> Hour
J.	Granular Fertilizer Applicator Person with Drop Applicator	\$ <u>90.00</u> Hour
K.	Liquid Fertilizer Applicator Person with Spray Truck	\$ <u>90.00</u> Hour
L.	Granular Weed Control Applicator Person with Drop Applicator	\$ <u>90.00</u> Hour
M.	Liquid Weed Control Applicator Person with Spray Truck	\$ <u>90.00</u> Hour
N.	Laborer for Additional Trash Pick-Up	\$ <u>65.00</u> Hour
O.	Lump Sum Mowing ⁽¹⁾ , entire community	\$ <u>750.00</u> Per Mow

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

¹ Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EXHIBIT F

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

\$ Crew Leader \$75 per Hour

\$ Crew Member \$65 per Hour

\$ Holiday/Weekend Labor \$97.50 per Hour

8) Debris removal equipment unit costs:

\$ Skid Steer/Loader \$150 per Hour

\$ Holiday/Weekend Labor \$225.50 per Hour

\$ _____ per Hour

9) Other emergency/disaster related unit costs:

\$ 40-yard dumpster \$1000/load per Hour

\$ _____ per Hour

\$ _____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District



Expert Care. Proven Results.

At Russell Landscape, we believe that excellence starts with consistency. Our “**Expert Care. Prove Results.**” approach is designed to meet the unique needs of South Bay, where resident expectations are high, and every detail matters. From common areas and amenity spaces to roadways and entry features, we ensure every corner of the Community Development District receives the same level of dedicated care and attention.

Our goal is to enhance the long-term value and appeal of South Bay by delivering dependable, high-quality maintenance that reinforces its reputation as a desirable and well-managed community.

Let’s grow something exceptional together!

**Uniting Partners Through
Exceptional Landscape Services**



UNITED

Land Services

Southbay Community Development District

Southbay CDD



**Proposal
For
Landscape & Irrigation Maintenance**

2.2.2026

Pricing Valid for 90 Days Upon Receipt

2.2.2026

Southbay Community Development District c/o Inframark

RE: Landscape Maintenance & Irrigation Proposal

Dear Southbay Board and Inframark 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 Map*™ 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, FL.
kdubois@unitedlandservices.com

Custom Approach to Scope of Services at Southbay CDD

General Requirements

- ULS is prepared to acquire any and all necessary equipment if not already owned to fulfill the contract requirements.
- An Account Manager, Cristi Cochran, 33 years experience, former Branch Manager, will be assigned to the account who will serve as the main point of contact for the District / Owner.
- Field employees will be dressed in ULS branded uniforms at all times. Field crew members are required to wear dark green uniform shirts and ULS branded hi-viz yellow safety vests along with work style boots.
- All ULS vehicles will be clearly marked with our logo.
- A code of conduct and employee handbook outlining policies is provided to employees at the time of hire. Employees are required to review the handbook and sign an acknowledgment form stating they agree to it's content.
- PPE is provided to employees, and required for use at all times. Safety protocols are at the direction of our Fleet & Safety Manager and implemented by our Branch, Account and Production Managers.

Reporting

- ULS agrees and is open to regular meetings onsite to review necessary items.
- Your Account Manager will attend all Board meetings requested.
- Best efforts will be made to return calls and emails within same day.
- All reports provided in RFP will be used along side ULS reporting referenced in proposal.

Operations & Maintenance

Schedule Of Services

- Staffing will be five (5) crew members in the growing season, one (1) days each week. In the winter months we will have four (4) crew members on property for one (1) days.
- Each day the crews are on property there will be a Production Manager on property overseeing the crews. Included in above head-count.
- Pricing includes a Irrigation Technician on property monthly.
- The property will be broken into sections
 - Mowing is to be completed each week.
 - Detail- the community will be broken into 4 equal sections to complete the detail on a monthly basis.
 - Maps outlining these areas will be provided to the crew and property management.

Turf Care

Mowing

- Mowing frequencies will be completed per the Scope of Services.
- Production maps will be provided to the crew outlining the areas to be mowed per the contract documents. The entire community will be completed within two days.

- The crew will be instructed on what size and type of mower to use based on site conditions and turf type.
- The proper sequence of mowing operations will be outlined prior to job start.
- Patterns will be changed to avoid ruts building in turf.
- Care will be taken when mowing on right of ways and roadways to insure safety to crew members and the general public.

Edging & Trimming

- ULS will edge all hard areas weekly and soft beds on an every other cut sequence.
- MOT precautions will be taken when required.
- Trimming / weedeating will be performed per specifications.

Weed & Disease Control

- ULS will make applications based on site conditions and Best Management Practices.

Fertilization

- Fertilization blends shall be determined based on-site conditions and turf needs
- Soil samples will be taken to ensure the proper fertilization formulas are used.
- ULS will make application decisions based on Best Management Practices.
- Fertilization as directed by Scope of Services on St. Aug turf and irrigated Bahia.
- Fertilization application will follow all state and city guidelines including black out periods.

Pest Control

- As part of ULS Agronomic program, will utilize an IPM approach and Best Management Practices to determine application requirements.
- Constant monitoring of turf is vital to insure desired results. ULS staff is trained to identify areas of concern and coordinate treatment as needed.

Shrub / Cord Grass & Groundcover Care

Pruning

- Crews will be provided a sectional detail map outlining the property boundaries. This map will evenly divide the property into four sections, each to be completed on a weekly basis.
- Crews will be directed to prune plants using Best Practices, specific to each plant type.
- Care will be taken not to remove buds or blooms on plants while flowering.
- All clippings will be removed after service.

Fertilization

- Fertilization blends shall be determined based on-site conditions and shrub needs.
- Blends will contain a complete bend of nutrients designed for ornamental shrubs.
- ULS will make application decisions based on Best Management Practices.
- Fertilization will follow scope of services for shrubs

Pest & Disease Control

- As part of ULS Agronomic program, will utilize an IPM approach and Best Management Practices to determine application requirements.
- Constant monitoring of shrubs and ornamentals is vital to insure desired results. ULS staff is trained to identify areas of concern and coordinate treatment as needed.

Tree & Palm Trimming

- Trees will be maintained to a height of 8' over pedestrian walkways and 15' over roadways.
- Palm pruning to be completed per scope of services.
- Fertilization will be done in conjunction with the ornamental shrub application.

Litter and Debris Removal

- Litter and Debris to be removed prior to mowing.
- All debris generated by maintenance services to be removed by ULS same day.

Weeding

- ULS will utilize chemical applications to maintain clean, and relatively weed free beds and mulched areas.
- ULS will follow all State & Federal requirements to make such applications. MSDS sheets will be made available.
- Best efforts will be made to keep areas with no mulch or groundcover present free from weeds, but no such guarantee can be made. Mulch and or dense groundcover is vital to weed free planting areas.

Irrigation

- Inspections will be completed on a monthly basis and an inspection sheet provided to the client thereafter.
- An initial audit report will be completed with in the first 30 days to assess damages and deficiencies and reports will be presented to the Board of Supervisors/ District Manager
- ULS understands that all unreported maintenance deficiencies, parts and labor after the 30 day period will be assumed by the contractor.

Palm Fertilization

- Palms to be fertilized per scope.
- Fertilization will follow all state and city guidelines abiding by all blackout guidelines
- OTC injections will be completed per scope for all specialty palms

Response Time

- ULS will provide a dedicated Account Manager that will serve as the SINGLE point of contact for the District for any service issues or communication.
- ULS will make best efforts to strictly adhere to all response time expectations.

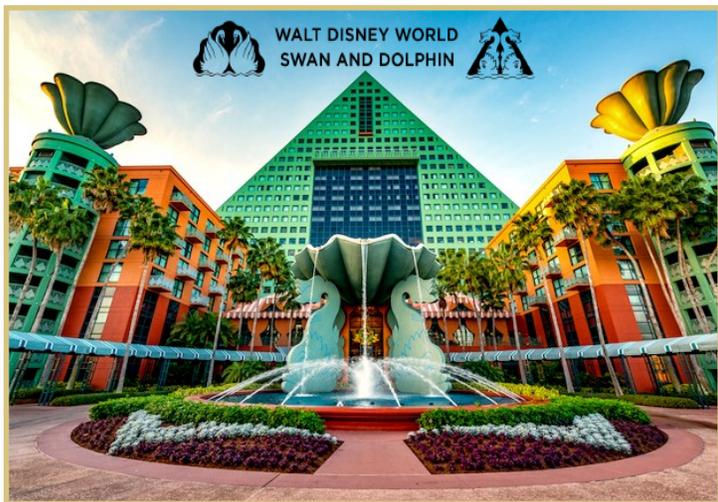
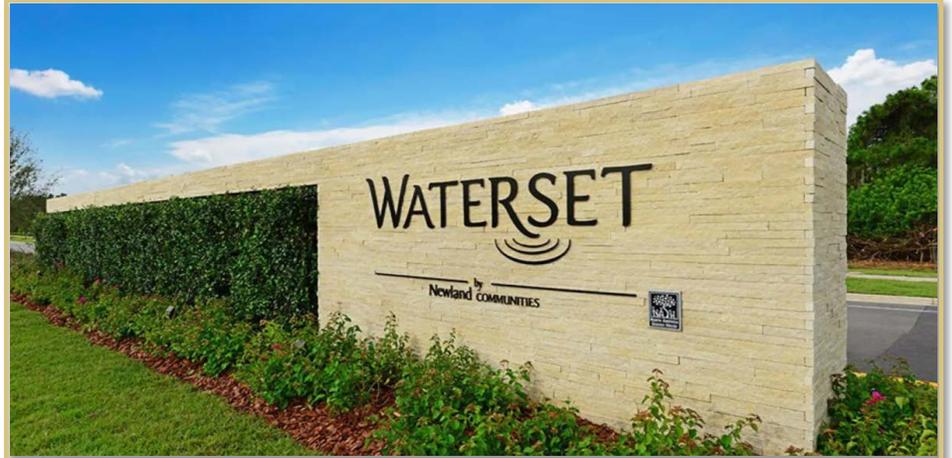
ULS operations team will conduct all audits of the community with reports, pictures and detailed explanations in the first 30 days to the district manager and Board of Supervisors. This Site Audit will be done a monthly/quarterly rotation depending on the status of the current landscaping.

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

				
	 UNITED Land Services Kyle DuBois Senior Business Development Manager 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.



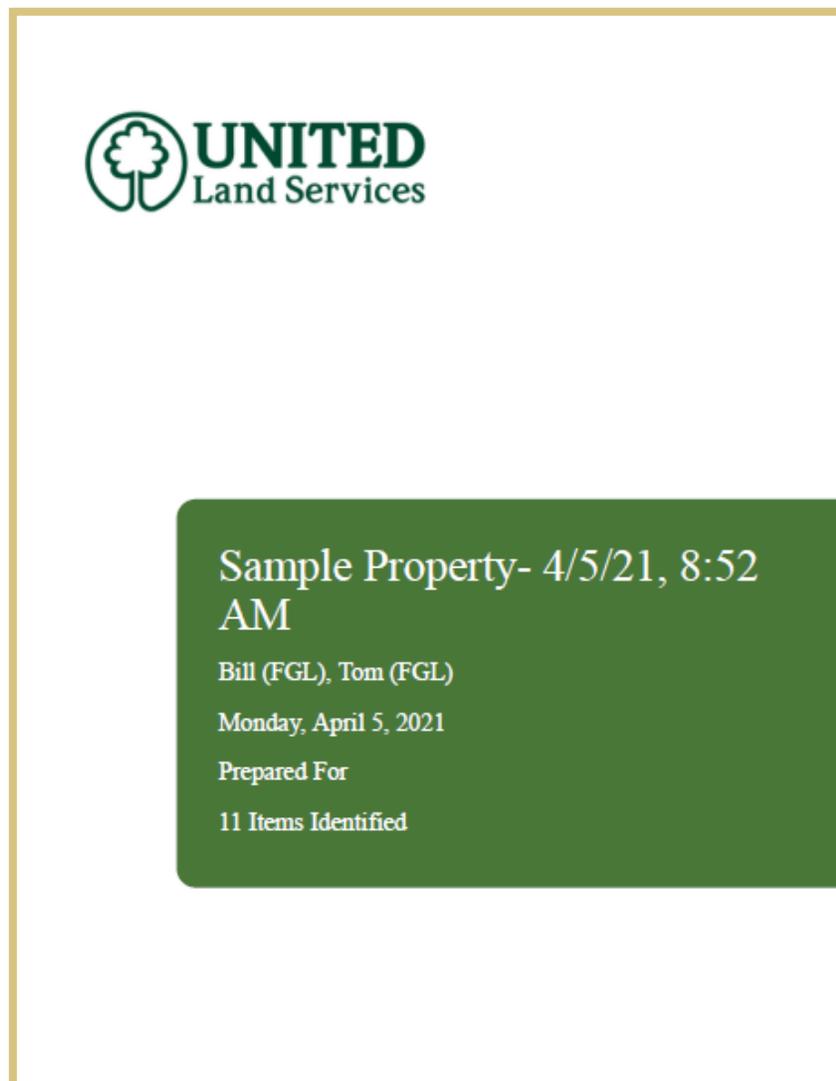


Reporting

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 through 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.



Closing the Communication Gap

Alignment, Execution & Building Partnerships

SAMPLE



Issue 1
 Selectively remove tall stalks on White BOP in a sectional manor.
 Removals tagged with orange tape



Issue 2
 Remove Mags on Cody Chase



Issue 3
 Declining Washingtonian on Cody Chase

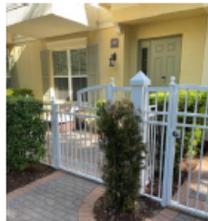


Issue 4
 Remove staking kit

SAMPLE



Issue 5
 Queen Palm on 46A dead from Ganoderma



Issue 6
 Possible irrigation issue on Podocarpus along 46A units



Issue 7
 Replace declining Pittisporum with turf



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

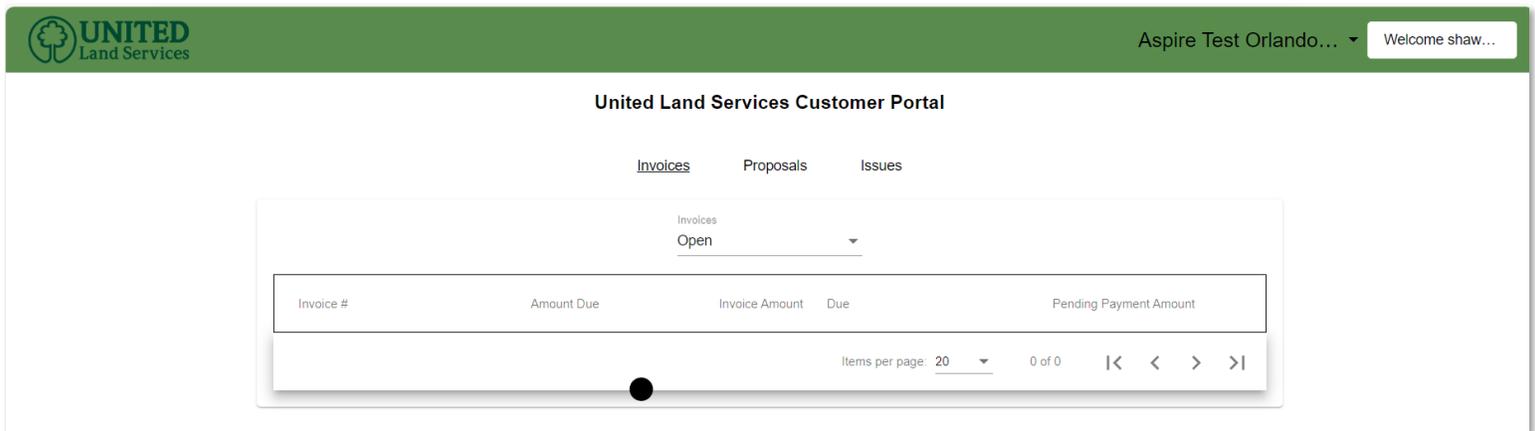
Work Order Software

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.



The screenshot shows the 'United Land Services Customer Portal' interface. At the top, there is a green header with the United Land Services logo on the left and 'Aspire Test Orlando...' and 'Welcome shaw...' on the right. Below the header, the main content area is titled 'United Land Services Customer Portal'. There are three tabs: 'Invoices' (which is underlined), 'Proposals', and 'Issues'. Under the 'Invoices' tab, there is a dropdown menu with 'Invoices' and 'Open' options. Below this is a table with the following columns: 'Invoice #', 'Amount Due', 'Invoice Amount', 'Due', and 'Pending Payment Amount'. At the bottom of the table area, there is a pagination control showing 'Items per page: 20' and '0 of 0' items, along with navigation arrows.

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

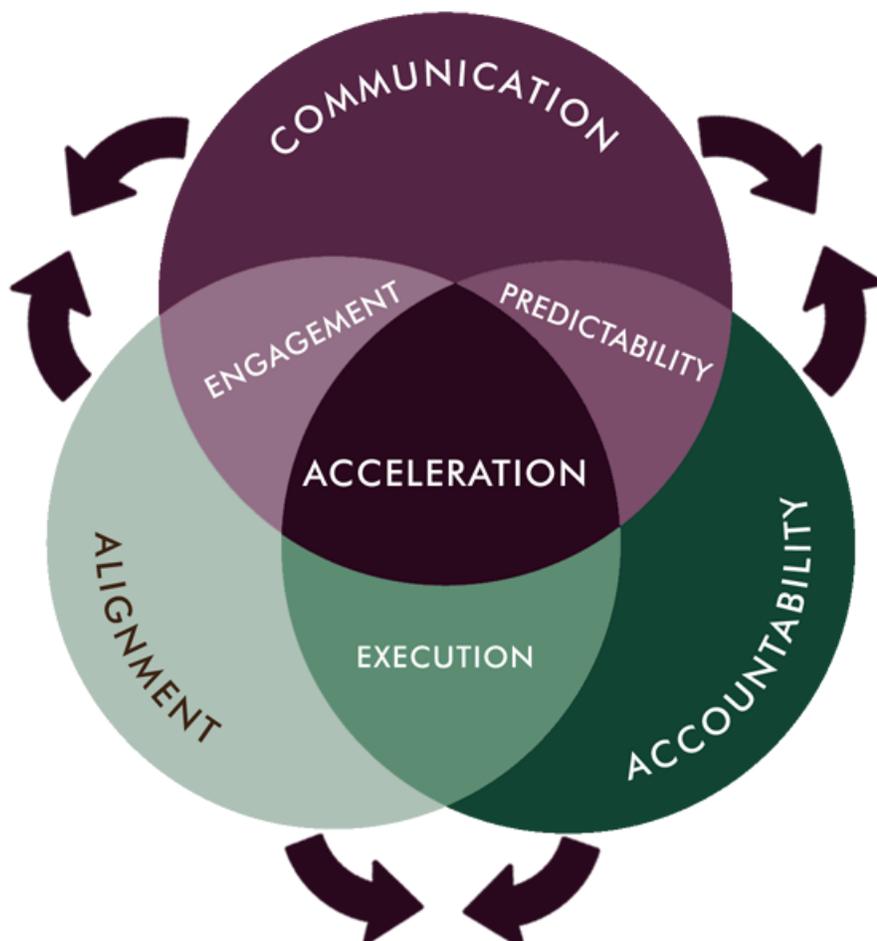
Closing the Communication Gap

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 Blandford 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
 - Jacksonville
 - 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

- **Installation** - At United Land Services, our irrigation experts are certified and licensed to install the most sophisticated, water wise irrigation systems. Our team has had over 25 years of installing systems across the Southeast.
- **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



Phase 1

- 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 thoroughfares 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.

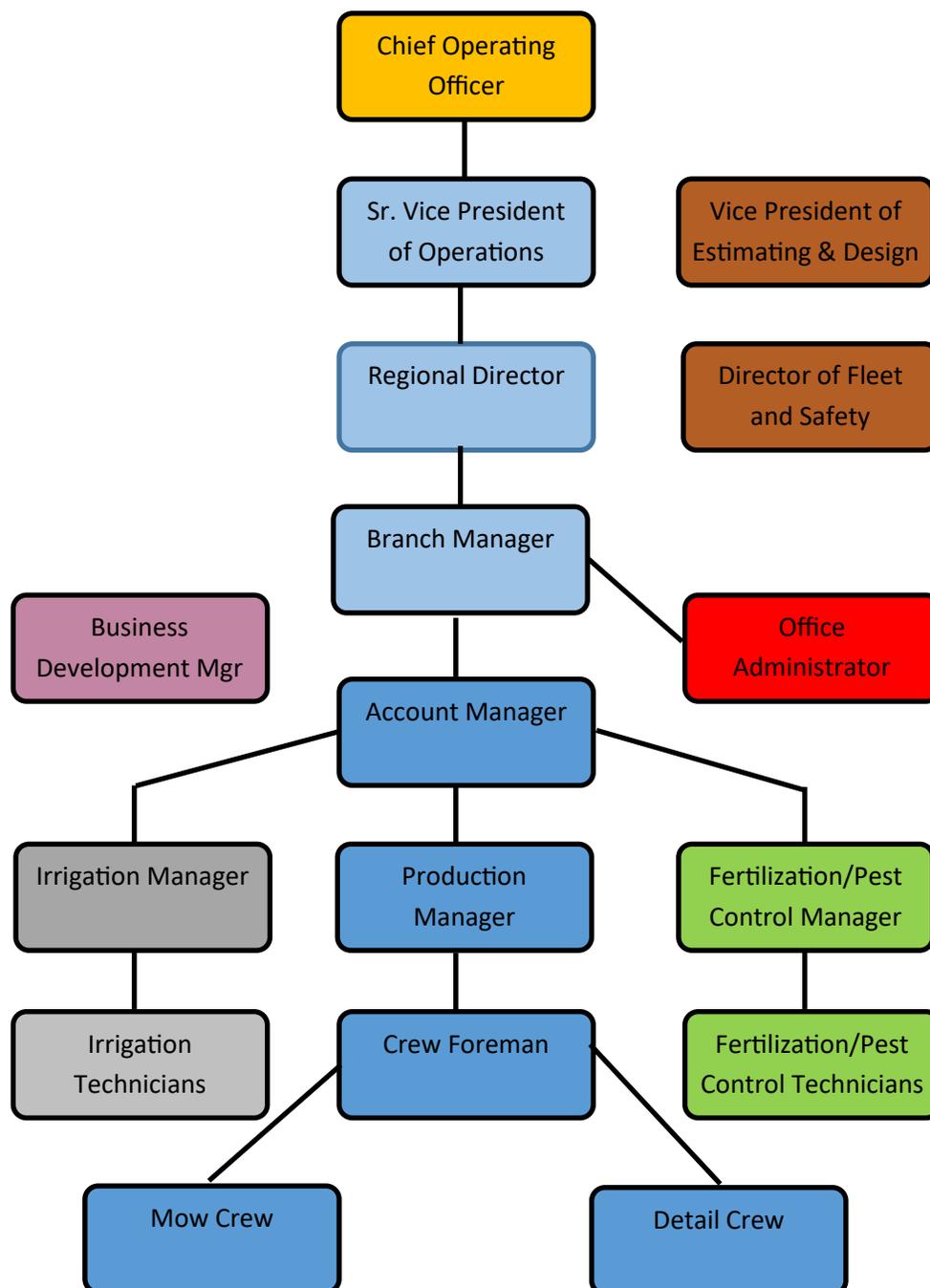


**Key Management
&
Personnel**

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.

Regional Vice President

-Jason Ackman

-Oversees all landscape maintenance and installation for the central Florida regions.

Regional Director

-Brett Perez

-Oversees all United Operations in the Region and Offers Assistance to Local Branches.

Branch Manager

-Thomas Mootz

-Leads all teams out of the Brandon Branch. Is responsible for operation at your community.

Account Manager

-Christi Cochran

-Onsite Management for all crews and primary point of contact for the community.

Business Development Manger

-Kyle DuBois

-Works with the district to ensure a smooth onboarding process and secured partnerships.

Director of Fleet and Safety

-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

12276 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 cost-effective.
- 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 requirements.
- 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

Buckhorn Springs Golf and Country Club -Golf Course Superintendent

Education

B.S. of Science Turf Science

University of Florida

Licenses & Skills

- Organization
- Problem solving
- Teamwork
- Leadership

Contact

813-784-1162

bperez@unitedlandservices.com

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

ccoehran@unitedlandservices.com



Certifications

Certification

Your Agronomics and Irrigation Specialists



State of Florida
 Florida Department of Agriculture and Consumer Services
 Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Certificate Number: JF187533
Joel Winternitz

This is to certify that the individual named above is a Certified Pest Control Operator and is privileged to practice
Lawn and Ornamental
 in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.



Issue Date: 05/30/2025
 Expiration Date: 06/01/2026

WILTON SIMPSON
 Commissioner of Agriculture




Donald Cope

Certificate: Has Completed a FDOT Approved Temporary Traffic Control  aranced
 605991

Issued: 02/10/2023 Training Provider: myTTOnline
 83 Geneva Dr. Suite 621394
 Oviedo, FL 32762
 Ph: 407-901-0206

Expires: 02/10/2027

Instructor: M. H. Verify this Certificate at www.motadmin.com.



Ron DeSantis, Governor
 Melanie S. Griffin, Secretary

STATE OF FLORIDA
 DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
 CONSTRUCTION INDUSTRY LICENSING BOARD

THE IRRIGATION SPECIALTY CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

BLANDFORD, ROBERT JOHN
 UNITED LAND SERVICES OPERATING LLC
 12276 SAN JOSE BLVD. SUITE 747
 JACKSONVILLE, FL 32224

LICENSE NUMBER: SCC131153481
 EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com
 ISSUED: 02/03/2025
 Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.




The International Society of Arboriculture
 Hereby Announces That
David J Rivera
 Has Earned the Credential
ISA Certified Arborist®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Peltzman
 Caitlyn Peltzman
 CEO & Executive Director

9 June 2015	30 June 2028	FL-6545A
Issue Date	Expiration Date	Certification Number





STATE OF FLORIDA
 Department of Agriculture and Consumer Services
 BUREAU OF LICENSING AND ENFORCEMENT

Date	File No.	Expires
April 1, 2022	LF323729	April 1, 2026

THE LTD COMMERCIAL FERTILIZER APPLICATOR HOLDER NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: April 1, 2026

KEELY HAVERLAND
 10670 HERITAGE FARMS ROAD
 LAKE WORTH, FL 33449

Nicole Fried
 NICOLE "NIKKI" FRIED, COMMISSIONER

Florida Department of Agriculture and Consumer Services
 Bureau of Licensing and Enforcement
Commercial Applicator
License # CM500175

Alcantara, Robert
 1717 katherine ct
 Lake Worth Beach, FL 33461

Categories
 3

Issued: 06/27/2025 Expires: 06/27/2029

Wilton Simpson
 Signature of Licensee WILTON SIMPSON, COMMISSIONER

The above individual is licensed under the provisions of Chapter 487, F.S. to purchase and apply restricted use pesticides.

Certification

Your Agronomics and Irrigation Specialists



Certification

Your Agronomics and Irrigation Specialists

Form W-9
 (Rev. October 2018)
 Department of the Treasury
 Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Florida ULS Operating LLC

2 Business name/disregarded entity name, if different from above
United Land Services

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual sole proprietor or single-member LLC

C Corporation

S Corporation

Partnership

Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ **S**

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

Apply to accounts maintained outside the U.S.

5 Address (number, street, and apt. or suite no.) See instructions.
12276 San Jose Blvd Suite 747

6 City, state, and ZIP code
Jacksonville, FL, 32223

7 List account number(s) here (optional)

Print or type. See Specific Instructions on page 2.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number																				
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OR																				
Employer identification number																				
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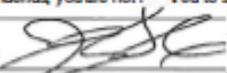
8 5 - 2 4 9 7 9 2 5

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest and dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code (a) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶  Date ▶ **1/8/202**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transaction)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

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).

PRODUCER License # 0C36861 New York-Alliant Ins Svc Inc 101 Park Ave 14th Fl New York, NY 10178	CONTACT NAME: Stephanie Kearney PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: stephanie.kearney@alliant.com
	INSURER(S) AFFORDING COVERAGE INSURER A : Federated Mutual Insurance Company INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

INSURED
 Florida ULS Operating LLC
 12276 San Jose Blvd
 Suite 747
 Jacksonville, FL 32223

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.

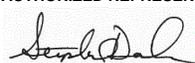
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input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

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



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 1-30)

- 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.





Scope of Services:

EXHIBIT "A" - 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 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass 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. 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. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as 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 **immediately** 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 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 South Bay CDD's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted when necessary upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1A) POND MOWING – All pond banks identified as such (green) on the overall Summit at Fern Hill Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water's edge or sod line (if water is not present). Line trimming at water's edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond

banks so as not to scalp at the crest of the lake 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. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash 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, nature trails, etc.) shall be edged and/or line trimmed every week 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 OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. 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 streetlights 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 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 Summit at Fern Hill. 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. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. 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 and disposed of off-site. 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, another solution will need to be proposed and executed.

Palms: **All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times.** This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o’clock – nine o’clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of 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. Flower/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 utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All shrub & groundcover beds as well as all turf areas 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 post-emergent 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. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. 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, FENCES, 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.

The CONTRACTOR shall be responsible for the replacement of turf and 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 curb and gutter 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 or sidewalk 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. 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. 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 and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Hillsborough County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS 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.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Bahia Sod:

March	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm- season weeds
April	A second application of PreM formulated for Bahia turf for warm-season weeds
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + PreM
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H ₂ O/1,000 SF)
October	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cool-season weeds

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H ₂ O/1,000 SF)
August	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to the Field Inspections Coordinator for approval prior to application. 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 into peak 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 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.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required 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 RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from 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 bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, 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 NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ 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:

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 bid 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 bid 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 CDD’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. 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 bid form. **The CDD 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 he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself 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.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all dark green areas designated as "CDD Maintained – with irrigation unless otherwise noted" on the Maintenance Exhibit. Do NOT include roadway medians in this price nor lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

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

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
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 valve boxes

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, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale 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 necessary to verify proper operation. Each head, seal, nozzle, and strainer are 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 written 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 be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion,

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads (includes spray heads), nozzles, drip, main and delivery lines and any associated fittings. 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 irrigations 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 the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Lee County or any other governmental agencies. It is the responsibility of the Contractor to ensure 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 bring this to the attention of the District representative and apply for a variance. **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 telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch, Shredded Hardwood Dark Brown Mulch or Pine Straw 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 **after compaction**. Match mulch to what is currently present in landscape beds or tree rings.

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. Mulched 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. Labor for trenching shall be included in the unit cost of the mulch.

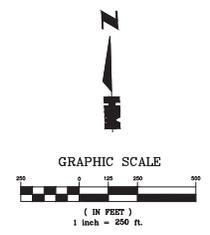
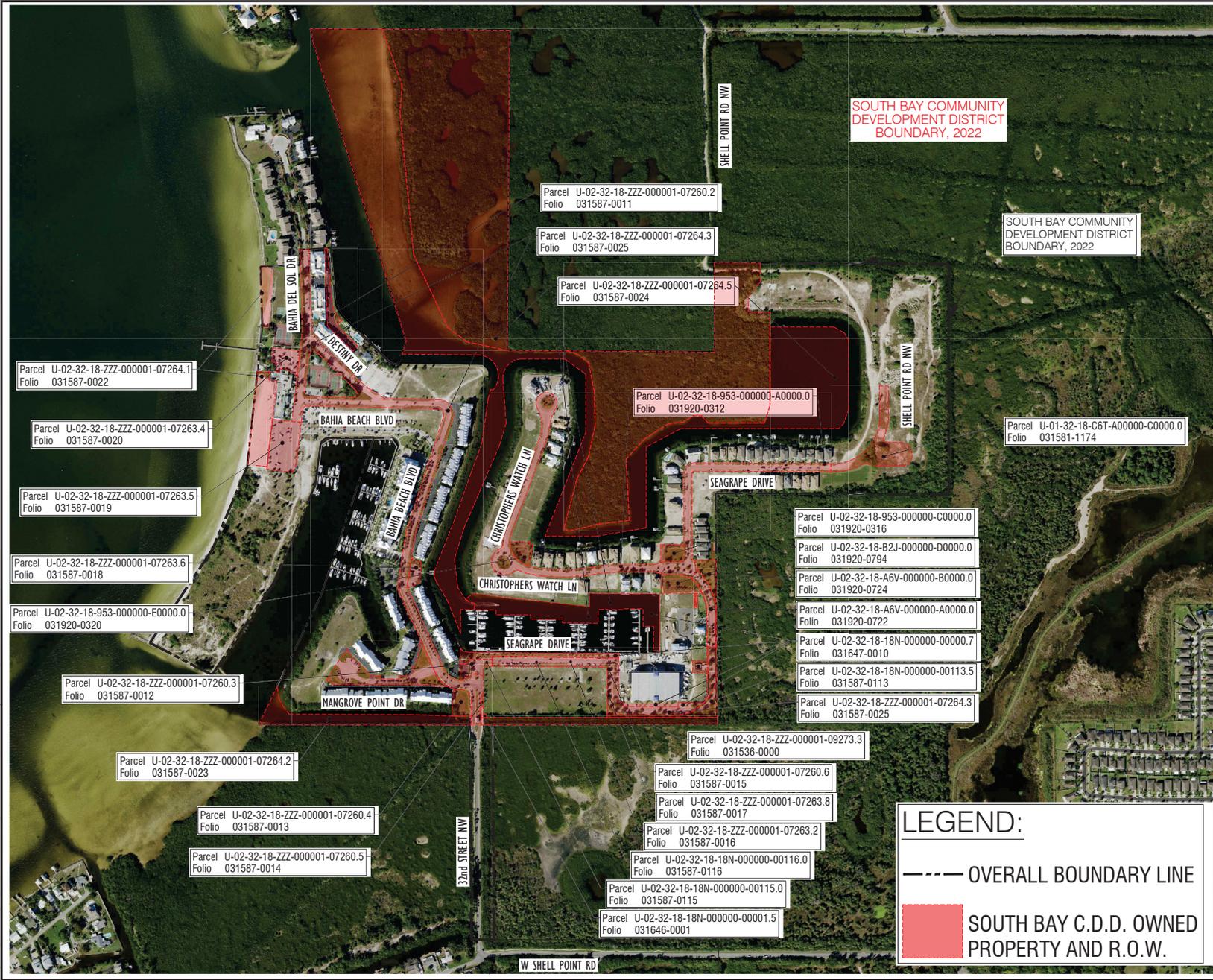
Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

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 service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

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

EXHIBIT B
LANDSCAPE MAINTENANCE MAP



SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT BOUNDARY, 2022

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT BOUNDARY, 2022

LEGEND:

----- OVERALL BOUNDARY LINE

SOUTH BAY C.D.D. OWNED PROPERTY AND R.O.W.

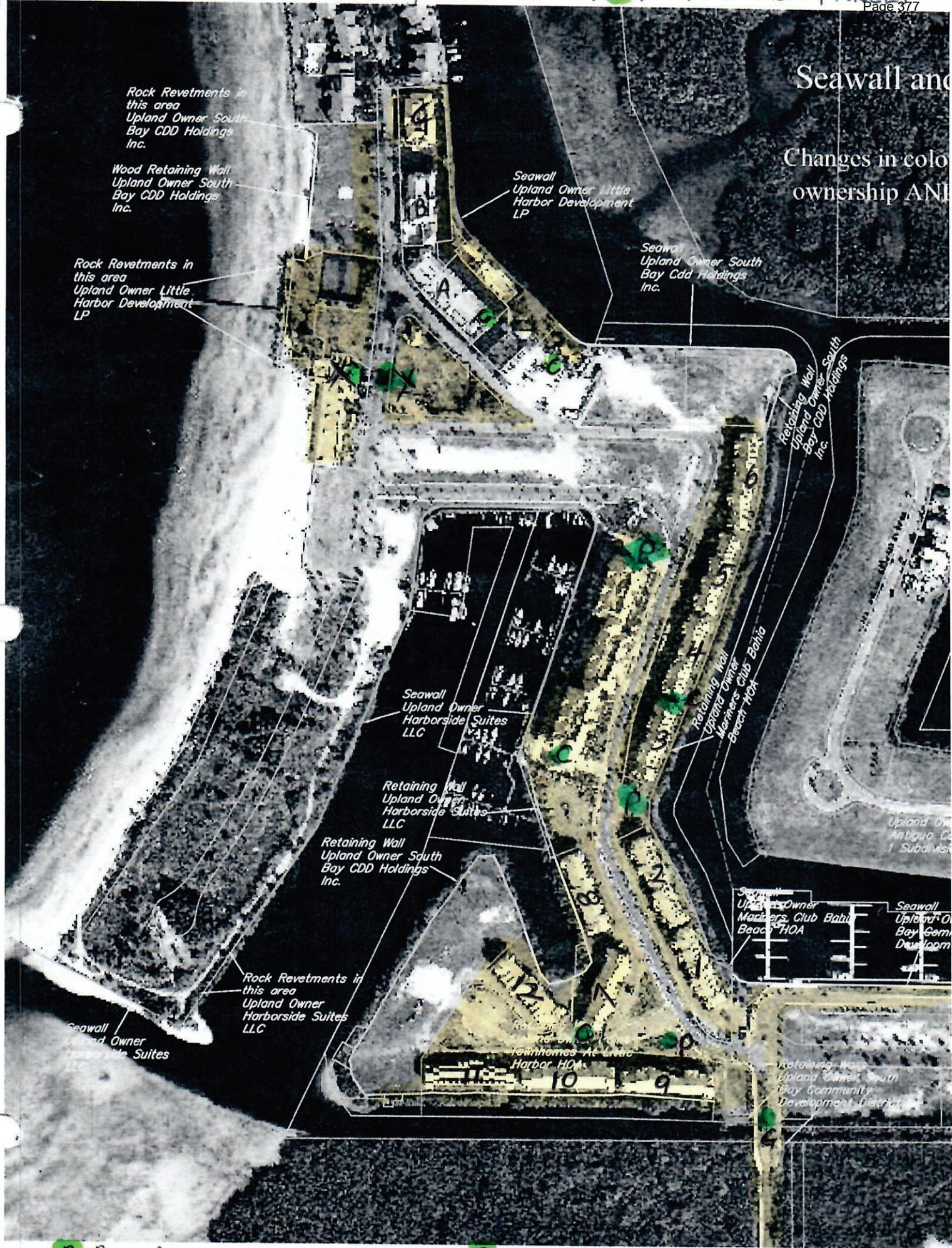
P:\200A\200A142\DW\20220406 BASE VZ\04142.CDD\PARCEL.LOC.MAP.dwg Tab: 1 Apr 13, 2022 - 3:19pm

DESIGNED BY	DATE	CHECKED BY	DATE	SCALE	DATE	REVISIONS	DATE
DRWN BY	04/05/2022	04/05/2022	04/2022				
PROJECT NO.	2004142	SHEET	1				
SOUTH BAY C.D.D. PARCEL ID / FOLIO MAP HILLSBOROUGH COUNTY, FLORIDA							
6200 Whiskey Creek Drive Fort Myers, FL 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No. 1772							

IRRIGATION - WELL PUMPS CONTROL PANEL
LOCATIONS SERVICED AREAS

Reference Map page 1

	LOCATION	AREAS SERVICED	ENTITY BENEFITING
1	PUMP & CONTROL PANEL SUNSET GRILL (INSIDE OF RESTAURANT/ADJACENT TO DUMPSTER AREA)	All of Sunset Grill's green space and around the building; landscape beds along Bahia del Sol from SSG to the front of Bondholder's Parcel I (HeliPad) and INN Building C landscape beds only	SUNSET GRILL, LITTLE HARBOR DEVELOPMENT, INN Building C AND SOUTH BAY CDD
2	PUMP & CONTROL PANEL NE SIDE OF BAHIA DEL SOL ACROSS NORTH PARKING LOT 1- Subcontrol panel 2-Subcontrol panel Inn Building A Hook's	Pump / control panel services all of the APEX green area; includes SB CDD areas and easements around APEX Services LHD strip of land along the canal behind the INN Services Hook's green space	LITTLE HARBOR DEVELOPMENT, SOUTH BAY CDD, HOOKS LITTLE HARBOR DEVELOPMENT HOOKS
3	PUMP & CONTROL PANEL HARBORSIDE SUITES (PUMP BY BUILDING C) AND CONTROL PANEL AT HS PARKING LOT	All of Harborside Suites green areas; SB CDD landscape beds (palm trees) in front of HS along Bahia Beach Blvd	HARBORSIDE SUITES AND SOUTH BAY CDD
4	PUMP & CONTROL PANEL TOWNHOMES PH 1 (PUMP NEXT TO SBCDD PARKING LOT / DUMPSTER AREA; CONTROL PANEL ON TOWNHOME BUILDING 3)	All of Townhomes Ph 1 landscape beds and green areas behind/inn between Townhomes 6 buildings; All SB CDD landscape islands (palm trees / bushes) in front of Townhomes Ph 1 along Bahia Beach Blvd	TOWNHOMES HOA (6 BUILDINGS) AND SOUTH BAY CDD
5	PUMP & CONTROL PANEL POINT TOWNHOMES PH 2 (PUMP ON SB CDD); CONTROL PANEL ON POINT TOWNHOME BUILDING 7	All of Point Townhomes Ph 2 landscape beds and green areas behind/in between 6 Point Townhome Buildings; and SB CDD retention ponds; SB CDD landscape islands on Mangrove Point Drive	POINT TOWNHOMES HOA AND SOUTH BAY CDD



Rock Revetments in this area
Upland Owner South Bay CDD Holdings Inc.

Wood Retaining Wall
Upland Owner South Bay CDD Holdings Inc.

Rock Revetments in this area
Upland Owner Little Harbor Development LP

Seawall
Upland Owner Little Harbor Development LP

Seawall
Upland Owner South Bay CDD Holdings Inc.

Seawall and

Changes in color ownership AND

Seawall
Upland Owner Harborside Suites LLC

Retaining Wall
Upland Owner Harborside Suites LLC

Retaining Wall
Upland Owner South Bay CDD Holdings Inc.

Rock Revetments in this area
Upland Owner Harborside Suites LLC

Seawall
Upland Owner Harborside Suites LLC

Seawall
Upland Owner Mather's Club Bahia Beach HOA

Seawall
Upland Owner South Bay Community Development District

Retaining Wall
Upland Owner Mather's Club Bahia Beach HOA

Retaining Wall
Upland Owner South Bay Community Development District

IRRIGATION - WELL PUMPS CONTROL PANEL
 LOCATIONS SERVICED AREAS

Reference Map page 2

	LOCATION	AREAS SERVICED	ENTITY BENEFITING
6 PUMP	BEHIND ANTIGUA COVE MARINA ON SEAGRAPE DRIVE	Pump for 32nd St; Guardhouse; landscape along Seagrape Drive starting by the Marina slips to Antigua Cove ending at the 1st landscape island on Christophers Watch Lane; and inside (Lennar's) Bermuda Sloop Circle	Little Harbor POA, SOUTH BAY CDD, LENNAR AND ANTIGUA COVE HOA
1 - Subcontrol Panel	BEHIND ANTIGUA COVE MARINA	All landscape along Seagrape Drive; Retention Pond behind Marina; Retention Ponds by 1st Roundabouts and landscape island on Christophers Watch Lane; Landscape area by Gas Tank; Lennar's Sales office; parking lot island, Dog Park and Antigua Cove's SouthShore Yacht Clubhouse	SOUTH BAY CDD, LENNAR AND ANTIGUA COVE HOA
2 - Subcontrol Panel	GUARDHOUSE	All POA landscape areas on 32nd St; Guardhouse area; landscape island and along road towards 32nd/Seagrape intersection	POA and SOUTH BAY CDD

Retaining Wall Map 3/2014

present changes in upland
R changes in character of
walls



South
District

Seawall
Upland Owner Little
Harbor Development

Retaining Wall
Upland Owner
Serenity Bay, Inc.

Retaining Wall
Upland Owner Varies,
Antigua Cove Phase
1 Subdivision

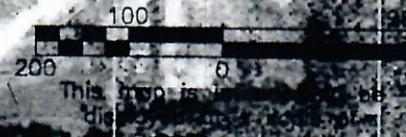




EXHIBIT C

**Official Proposal Form for
Solicitation of Proposals for Landscape and Irrigation Maintenance Services**

Name of Proposer: _____

In accordance with the solicitation of proposals issued by the (South Bay) Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Solicitation for Proposals for Landscape and Irrigation Maintenance Services.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer’s proposal:

- 1. General Landscape Maintenance (Part 1) \$ 92,096
- 2. Fertilization (Part 2) \$ 11,639
- 3. Pest Control (Part 3) \$ 1,294
- 4. Irrigation System Monitoring and Maintenance (Part 4) \$ 5,393

Total Yearly Cost for the first year of the above items \$ 110,422

6. Annuals Maintenance/Installation \$ 2.50/unit

7. Top Choice Application (Per Year) \$ 650/ acre. Most instances can be spot treated. Price will vary.

8. Mulching for Tree and Shrub/Groundcover Bed Areas \$ 16,900

Estimate of total cubic yards proposed to service the property: 260 cuyd

Cost of Mulch Per Cubic Yard \$ 65 / cuyd

Irrigation Hourly Rate for items not included in the Scope of Services: \$ 95

Proposer, thoroughly reviewed all components of the Solicitation for Landscape and Irrigation Maintenance Proposals and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer’s proposal is accepted, to enter into the proposed Agreement with the District.

Name of Authorized Signatory of Proposer: Kyle DuBois

Title of Authorized Signatory of Proposer: Senior Business Developer

Signature of Authorized Signatory of Proposer: 

EXHIBIT D**COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE****General Landscape Maintenance**

Mowing, hard edging, blowing off hard surfaces:	\$ <u>1,200</u> / event
Pond bank mowing, including line-trimming to water's edge: detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	\$ <u>200</u> / event Bed \$ <u>1,800</u> / event
Tree Lifting:	\$ <u>TBD with Client</u> / event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	\$ <u>18,154</u> / event

EXHIBIT E

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

A.	Mowers w/operator	\$ <u>48</u>	Hour
B.	Bush-Hog w/operator	\$ <u>75</u>	Hour
C.	Tractor w/operator	\$ <u>125</u>	Hour
D.	Supervisor with Transportation	\$ <u>65</u>	Hour
E.	Laborer with hand equipment	\$ <u>45</u>	Hour
F.	Truck w/driver	\$ <u>65</u>	Hour
G.	Irrigation Tech	\$ <u>75</u>	Hour
H.	Granular Pesticide Applicator		
	Person with Drop Spreader	\$ <u>75</u>	Hour
I.	Liquid Pesticide Applicator		
	Person with Spray Truck	\$ <u>75</u>	Hour
J.	Granular Fertilizer Applicator		
	Person with Drop Applicator	\$ <u>75</u>	Hour
K.	Liquid Fertilizer Applicator		
	Person with Spray Truck	\$ <u>75</u>	Hour
L.	Granular Weed Control Applicator		
	Person with Drop Applicator	\$ <u>75</u>	Hour
M.	Liquid Weed Control Applicator		
	Person with Spray Truck	\$ <u>75</u>	Hour
N.	Laborer for Additional Trash Pick-Up	\$ <u>48</u>	Hour
O.	Lump Sum Mowing ⁽¹⁾ , entire community	\$ <u>1,200</u>	Per Mow

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

¹ Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EXHIBIT F

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

- A. Debris removal personnel unit costs:
 - Supervisor \$ 95 _____ per Hour
 - Crew Leader \$ 70 _____ per Hour
 - Crew Member \$ 50 _____ per Hour

- 8) Debris removal equipment unit costs:
 - Machine with Grappler \$ 125 _____ per Hour
 - Pump Truck and Trailers \$ 100 _____ per Hour
 - Chipper \$ 90 _____ per Hour

- 9) Other emergency/disaster related unit costs:
 - Dump Fees \$ 300 _____ per Hour
 - MTC \$ 100 _____ per Hour
 - \$ _____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District

EXHIBIT G

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared Kyle DuBois, who being duly sworn, deposes and says (the "Affiant"):

- 1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the Business Development Manager (Title) of United Land Services (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the South Bay Community Development District ("CDD").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

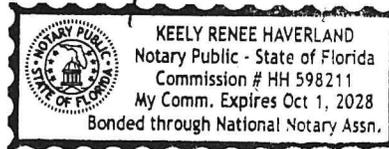
I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

[Handwritten Signature]
Signature of Affiant

Sworn before me on January 23, 2026

[Handwritten Signature]
Notary Public Signature



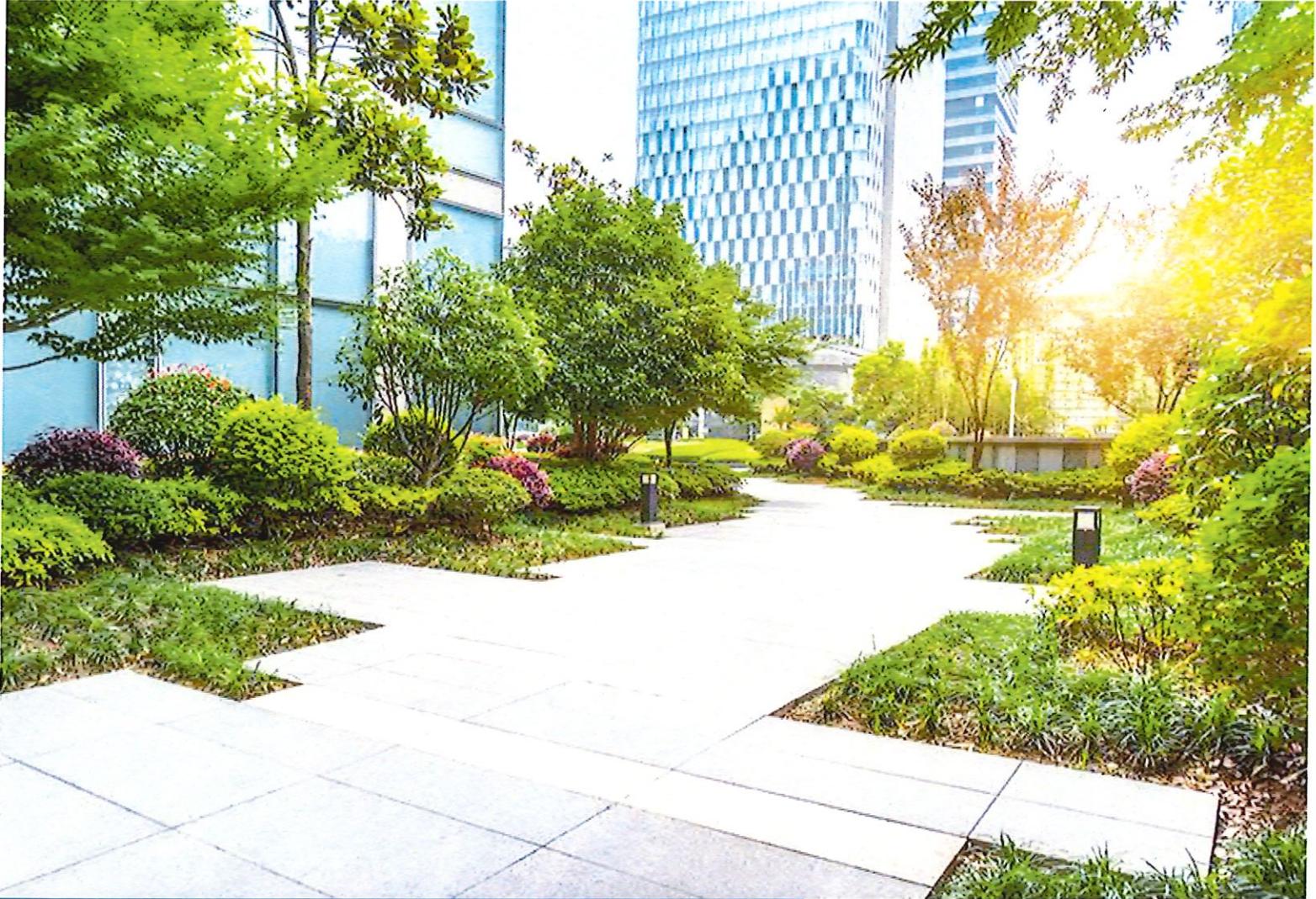
Notary Stamp



*Uniting partners through exceptional
landscape services*



Excellence
IN COMMERCIAL LANDSCAPING



Landscape Maintenance Services Proposal
prepared for
SOUTH BAY CDD



Christina Newsome
District Manager
Inframark

February 2026

Christina Newsome
District Manager
[Inframark](#)

Re: Landscape Maintenance Services Proposal for **South Bay CDD**

Thank you for considering a partnership with **Yellowstone Landscape** as your landscape maintenance service provider. Our proposal has been created to address the specific needs and expectations you have expressed for **South Bay CDD**. We call this your Plan for Success because our integrated service plan has been designed to give you a landscape that you can be proud of.

Within your Plan for Success please make special note of the following sections:

- **Startup Plan:** Our transition plan includes the actions we will take in the first 30, 60, and 90 days of service to improve both your specific areas of concern and your landscape's overall appearance.
- **Scope of Services Summary:** This section outlines our proposed scope of services, detailing the Best Practices we've developed to provide a consistent appearance across your landscape.
- **Agreement & Your 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 contact me at any time. I welcome the opportunity to provide you any further details about our firm's commitment to delivering a landscape that you will be proud of.

Sincerely,
Heath Busa, Business Development Manager
Yellowstone Landscape

hbusa@yellowstonelandscape.com
(813) 323-7459

OUR STARTUP PLAN

This checklist is provided as an outline of the initial tasks that our Landscape Maintenance teams will perform as we begin serving your property. **Together, we will check off the tasks as they are completed over the first 30, 60, and 90 days of service, as a way for you to measure our team's performance.**

FIRST 30 DAYS

- Meet with Property Manager to review 30 – 60 – 90 Day Plan
- Discuss with Property Manager our "Approach to Services" and "Service Map"
- Complete an irrigation audit of the entire system
- Present irrigation deficiencies with plan for corrections
- Begin maintenance – mowing, blowing and edging
- Spend significant amount of time cleaning up the areas that have been neglected (sidewalk mowing & edging, weeding beds and entrance features)
- Spot treat weeds in turf areas to be reclaimed
- Discuss options for turf areas beyond reclamation
- Continue weed control in planting beds
- Begin bed separation trimming in all planting beds
- Apply fertilizer to struggling shrubs throughout the property
- Begin insect and disease program on all plant material
- Discuss removing severely declining plant material
- Prepare proposals for replacing missing and dead shrub material throughout property
- Perform first turf fertilizer application
- Walk Property with Property Manager to identify other areas of concern

DAYS 30-60

- Walk property with Property Manager to evaluate improvements
- Evaluate our "Approach to Services" and make any necessary adjustments
- Continue irrigation maintenance and inspections
- Continue routine maintenance – mowing, blowing and edging
- Continue bed separation in all planting beds
- Retreat turf weeds
- Continue weed control applications throughout property
- Monitor and treat insect and disease problems in plant material throughout property
- Discuss options to improve "curb appeal" in high profile areas



DAYS 60-90

- Walk property with Property Manager to evaluate improvements
- Assess results from actions taken in 30 day and 60 day plans
- Continue irrigation maintenance/inspections
- Continue turf weed applications as needed
- Continue weed control applications throughout property
- Monitor and treat insect and disease problems in plant material throughout property
- Continue routine maintenance – mowing, blowing and edging



LANDSCAPE MAINTENANCE

Your commercial landscape is a valuable investment and retaining that value ultimately comes down to excellent landscape maintenance.

The following is a summary of the proposed scope of services to be provided. It serves as an outline, detailing the Best Practices that our company has developed in order to ensure that we provide consistent landscape maintenance services to your property and meet all the contractual specifications of your landscape maintenance agreement.

MOWING

- Schedule of mowing is determined by the type of turf being serviced and adjusted to coincide with seasonal growth rates to maintain a consistent, healthy appearance.
- Scheduled cuts missed due to inclement weather will be made up as soon as possible.
- Mower blades will be kept sharp at all times to prevent tearing of grass blades.
- Turf growth regulators may be used to assist in maintaining a consistent and healthy appearance of the turf.
- Various mowing patterns will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowers. Grass clippings will be left on the lawn to restore nutrients, unless excess clippings create an unsightly appearance.
- Turf will be cut to a desirable height with no more than 1/3 of the leaf blade removed during each mowing to enhance health and vigor.
- Yellowstone Landscape will service this property 42 times per year.

EDGING & TRIMMING

- Yellowstone Landscape will neatly edge and trim around all plant beds, curbs, streets, trees, buildings, etc. to maintain shape and configuration.
- Edging equipment will be equipped with manufacturer's guards to deflect hazardous debris. All walks will be blown after edging to maintain a clean, well-groomed appearance.
- All grass runners will be removed after edging to keep mulch areas free of weeds and encroaching grass. "Hard" edging, "soft" edging and string trimming will be performed in conjunction with turf mowing operations.
- Areas mutually agreed to be inaccessible to mowing machinery will be maintained with string trimmers or chemical means, as environmental conditions permit.





DEBRIS REMOVAL

- Prior to mowing, each area will be patrolled for trash and other debris to reduce the risk of object propulsion and scattering, excluding areas concentrated with trash (e.g., dumpster zones, dock areas, and construction sites).
- Landscape debris generated on the property during landscape maintenance is the sole responsibility of Yellowstone Landscape, and will be removed no additional expense to the Client.

FERTILIZER

- Turf grass will be fertilized as appropriate in accordance with type using a premium turf fertilizer containing minor elements.
- Various ratios of Nitrogen, Phosphorus, and Potassium (NPK) will be utilized for different growing seasons and environmental conditions. All sidewalks, roads, curbs, and patios will be swept clean of granular fertilizer after applications to minimize staining.
- Turf grass will be fertilized **4** times per year

INSECT, DISEASE, & WEED CONTROL

- Treatment of turf areas for damaging insect infestation or disease and weed control will be the responsibility of Yellowstone Landscape.
- All products will be applied as directed by the manufacturer's instructions and in accordance with all state and federal regulations.
- Yellowstone Landscape must possess and maintain an active certified Pest Control License issued through the local governing department responsible for issuing such licenses. Only trained applicators will apply agricultural chemicals.
- Access to a water source on the Client's property must be provided for use in spray applications.

SHRUBS

- All pruning and thinning will be performed to retain the intended shape and function of plant material using proper horticultural techniques. Shrubs will be trimmed with a slight inward slope rising from the bottom of the plant to retain proper fullness of foliage at all levels.
- Plant growth regulators may be used to provide consistent and healthy appearance for certain varieties of plant material and ground covers.
- Clippings are to be removed by Yellowstone Landscape following pruning.

TREE MAINTENANCE

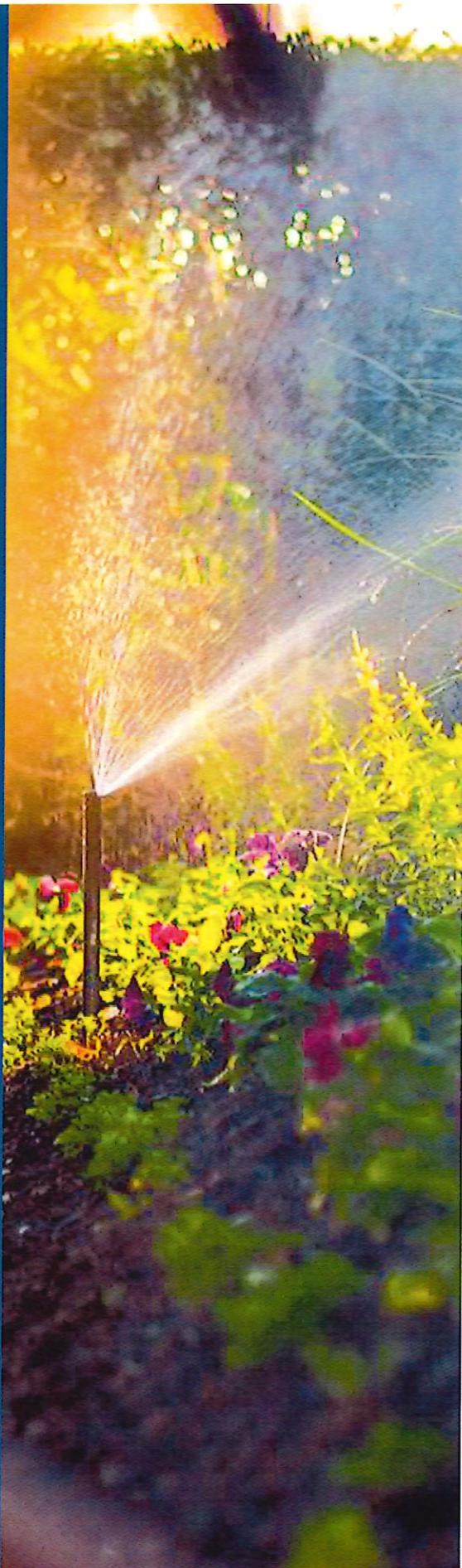
- Trees will be cleared of sprouts from trunk. "Lifting" of limbs up to 10 feet above the ground is included.
- Palm Trees will have only brown or broken fronds removed at time of pruning.
- Yellowstone Landscape will maintain staking and guying of new trees. Re-staking of trees due to extreme weather is provided as a separate, billable service.

FERTILIZATION

- Shrubs and ground cover will be fertilized with a recommended analysis containing a balanced minor nutrient package with a minimum 50% slow-release Nitrogen source product. Fertilization typically occurs in spring and fall, according to environmental conditions.
- Ornamental and Shade Trees will be fertilized utilizing a balanced tree fertilizer at recommended rates according to size.
- Palm Trees will be fertilized utilizing a balanced palm tree fertilizer at recommended rates according to size.
- **Shrubs/Ground Cover/Trees will be fertilized 2 times per year**

INSECT, DISEASE, & WEED CONTROL

- Plants will be treated chemically as needed to effectively control insect infestation and disease as environmental and horticultural conditions permit. In extraordinary cases where disease or pests resist standard chemical treatments, Yellowstone Landscape will offer suggestions regarding the best course of action.
- Open ground in plant beds will be treated by manual or chemical means to control weed pressure as environmental, horticultural, and weather conditions permit.
- Yellowstone Landscape will maintain a log listing all applications and will have MSDS sheets available for each product used on the Client's property.
- The Client must provide access to a suitable water source on their property for use by Yellowstone Landscape in spray applications



EDGING & TRIMMING

- Groundcovers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.
- "Weedeating" type edging will not be used around trees.

IRRIGATION SYSTEM SPECIFICATIONS

- Irrigation inspections include inspection of sprinkler heads, timer mechanism, and each zone. In addition, the system will be inspected visually for hot spots and line breaks with each additional visit to the property.
- Irrigation rotors and spray nozzles will be kept free of grass and other plant material to ensure proper performance.
- Minor nozzle adjustments and cleaning and timer adjustments will be performed with no additional charge.
- Yellowstone Landscape will promptly inform the client of any system malfunction or deficiencies.
- Repairs for items such as head replacement, broken lines, pumps or timers will be performed upon the client's approval and billed accordingly.
- Any damage caused by Yellowstone Landscape personnel shall be repaired promptly at no cost to the Client.

ANNUAL FLOWERS (ADDITIONAL SERVICE)

- Annual flower beds will be serviced to remove flowers that are fading or dead ("deadheading") to prolong blooming time and to improve the general appearance of the plant.
- All soils are to be roto-tilled after removing and prior to installing new flowers.
- "Flower Saver Plus®" (or comparable product) containing beneficial soil micro-organisms and rich organic soil nutrients, will be incorporated in the annual flower planting soil at the time of each flower change.
- Supplemental top-dressing with a controlled-release fertilizer and/or soluble liquid fertilizer will be applied to enhance flowering and plant vigor.

- Yellowstone Landscape will provide extra services, special services and/or landscape enhancements over and above the specifications of landscape maintenance agreement at an additional charge with written approval from an authorized management representative of the Client.
- Property inspections will be conducted regularly by an authorized Yellowstone Landscape representative. Yellowstone Landscape will document and correct any landscape maintenance deficiencies identified within one week, or provide a status update for work requiring a longer period to accomplish.
- Yellowstone Landscape will provide the Client with a contact list for use in case of emergencies and will have personnel on call after regular business hours to respond accordingly.





- Yellowstone Landscape will provide all labor, transportation and supervision necessary to perform the work described herein.
- Field personnel will be equipped with all necessary supplies, tools, parts and equipment and trained to perform work in a safe manner.
- Personnel will be licensed for all applicable maintenance functions, including any pesticide or supplemental nutrient applications, as required by law.
- Yellowstone Landscape service vehicles will be well maintained and clean in appearance. Vehicles must be properly licensed and tagged, and operated only by licensed personnel.
- All Yellowstone Landscape vehicles must operate in a safe and courteous manner while on the Client's property. Pedestrians have the right-of-way and service vehicles are expected to yield.
- All trailers, storage facilities, and maintenance equipment must be in good condition and present a clean and neat appearance.
- Tools and equipment must be properly suited for their purpose and used in a safe manner, utilizing the appropriate safety gear at all times.

LANDSCAPE MAINTENANCE

Your commercial landscape is a valuable investment and retaining that value ultimately comes down to excellent landscape maintenance.

The following is a summary of the proposed scope of services to be provided. It serves as an outline, detailing the Best Practices that our company has developed in order to ensure that we provide consistent landscape maintenance services to your property and meet all the contractual specifications of your landscape maintenance agreement.

TURF MANAGEMENT - COOL SEASON

- Litter and other undesirable debris will be removed from the turf areas prior to mowing operations.
- Mowing and line trimming will occur every seven to ten days, or as weather conditions dictate in order to maintain a neat and attractive appearance. Finished mowing heights will be maintained at 3" to 4" throughout the growing season. Grass clippings will be left on the lawn to restore nutrients. Areas mutually agreed to be inaccessible to mowing machinery will be maintained with string trimmers or chemical means, as environmental conditions permit.
- Edging of all sidewalks, curbs, and other paved areas will occur with every other mowing throughout the growing season. Edging and trimming equipment will be equipped with manufacturer's guards to deflect hazardous debris.
- Debris from mowing and edging operations will be removed, and all areas shall be cleaned by means of a gas-powered blower.
- A soil sample will be taken once per year from the turf areas in order to determine a recommendation for lime. The contractor will furnish a proposal for lime at the rate recommended by the soil sample.
- Broadleaf weeds in the turf areas that have not been controlled by a pre-emergent herbicide will be controlled by the use of various post-emergent herbicides as required.
- Grassy weeds in the turf areas will be monitored by means of visual inspection. Recommendations for resolutions and treatment will be made by the Contractor. The recommended treatment will be applied only upon approval and will be at the Owner's expense.





TURF MANAGEMENT - COOL SEASON (CONTINUED)

- The Contractor will monitor the turf areas for signs of insect and/or disease infestation by means of regular visual inspection. Recommendations for resolution of pest and or disease problems in the turf areas will be made by the Contractor if needed. The recommended treatment will be applied only upon approval and will be at the Owner's expense.
- The Contractor will monitor for fire ants by regular visual inspection. Recommendations for treatment will be provided by the Contractor. The recommended treatment will be applied only upon approval and will be at the Owner's expense.

TURF MANAGEMENT - WARM SEASON

- Litter and other undesirable debris will be removed from the turf areas prior to mowing operations.
- Mowing and line trimming will occur every seven to ten days, or as weather conditions dictate in order to maintain a neat and attractive appearance. Finished mowing heights will be maintained at 2" to 3" throughout the growing season. Grass clippings will be left on the lawn to restore nutrients. Areas mutually agreed to be inaccessible to mowing machinery will be maintained with string trimmers or chemical means, as environmental conditions permit.
- Edging of all sidewalks, curbs, and other paved areas will occur with every other mowing throughout the growing season. Edging and trimming equipment will be equipped with manufacturer's guards to deflect hazardous debris.
- Debris from mowing and edging operations will be removed, and all areas shall be cleaned by means of a gas-powered blower.
- The hybrid Bermuda turf areas will receive a total of **three** applications of fertilizer during the growing season in order to achieve an approximate total of **6 lbs** of Nitrogen per season to occur between the months of May and July. Actual application rates and the time of application will be determined based on the results of a soil sample taken in the fall of the prior year and on actual temperatures around the time of application.

TURF MANAGEMENT - WARM SEASON (CONTINUED)

- A soil sample will be taken once per year from the turf areas in order to determine a recommendation for lime. The contractor will furnish a proposal for lime at the rate recommended by the soil sample.
- Pre-Emergent Herbicides for weed control in the turf will be applied three times over the course of the growing season. Two applications will occur in the spring to prevent the germination of spring and summer weeds. One application will occur in the late fall to prevent the germination of winter weeds.
- Broadleaf weeds in the turf areas that have not been controlled by a pre-emergent herbicide will be controlled by the use of various post-emergent herbicides as required.
- Grassy weeds in the turf areas will be monitored by means of visual inspection. Recommendations for resolutions and treatment will be made by the Contractor. The recommended treatment will be applied only upon approval and will be at the Owner's expense.
- The Contractor will monitor the turf areas for signs of insect and/or disease infestation by means of regular visual inspection. Recommendations for resolution of pest and or disease problems in the turf areas will be made by the Contractor if needed. The recommended treatment will be applied only upon approval and will be at the Owner's expense.
- The Contractor will monitor for fire ants by regular visual inspection. Recommendations for treatment will be provided by the Contractor. The recommended treatment will be applied only upon approval and will be at the Owner's expense.

ORNAMENTAL TREE & SHRUB MANAGEMENT

- Shrubbery will be pruned by hand to remove dead wood and to change undesirable growth patterns once per year in the winter months. Shrubs will be trimmed by means of gas-powered shears, up to **three** times per season. Shrubs requiring hand pruning will be trimmed as required, or a minimum of three times per season. Plant growth regulators may be used to provide a consistent and healthy appearance for certain varieties of plant material and ground covers. Shrubs requiring hand pruning will be trimmed as required or to maintain their intended use within the existing landscape.
- Rejuvenative "hard" pruning activities are not included in this agreement and will be considered an extra billable item if required.
- Ornamental trees will be pruned once per year to occur in the winter months. Canopies will be raised to a maximum height of 10 feet or a maximum 2-inch caliper limb size to maintain the appropriate form of the tree and the appropriate clearance for pedestrians. The Contractor will not prune tops of Crape Myrtles. Recommendations for additional pruning will be provided by the Contractor. The recommended treatment will be applied only upon approval and will be at the Owner's expense.
- Selected Ornamental trees and shrubs up to 6" caliper will be fertilized once per year in early Spring with a balanced fertilizer at a rate determined by the needs of the particular cultivar, variety, or use within the landscape.
- Select Ornamental trees and shrubs will be regularly monitored for signs of insect and/or disease infestation. Recommendations for resolution of pest and/or disease problems will be made by the Contractor as needed.

WEED MANAGEMENT

- Tree and shrub beds will be maintained free from weeds by means of hand weeding as well as by use of both pre and post-emergent herbicides. Weeding activities will occur with every visit during the growing season and as required during the winter months. Hard surfaces will be maintained free from weeds by the use of non-selective post-emergent weed controls.

LEAF MANAGEMENT

- Leaves will be removed from the site a total of **up to two times** during the winter and spring months.

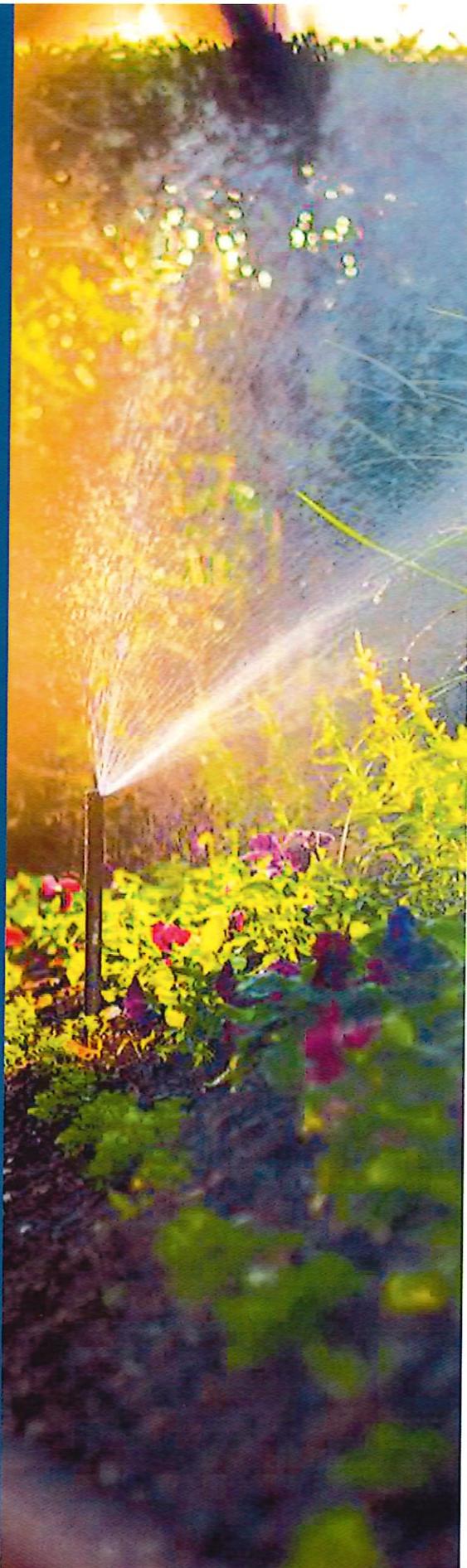
WINTER MANAGEMENT

- The contractor will visit the site during the off-season in order to inspect the site and remove litter and debris in the landscaped areas.

RECOMMENDED SERVICES NOT INCLUDED IN THIS AGREEMENT

MULCH

- Mulch materials and labor are **not included** in this agreement. It is recommended that all bed areas maintain a minimum of 2" of mulch material at all times in order to aid in moisture retention and weed control, as well as to maintain the neat and attractive appearance of the landscape. The quantity and cost of this service are listed in the "Additional Service Summary" attached to this document.



IRRIGATION MAINTENANCE

- The Contractor shall be responsible for monitoring the existing irrigation system by means of regular visual inspections. Any deficiencies will be reported to the owner.
- The Contractor will start-up the irrigation system in the spring and will perform an inspection at the time of startup. The contractor will program irrigation start times and watering schedules at the time of inspection.
- Any required repairs noted in the start-up or visual inspections will be brought to the attention of the Owner by means of a written estimate of the damage and cost to repair. Any and all system repair will be at the Owners' expense and will be billed as material retail cost plus 20% and as labor at a rate of \$90 per hour.
- The Contractor will shut down and winterize the system in the fall of each year by means of gravity.
- In times of severe drought or following new plant material installations the contractor may suggest the use of hand watering practices to affected portions of the landscape. The contractor will provide hand-watering services upon approval at a rate of \$75 per hour.

GENERAL INFORMATION

- Yellowstone Landscape will provide all materials with the exception of "extras" as noted in extra charges to perform the necessary tasks listed in the contract. Any work performed outside of this agreement requires prior written approval by the Owner.
- The Contractor is liable for damages caused by the negligence of the Contractor, its agents, or employees. Damages must be reported within a 72 hour time period of the Contractor's last scheduled visit to the site. An agent of the Contractor and the Owner must be present at the site for investigation immediately following any claim damages in order to determine liability.
- Negligence is defined as any act performed by the Contractor, its agents, or employees that are within the limits of the Contractor's control. The Contractor, its agents, or its employees will not be held liable for damage caused by projectiles originating in the turf of bed areas or reported beyond the stated period.

REFERENCES

At Yellowstone Landscape, we pride ourselves on building lasting relationships with our clients. These clients have entrusted us as their landscape maintenance partner and would be happy to speak with you about our firm and the services that we provide for them.



PROJECT NAME:

Waterleaf CDD

CLIENT SINCE:

2025

SERVICES PROVIDED:

Landscape Maintenance,
Landscape Design,
Landscape Enhancement

CLIENT CONTACT:

Garrett DuBois
Property Manager

P: 813.690.3730
E: gdubois@gmscfl.com



PROJECT NAME:

Watergrass II CDD

CLIENT SINCE:

2024

SERVICES PROVIDED:

Landscape Maintenance,
Landscape Design,
Landscape Enhancement

CLIENT CONTACT:

David Wenck
Property Manager

P: 813.991.1116
E: david.wenck@inframark.com



PROJECT NAME:

Ventana CDD

CLIENT SINCE:

2023

SERVICES PROVIDED:

Landscape Maintenance,
Landscape Design,
Landscape Enhancement

CLIENT CONTACT:

Alba Sanchez
Property Manager

P: 813.608.8242
E: alba.sanchez@inframark.com

YOUR INVESTMENT

EXHIBIT C

CORE MAINTENANCE SERVICES	PRICE
Mowing Includes Mowing, Edging, String Trimming, & Cleanup	\$83,640
Detailing Includes Shrub Pruning, Tree Pruning, & Weeding	\$27,980
Integrated Pest Management Includes Fertilization & Pest Control Applications	\$13,120
Irrigation Inspections Includes Standard Irrigation Reports	\$3,900
ANNUAL GRAND TOTAL	\$128,640

ADDITIONAL SERVICES (NOT INCLUDED IN CONTRACT ANNUAL GRAND TOTAL)	PRICE
Mulch (Price is per Cubic Yard)	\$65
Annual Flowers	Upon Request
Palm Pruning	\$13,845
OTC Injection (Price per Quarterly Injection)	\$95
Top Choice Application	\$3,500

ANNUAL GRAND TOTAL	\$128,640.00
MONTHLY GRAND TOTAL	\$10,720.00

EXHIBIT E**LANDSCAPE AND IRRIGATION MAINTENANCE
RATES FOR ADDITIONAL SERVICES**

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

A.	Mowers w/operator	\$	<u>53.00</u>	Hour
B.	Bush-Hog w/operator	\$	<u>75.00</u>	Hour
C.	Tractor w/operator	\$	<u>75.00</u>	Hour
D.	Supervisor with Transportation	\$	<u>75.00</u>	Hour
E.	Laborer with hand equipment	\$	<u>53.00</u>	Hour
F.	Truck w/driver	\$	<u>65.00</u>	Hour
G.	Irrigation Tech	\$	<u>65.00</u>	Hour
H.	Granular Pesticide Applicator			
	Person with Drop Spreader	\$	<u>65.00</u>	Hour
I.	Liquid Pesticide Applicator			
	Person with Spray Truck	\$	<u>65.00</u>	Hour
J.	Granular Fertilizer Applicator			
	Person with Drop Applicator	\$	<u>65.00</u>	Hour
K.	Liquid Fertilizer Applicator			
	Person with Spray Truck	\$	<u>65.00</u>	Hour
L.	Granular Weed Control Applicator			
	Person with Drop Applicator	\$	<u>65.00</u>	Hour
M.	Liquid Weed Control Applicator			
	Person with Spray Truck	\$	<u>65.00</u>	Hour
N.	Laborer for Additional Trash Pick-Up	\$	<u>53.00</u>	Hour
O.	Lump Sum Mowing ⁽¹⁾ , entire community	\$	<u>2,040.00</u>	Per Mow

¹ Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

Laborer	\$	53	per Hour
Foreman	\$	58	per Hour
Supervisor	\$	75	per Hour

B. Debris removal equipment unit costs:

Loader & Operator	\$	115	per Hour
Truck & Driver	\$	75	per Hour
	\$		per Hour

C. Other emergency/disaster related unit costs:

Debris disposal based	\$		per Hour
on volume & truck	\$		per Hour
size	\$		per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District



South Bay CDD Landscape Maintenance Annual Schedule:

Landscape Maintenance	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Turf Cut¹ (Mow, Hard Edge, Blow)													
St. Augustine	2	2	3	4	4	4	5	4	5	4	2	2	41
Bahia	2	2	3	4	4	4	5	4	5	4	2	2	41
Bermuda													0
Bed Edge	1	1	1	2	2	2	3	2	2	2	1	1	20
Shrub Pruning	1	1	1	1	1	1	1	1	1	1	1	1	12
Ornamental Grass	1	1											1
Ornamental Tree 15'	1	1											1
Palm trimming	1	1	1	1	1	1	1	1	1	1	1	1	6

¹ Frequency is contingent on moisture, weather and seasonal conditions, and may vary in late fall through winter.

Fertilizer/Pesticide	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Turf Fertilization													
St. Augustine			1	2		1		1		1			6
Bermuda													0
Bahia		1		1	1	1	1	1		1			6
Turf Pesticide													
St. Augustine													12
Bahia													12
Turf Weed Control													
St. Augustine (Pre-Emergent)			1	1						1			3
Bahia			1	1						1			3
Shrub & Tree Fertilization²						1				1			4
Shrub Pesticide													
Insect/Disease Control													
Bed Weed Control	2	2	3	4	4	4	5	4	5	4	2	2	41
Palm Fertilization													
Standard Palms Invoiced Separately			1		1					1	1		4
Palm Tree OTC			1			1			1			1	4
Property Inspection	1	1	1	1	1	1	1	1	1	1	1	1	12
Irrigation Inspection	1	1	1	1	1	1	1	1	1	1	1	1	12
Account Manager Inspection	5	4	4	4	4	4	5	4	5	4	4	5	52

² Additional spot fertilization may be applied to flowering plants to encourage flowering.

Supplemental Services	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Mulch (upon approval)				1						1			2

EXHIBIT G

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

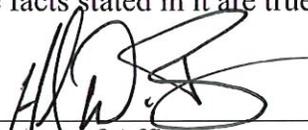
THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared Heath Busa, who being duly sworn, deposes and says (the "Affiant"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the Business Developer (Title) of Yellowstone Landscape (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the South Bay Community Development District ("CDD").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.



 Signature of Affiant

Sworn before me on January 28th, 2026



 Notary Public Signature

Notary Stamp



Management & Supervisor Personnel



YELLOWSTONE
LANDSCAPE

Principal Officers



YELLOWSTONE
LANDSCAPE

Our Leadership Team is committed to making Yellowstone Landscape the premier commercial landscape service company in the United States. We bring that excellence to bear on behalf of our clients through industry-leading investments in safety, training, and information systems.



Harry Lamberton was named President and CEO of Yellowstone Landscape in May of 2023, after joining Yellowstone in January of 2022 as President. As CEO, Harry leads and drives Yellowstone's strategy, continued growth, quality service, focus on safety, and maintaining a great place to work for all employees, applying expertise gained from over 20 years of leading environmental and sustainability businesses at Waste Management. Harry continues to be active in broadly supporting sustainability and the environment by serving on the Conference Board's Global Sustainability Centre's Advisory Board, the Board of Directors of the Sustainability Institute at the University of New Hampshire and the Board of Directors of Friends of the Chicago River. Harry holds a BA from the University of New Hampshire and an MBA from the Goizueta School of Business at Emory University.



Timothy (Timo) Sherman serves as Chief Financial Officer of Yellowstone Landscape with oversight over all Finance, Accounting, IT, and Procurement functions. He has led the financial analysis team since 2018, focusing on excellence in planning, forecasting, budgeting, analysis, acquisition planning, due diligence, closing and initial integration management, and any other areas requiring financial evaluation and insight. He first worked in landscaping as a construction project manager, then account manager and branch manager for Cornerstone Landscape, which was acquired by Yellowstone in 2012. Timo holds a BS from the Fisher School of Accounting at the University of Florida and an MBA from Jacksonville University and has experience in Staff and Cost Accounting.



Tim Portland has served as the Executive Chairman of Yellowstone Landscape since May of 2023. As Executive Chairman he is highly active and engaged within the company, supporting the company's executive leadership. Prior to his current role, he led the company as CEO for more than a decade. In addition to chairing Yellowstone's Board of Directors, Tim serves on the Board of Directors of the National Association of Landscape Professionals and chairs the association's H-2B steering committee. He also serves on the Board of the Seasonal Employment Alliance, an advocacy organization focused on congressional reform of the guest worker visa programs that sustain seasonal businesses across the United States.



Blaine Peterson serves as Yellowstone Landscape's Vice President of Business Development, where he is responsible for the company's industry-leading sales team, a critical component of Yellowstone's superior growth and track record with customers. Blaine has been a part of the company since 2005, in ascending roles and responsibilities including Branch Manager and Business Development Manager, while founding the company's Jacksonville, Florida location. Blaine has a background in commercial real estate and holds a degree from Florida State College.

South Bay
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSAL
LANDSCAPING AND IRRIGATION MAINTENANCE SERVICES

1. Personnel

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. <u>Luis Santiago</u>	<u>28+</u>	<u>Branch Manager</u>	<u>Oversee all aspect of branch</u>
2. <u>Chris Van Helden</u>	<u>21+</u>	<u>Operations Manager</u>	<u>Oversee all branch operations</u>
3. <u>Ashley Beall</u>	<u>22+</u>	<u>Horticulture Manager</u>	<u>Oversee agronomics programs</u>
4. <u>Jason Geary</u>	<u>20+</u>	<u>Irrigation Manager</u>	<u>Oversee irrigation</u>
5. <u>Rodis Velasquez</u>	<u>8+</u>	<u>Account Manager</u>	<u>Oversee all aspect of community landscape</u>

Proposed Staffing Levels

Landscape Maintenance staff will include 10 laborers, 2 Supervisors, and 5 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists, turf specialist, horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. <u>Lorenzo Jijon</u>	<u>18+</u>	<u>Foreman</u>	<u>Oversee crews</u>
2. <u>Angel Diaz</u>	<u>20+</u>	<u>Foreman</u>	<u>Oversee crews</u>
3. <u>Mark Landry</u>	<u>10+</u>	<u>Arborist</u>	<u>Arborist</u>
4. <u>Jadiel Malave</u>	<u>8+</u>	<u>Horticulture Technician</u>	<u>Apply & Oversee Fert. / Pest.</u>

Financial Stability



YELLOWSTONE
LANDSCAPE

Statement of Corporate Stability



Yellowstone Landscape understands your need to ensure that any potential landscape partner operates in a manner that supports long-term stability, and to verify our ability to provide services to your property in the future.

Our firm was established over a decade ago, by combining already successful, regional landscape companies that had existed for more than twenty years, before they joined together to form Yellowstone Landscape. Since 2008, we've been linked by a common goal to better serve our clients, sharing decades of experience in landscape design and installation, tree care services, snow removal services and landscape maintenance. As one of the landscape industry's fastest growing and most respected commercial landscaping companies, we proudly serve more than 8000 clients from 69 local branch operations facilities in 18 states across the United States. In 2019 Yellowstone's growth reached a level that made us the largest, privately-owned landscape service company in North America.

We are incorporated in the state of Delaware, chartered in January of 2008. As a privately held company, it is not our practice to disclose operating budgets or financial statements, however, we can confirm that our firm's annual revenue exceeded \$680,000,000 in 2024. We also attest that we operate our company in accordance with all generally accepted best accounting practices, as have been confirmed by independently conducted audits each year since our founding. We maintain an open line of credit of \$75 million, with bonding capacity up to \$75 million.

As a part of the investment portfolio of Harvest Partners, a private equity firm based in New York, New York, Yellowstone is fully prepared to fund any capital expenses necessary to ensure our ability to perform services at full capacity in advance of the stated contract start date, should we be selected as your landscape contractor.

Bank Reference Information:

Kyle Blumer
Antares Capital, LP
Chicago, IL 60661
P: 312-638-4042

Insurance



YELLOWSTONE
LANDSCAPE



CERTIFICATE OF LIABILITY INSURANCE

4/1/2026

DATE (MM/DD/YYYY)

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).

PRODUCER Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 3280 Peachtree Rd. NE, Ste. 1000 Atlanta GA 30305 (404) 460-3600	CONTACT NAME: PHONE (A/C, No, Ext): _____ FAX (A/C, No): _____ E-MAIL ADDRESS: _____ <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> <tr> <td>INSURER A : Safety National Casualty Corporation</td> <td style="text-align: center;">15105</td> </tr> <tr> <td>INSURER B : ACE Property and Casualty Insurance Company</td> <td style="text-align: center;">20699</td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Safety National Casualty Corporation	15105	INSURER B : ACE Property and Casualty Insurance Company	20699	INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															
INSURED 1472881 Yellowstone Landscape, Inc. and all Subsidiaries See Attached List 3235 N State Street P.O. Box 849 Bunnell FL 32110															

COVERAGES **CERTIFICATE NUMBER: 16518497** **REVISION NUMBER: XXXXXXXX**

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 LTR	TYPE OF INSURANCE	ADDL INSD	SUBR VVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Pesticide&Herbicide <input checked="" type="checkbox"/> SIR \$250,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	N	N	GL6676218	4/1/2025	4/1/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY	N	N	CA6676217	4/1/2025	4/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED _____ RETENTION \$ _____	N	N	XEUG72569647 004	4/1/2025	4/1/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 SIR \$ 25,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N	LDS4066360	4/1/2025	4/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION See Attachments

16518497 YELLOWSTONE LANDSCAPE INC 3235 N STATE ST PO BOX 849 BUNNELL FL 32110 USA	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	---

Licenses & Certifications



YELLOWSTONE
LANDSCAPE

**Request for Taxpayer
Identification Number and Certification**
Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)
Yellowstone Landscape, Inc.

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.
 Individual/sole proprietor C corporation S corporation Partnership Trust/estate
 LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership)
Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.
 Other (see instructions) _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
 Exempt payee code (if any) _____
 Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____
(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions

5 Address (number, street, and apt. or suite no.). See instructions.
3235 N. State Street, PO BOX 849

6 City, state, and ZIP code
Bunnell, FL 32110

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number

			-				-			
--	--	--	---	--	--	--	---	--	--	--

or

Employer identification number

8	0	-	0	1	4	4	2	0	9
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Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person 	Date 1/15/2026
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

About Us



YELLOWSTONE
LANDSCAPE

Proud to Serve Tampa



YELLOWSTONE
LANDSCAPE



*Excellence in Commercial Landscaping
for Your Tampa Area Properties*

Yellowstone Landscape is proud to serve Tampa's commercial landscaping needs from our local branch location. With more than 100 local employees, we're one of the leading commercial landscape service firms in Tampa and the surrounding areas.

We offer landscape design, landscape installation, and landscape maintenance services

to some of the area's most beautiful homeowner associations, city and county governments, master planned developments, corporate campuses, commercial office parks, schools, universities, hospitals, apartment communities and retail centers.

Our service teams are ready to provide you with Tampa's most professional and responsive commercial landscaping services, always tailored to your needs and expectations.

Building Lasting Partnerships



Yellowstone Landscape has developed a reputation for creating and maintaining award-winning landscape environments for some of the country's most recognized brands.

But the work is only part of the reason that clients choose to partner with us.

Because of our proactive approach, flexible scheduling to accommodate special events, and a relentless focus on communication, our clients choose continue their partnerships with us, year after year.

Our focus on building lasting relationships with the clients we serve, has led to many partnerships that have been established and grown over time. In fact many of these partnerships now span more than a decade of successful service. We believe that our

high-quality landscapes, coupled with superior customer service are why clients look to us for all their landscape needs.

Yellowstone clients know that effectively managing their property's landscape is a lifetime commitment that requires careful coordination of services. That's why our approach to managing your property's landscape investment includes regular maintenance services, paired with detailed fertilization and pest management plans, to keep your property looking its best, while preserving the long-term health of your landscape.

Yellowstone Landscape is honored to serve each of our clients' properties and we look forward to continuing our tradition of award-winning service as we build new relationships with clients across the United States.

Services for Homeowner Associations



Our comprehensive landscape services for Homeowner Associations are designed to create beautiful and healthy environments and enhance the quality of life your residents experience in their community.

Professional Landscape Maintenance of your entryways, common areas, streetscapes, and amenity areas is essential for creating the right image for your community and protecting the value of your residents' investments in their homes.

Caring for your community's landscape is likely to be among the largest expenses in your association's annual budget. With the help of the

right landscape service partner, your community will see the value of their investment with every service visit and enjoy all the benefits a well maintained landscape can bring.

Key benefits of a professionally maintained landscape include:

- An Average Increase of 12% in the Value of Your Residents' Homes
- Creating a Sense of Pride in the Community
- Extended Lifespan of Your Community's Landscape Materials and Feature Areas
- Demonstrating Visible Results for Your Residents' Investment in Professional Property Management Services

Landscape Maintenance



YELLOWSTONE
LANDSCAPE



Landscape Maintenance is all about the details. We're committed to getting the details right, so you can enjoy your landscape and take pride in its appearance.

From week to week, month to month, and year to year, there are hundreds of details that need to be coordinated for your landscape to look its best. Assuring that none of those details are overlooked requires a professionally administered, **integrated Landscape Maintenance program**.

Synchronizing routine maintenance activities like mowing, edging, weeding, trimming and clean-up, with fertilization and pest management applications, and your irrigation system's schedule and maintenance is no easy task.

That's why we incorporate all the details of our landscape services into your **Plan for Success™**.

Our Landscape Maintenance teams are trained in our industry's Best Practices. They behave as if they were a part of your staff and work hard to solve problems while they're still called **opportunities**. If the unexpected happens, our teams respond to correct the problem, quickly and professionally.

Your dedicated Account Manager will provide regular updates about what we're doing to maintain your landscape. Our goal is to provide you with **all the information you need** about your landscape, when you need it.

Irrigation Installation & Management



There is nothing more essential to the success of your landscape than regular access to the right amount of water.

Commercial irrigation systems are sophisticated technology that require special certification to install and operate.

Our Irrigation Installation and Management Professionals are experts in all major commercial irrigation systems. From older systems in need of frequent repairs and updates, to the most modern and innovative water-wise systems available, our Irrigation Teams are dedicated to protecting your valuable water resources. Once installed, we always adhere

to local ordinances governing water use and have implemented the principles of the leading industry groups. These guidelines govern how we design, install, and maintain your irrigation system.

Professional irrigation management is an essential service to eliminate waste in your water consumption and reduce your water usage.

Yellowstone Landscape provides you with the most experienced team of Irrigation Professionals in the industry.

Tree Care Services



Your trees add beauty and value to your property. In the case of mature trees, they are an absolutely irreplaceable asset. Keep them healthy and protect your property with regular evaluations and treatments.

Yellowstone Landscape is a full service tree care company, specializing in Plant Health Care and Pruning in accordance with the highest industry standards. Our Tree Care teams are led by certified Arborists, educated and trained in all aspects of Arboriculture.

We're dedicated to improving and protecting your trees and shrubs, utilizing the latest innovations in tree care science.

Our Tree Care services include:

- Pruning
- Cabling & Bracing
- Lightning Protection
- Fertilization
- Disease & Pest Management
- Tree Removal
- Tree Planting
- Stump Grinding
- Root Management

Landscape Design



YELLOWSTONE
LANDSCAPE



You need your landscape to look its best, but you're not quite sure where to get started.

Whether you need a landscape design plan for a new development or just want to enhance a few feature areas in your existing landscape, our Landscape Designers are ready to help you see your landscape's full potential.

Our Designers are specially trained, creative professionals. They're knowledgeable about all the latest concepts in landscape design and they're also familiar with your area's local plant materials. This ensures that what they select to plant will thrive once it's in the ground.

The last thing you want is to invest in a landscape installation project, only to see the plants fail within the first year.

Working with a Landscape Designer starts with a meeting to find out what your goals are for your project. They'll create photo renderings so you can actually see what your new landscape will look like, before it's planted. You'll be a part of the process from beginning to end.

And best of all, we offer Landscape Design as a complimentary service to current Landscape Maintenance clients when we install your landscape enhancement.

Seasonal Color Installations



If you want to make a big impact and create dramatic curb appeal for your community or commercial property, there is no better way than a professionally designed seasonal color display.

Our landscape designers and color bed installation experts will “bring the wow” to your entrances and feature areas with stunning seasonal color displays using only the highest quality, locally sourced plant materials.

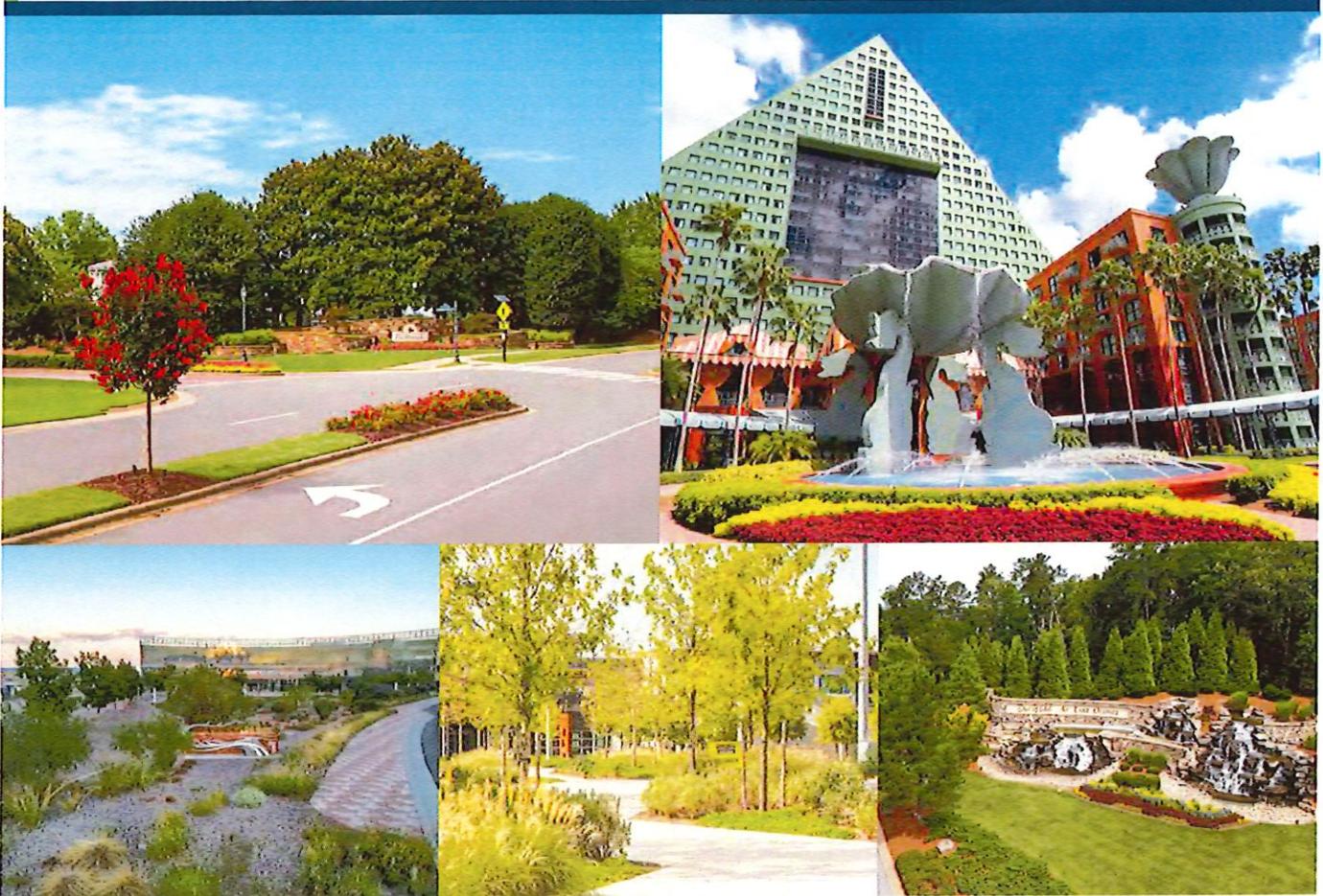
Your color bed installations begin with a custom design proposal tailored to your preferences, incorporating seasonally appropriate flowers. We begin with bed preparation, the most critical part of the installation process, removing the

previous rotation’s plants and groundcover materials, bedline trenching, tilling of the soil and adding high quality fertilizers as needed.

We recommend installations with tighter spacing to create more vibrant color and instant impact. As conditions warrant, we can provide hand-watering and additional fertilization of seasonal flowers to promote healthy growth and prolong bloom times.

Regular maintenance of your seasonal color installation during service visits includes removal of withering plants and monitoring of the soil quality and checking that the plants’ watering requirements are being met.

Industry Recognition



Our clients' properties have earned dozens of National Landscape Awards of Excellence, the highest honor given in the professional landscape industry. They've been recognized as some of the most outstanding commercial landscaping projects in the country. Below is a partial listing of our award-winning projects:

Rockstar BMX Park; Houston, Texas; 2020
 Old Palm; Palm Beach Gardens, Florida; 2019
 The Peninsula; Charlotte, North Carolina; 2019
 Emory Johns Creek Hospital; Atlanta, GA; 2019
 Del Webb Lake Oconee; Greensboro, Georgia; 2018
 Mesa Del Sol; Albuquerque, New Mexico; 2018
 Hermann Park; Houston, Texas; 2017
 Walton Riverwood; Atlanta, Georgia; 2017
 Swan and Dolphin Resort; Orlando, Florida; 2016
 Cane Island Amenity Village; Houston, Texas; 2016

Tradition; Port St Lucie, Florida; 2015
 Rob Fleming Park; The Woodlands, Texas; 2014
 AAA Headquarters; Orlando, Florida; 2013
 Technology Park Atlanta; Atlanta, Georgia; 2013
 Boeing 787 Facility; Charleston, South Carolina; 2012
 Waldorf Astoria Resort; Orlando, Florida; 2012
 Grand Haven; Palm Coast, Florida; 2011
 Fleming Island Plantation; Jacksonville, Florida; 2010
 Hammock Beach Resort; Palm Coast, Florida; 2008
 Reunion Resort & Club; Orlando, Florida; 2007

Committed to Safety



Yellowstone Landscape has made safety our number one priority. We know that we are equally responsible for the safety of our employees, and our clients' residents, employees, guests and their property.

Our commitment to safety includes providing a safe, healthy work environment, kept free from hazards. Whether starting or ending the day at one of our branch locations, traveling over the area's roadways, or at a client's work site, all Yellowstone Landscape employees are trained to behave professionally and remain alert to all potential safety hazards they may encounter.

Our Commitment to Safety includes:

- New Employee Training on Safe Operating Procedures
- Strict Compliance to All OSHA Regulations
- Weekly Tailgate Talks Conducted with All Field Service Teams
- Annual Safety Rodeos with Industry Safety Experts
- Dedicated Safety Officers in Each Branch Location
- Mandatory Use of Appropriate Personal Protective Equipment (PPE) at All Times

Our Fleet Vehicles and Equipment



Yellowstone Landscape takes great pride in the maintenance our fleet vehicles and the specialized service equipment and tools we use. Our branch locations employ dedicated mechanics, experienced in working with the equipment we use. Their sole responsibility to keep our fleet and equipment in good working order, many times working overnight to keep equipment in service during the day.

We know how important it is that our service teams have the tools they need to get their jobs done. That's why we strive to keep all our vehicles and equipment in good repair, appearance, and in sanitary clean condition at all times.

All vehicles are appropriately registered and insured, clearly marked with our company identification, regularly inspected for safety and cleanliness, and only operated by licensed, approved drivers.

Our Company Owned Fleet Vehicle and Equipment Listing Includes:

- Over 800 Trucks, Vans and Utility Vehicles
- Wide Area Mowing Tractors
- Tree Care Trucks with Trailer Chippers
- Assorted Heavy Duty Caterpillar Equipment
- Motorized Work Carts
- Open Bed and Enclosed Trailers
- Motorized Edgers and Trimmers

Environmental Stewardship



As a leader in the landscaping industry we have an added responsibility to be good stewards of our natural resources. We also understand that many clients have become keenly aware of the need to reduce their environmental impact.

Our initiatives toward responsible environmental stewardship include:

Integrated Pest Management: IPM Programs use a combination of targeted management tools rather than broad blanket applications to create an environment free from pests and disease.

Innovation Irrigation: This includes smart controllers, rain sensors, micro irrigation

and drip irrigation to eliminate water waste, integrating recycled water intakes where natural sources are available.

Reducing Carbon Emissions: EFI equipment used by our service personnel reduces our fuel consumption by 25% compared with traditional outdoor power equipment. Our firm's EFI equipment purchases over the past 6 years have dramatically reduced greenhouse gas emissions over previously used carbuerated models.

Drought-Tolerant Plants & Trees: Installing the right plant material for your property's environment reduces the water consumption necessary for your plants and trees to thrive.

Our Technology at Work for You



Technology in the landscape industry is rapidly evolving. Yellowstone Landscape is taking advantage of this innovation to improve our communication, tracking, and billing systems, allowing us to offer more efficient service visits and faster response times for our clients.

Over a decade ago, we began issuing smart phones to all our field service supervisors and technical specialists, but as new products have come to market, Yellowstone has continued to improve our technological capabilities.

All Yellowstone Landscape fleet vehicles are equipped with GPS tracking devices, enabling us to see where our vehicles are at any given time,

and how long our service crews spend at each property. GPS tracking also enables our Safety teams to make sure our drivers are obeying speed limits and traffic laws.

In addition to field level improvements, Yellowstone continues to lead the industry with real time reporting on costs and labor utilization, enabling us to produce monthly service billings at greater than 99% accuracy. We even integrate with most major accounting systems, to help you automate your procurement system's payment processes.

We will remain technological leaders in our industry and as technology improves, so will we.

Our People. Your Partner.



At Yellowstone Landscape, we know that our people are what have made us the company we are today.

Our 1800 Full Time Landscape Professionals include industry veterans, many with more than 20 years of experience providing professional landscape services. We also recruit and hire some of the brightest young talent in the industry, recruited from the nation's finest colleges and university Horticulture and Agronomic programs.

We're proud that over 75% of our management staff hold advanced degrees and certifications related to their current position's responsibilities.

Our training programs reach far beyond our industry's Best Practices. We conduct ongoing Safety Training for our crews, to guarantee that they're working safely for you. Members of our management staff receive formal Customer Service Training, teaching them how to understand your expectations and communicate with you effectively and professionally.

We're proud of our people. We want you to be proud of your landscape service partner.

PROJECT DETAILS

CLIENT NAME: Christina Newsome

BILLING ADDRESS: 611 Destiny Drive, Ruskin, FL 33570

PROPERTY CONTACT: Christina Newsome

PROPERTY CONTACT EMAIL: christina.newsome@inframark.com

PROPERTY CONTACT PHONE: 813.991.1116

CONTRACT EFFECTIVE DATE: April 1, 2026

CONTRACT EXPIRATION DATE: March 31, 2027

INITIAL TERM: 12 months

PROPERTY NAME: South Bay CDD

PROPERTY ADDRESS: 611 Destiny Drive, Ruskin, FL 33570

CONTRACTOR: Yellowstone Landscape, PO Box 849, Bunnell, FL 32110

YELLOWSTONE CONTACT: Business Development Manager

YELLOWSTONE CONTACT EMAIL: hbusa@yellowstonelandscape.com

YELLOWSTONE CONTACT PHONE: (813) 323-7459

YELLOWSTONE SCOPE OF SERVICES: The Client agrees to engage Yellowstone Landscape to provide the services and work as described.

AGREEMENT

COMPENSATION SCHEDULE:

The Client agrees to pay Yellowstone Landscape \$128,640.00 annually, in equal monthly installments billed in the amount of \$10,720.00 upon receipt of invoice.

Charges will increase at the commencement of each additional automatic twelve (12) month renewal term per the Agreement Renewal section on the following page of this agreement. Charges for plant materials and ground coverings are subject to change based on market price fluctuations.

The TERMS AND CONDITIONS following and the EXHIBITS attached hereto constitute part of this agreement.

Presented by: Yellowstone Landscape

Accepted by: Christina Newsome



Printed Name: Christopher Adornetti, Officer
Date: 01/28/2026

Printed Name: Christina Newsome
Date:



TERMS & CONDITIONS

Entire Agreement: This Landscape Management Agreement contains the entire agreement between the Parties and supersedes all prior and contemporaneous negotiations, promises, understandings, commitments, proposals, or agreements, whether oral or written on the subject matter addressed herein. This Agreement may only be modified or amended by a writing signed by authorized representatives of both Parties.

Acceptance of Agreement: The Agreement constitutes Yellowstone Landscape (hereafter referred to as "Yellowstone") offer to Client and shall become a binding contract upon acceptance by Client's signature on this Agreement and/or instruction to perform the Services by Client's authorized representative. The Parties agree that the provisions of the Agreement shall control and govern over any contract terms and/or Purchase Orders generated by Client and that such documentation may be issued by Client to, and accepted by, Yellowstone without altering the terms hereof.

Price, Quality, and Working Conditions: The amounts in the "Compensation Schedule" include labor, materials, insurance, equipment, and supervision for the performance of the specified Services in the attached exhibits. In the event additional fences, pools or other structures are installed on Client's Property during the Initial Term or any subsequent term of this Agreement, pricing will be adjusted to reflect those additional structures in accordance with the rates used for the Compensation Schedule. Pricing for flowers and mulch will be reviewed on an annual basis. Notwithstanding the foregoing or anything to the contrary herein, Yellowstone also reserves the right to charge Client additional charges for additional services provided by Yellowstone to Client, whether requested or incurred by Client, which may be agreed to orally, in writing or by other actions and practices of the parties, including, without limitation, electronic or online acceptance or payment of the invoice reflecting such changes, and written notice to Client of any such changes. Client's failure to object to such changes via written notice within 30 days shall be deemed to be Client's affirmative consent to such changes.

All materials supplied as part of this agreement are guaranteed to be as specified and all work shall be completed in a workmanlike manner according to standard landscape maintenance practices ("Warranty"). Unless otherwise stated in writing Yellowstone shall have the right to rely on the contents of all documents provided by Client and/or its agents, including, but not limited to, plans, specifications, and test results, without independent verification and analysis by Yellowstone. Client agrees that Yellowstone is not an insurer or guarantor of the appropriateness of any landscape design provided by others, or of the long term viability of plant material utilized within that specified landscape design or of the site constraints (including watering restrictions) under which Yellowstone is required to perform its Services. In no event shall Yellowstone guarantee or provide Warranty for any work or services provided by a third party.

Assignment: Neither Client nor Yellowstone may assign this Agreement or transfer any right, interest, obligation, claim, or relief under this Agreement without the prior written consent of the other party. Client acknowledges that Yellowstone may subcontract portions of the Work to specialty subcontractors.

Relationship of Parties: The legal relationship of Yellowstone to Client with respect to the Services shall be that of an independent contractor, not an agent or employee. Yellowstone is responsible for its own withholding taxes, social security taxes, unemployment taxes, licenses, and insurance pertaining to its employees or operations. If applicable, Yellowstone agrees to pay all sales taxes on materials supplied.

Agreement Renewal: Unless Client notifies Yellowstone regarding its intent to terminate Services prior to expiration of the "Initial Term", this Agreement will renew automatically for an additional twelve (12) month term and will continue to renew at the end of each successive twelve (12) month unless canceled by either party in accordance with the "Termination" provision or by either party with written notice of not less than 30 days prior to the end of the "Initial Term" or any automatic term(s). Charges will increase by 3.0% or the annual CPI percentage increase, whichever is greater, at the commencement of each additional automatic twelve (12) month renewal term.

Payment Terms: Billing for Services occurs in advance at the first of each month in accordance with the "Compensation Schedule" on the preceding page of this agreement. Payment for Service(s) is due upon receipt of monthly invoices. The Parties contractually agree that interest on all past due amounts shall accrue at the maximum allowable rate provided by law per month, beginning on the first day following the month in which the invoice was received. This Agreement constitutes a contract of indebtedness. Our preferred payment method is ACH transfer. If Client chooses to pay by check or money order, payments should be mailed to the address indicated on the invoice.

Termination for Cause: If Yellowstone fails to fully perform its obligations and fails to cure any such default within 30 days after receipt of written notice specifying the acts or omissions, Client shall have the right to terminate this Agreement. In the event of a "Termination for Cause", Client shall notify Yellowstone of the termination date in writing and pay Yellowstone for all Services performed to the effective date of termination.

Default: In the event that Client breaches its obligations under this Agreement to permit and cooperate with Yellowstone's performance of its duties or Client fails to make payment for any Services within 30 days of receipt of Yellowstone's invoice, Yellowstone may, but shall not be obligated to, suspend Services until the breach is cured and/or until all arrearages have been paid in full. This Agreement will terminate automatically and without notice upon the insolvency of, or upon the filing of a bankruptcy petition by or against Client.

Claims: Yellowstone's responsibility with regard to Services not meeting the "Warranty" shall be limited, at the sole choice of Yellowstone, to the re-performance of those defective Services and replacement of those defective materials without charge during the ninety (90) day period following completion of the defective Services or provision of defective materials, or a credit to Client's account of the compensation paid by Client for the portion of such Services determined to be defective. If the attached exhibit(s) expressly provide for a longer "Warranty" period, that "Warranty" period shall apply. The Parties shall endeavor in good faith to resolve any such Claim within 30 days, failing which all claims, counterclaims, disputes, and other matters in question between Client and Yellowstone arising out of or relating to this Agreement or the breach thereof may be decided by the dispute resolution process identified below. Each Party will bear its own costs, including attorneys' fees; however, the prevailing party shall have the right to collect reasonable costs and attorneys fees for enforcing this agreement as allowable by applicable law.

Jurisdiction: By entering into this Agreement and unless otherwise agreed the parties agree that the courts of the State of Florida, or the courts of the United States located in the Middle District of the State of Florida, shall have the sole and exclusive jurisdiction to entertain any action between the parties hereto and the parties hereto waive any and all objections to venue being in the state courts located in Flagler County (and agree that the sole venue for such challenges shall be Flagler County) or the Middle District of Florida, if federal jurisdiction is appropriate. Should the parties not agree on the State of Florida as the appropriate jurisdiction for legal challenges, the parties agree the state in which the job site is located will be designated as the appropriate legal jurisdiction for all legal disputes and challenges to the contract or the work related thereto.

Insurance: Yellowstone shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage, as specified herein:

- a. Worker's Compensation Insurance with statutory limits;
- b. Employer's Liability Insurance with limits of not less than \$1,000,000;
- c. Commercial General Liability Insurance with combined single limits of not less than \$1,000,000 per occurrence/\$2,000,000 annual aggregate;
- d. Comprehensive Automobile Liability Insurance, including owned, non-owned, and hired vehicles, with combined single limits of not less than \$1,000,000.
- e. Umbrella Coverage \$10,000,000 per occurrence/\$10,000,000 annual aggregate

If required in writing by Client, Yellowstone shall furnish Certificates of Insurance verifying such insurance and Yellowstone agrees to provide written notice to Client at least thirty (30) days prior to any cancellation, non-renewal, or material modification of the policies. When requested by Client, the original insurance policies required of Yellowstone will be made available for review.

Licenses: Yellowstone shall maintain all applicable licenses and permits within the cities, counties, and states of operation.

Indemnification for Third Party Claims: Yellowstone agrees to indemnify, defend, and hold harmless Client from and against any and all claims, losses, liabilities, judgments, costs and expenses, and damages and injuries to third parties ("Claims") arising out of or caused by the negligent act, error, omission or intentional wrongdoing of Yellowstone, its subcontractors or their respective agents, employees or representatives which arise from the performance of the Services or otherwise while present on the Property for the purpose of rendering Services pursuant to this Agreement. Client agrees to indemnify and hold harmless Yellowstone against any Claims based in whole or in part by the conduct or actions of Client. The indemnity rights and obligations identified in this Agreement shall be and are the only indemnity rights and obligations between the Parties, in law or equity, arising out of or related to Yellowstone's Services under this Agreement or any claims asserted in relation thereto.

Limitation of Liability: Except for the indemnification provision applicable to claims by third parties against Client, Yellowstone's total and cumulative liability to Client for any and all claims, losses, costs, expenses and damages, whether in contract, tort or any other theory of recovery, shall in no event exceed the amount Client has paid to Yellowstone for Services under this Agreement during the calendar year in which the claim first occurred. In no event shall Yellowstone be liable for incidental, consequential, special or punitive damages. Yellowstone shall not be responsible for any damage to structures, including, but not limited to, foundations, fences, siding, light poles, decks, signage, air conditioning units, lamp posts, curbs, or similar structures that do not have a minimum buffer of mulch, planting bed space, or other barren or unmaintained area of sufficient size to offer protection to such structures from damage from mowers, weed-trimming lines, or other maintenance equipment (if not otherwise specified and agreed, a minimum of 8 inches). Likewise, Yellowstone will not be responsible for any damage to any cables, wires, irrigation components, or similar items not buried to specification in the event they are damaged during the performance of the Services.

Indirect Damages: Neither Party shall be responsible to the other or to any third party for any economic, consequential, incidental, or punitive damages (including but not limited to loss of use, income, profits, financing, or loss of reputation) arising out of or relating to this Service Agreement or the performance of the Services.

Excusable Delays and Risk of Loss: Yellowstone shall not be in breach of this Agreement nor liable for damages due to (i) delays, (ii) failure to perform any obligation under this Agreement, or (iii) losses caused or attributable, in whole or in part, to circumstances beyond its reasonable control, including but not limited to: drought conditions, acts of God, governmental restrictions or requirements, severe or unusual weather, natural catastrophes, vandalism or acts of third persons. Client assumes the full risk of loss attributable to all such occurrences, including but not limited to, the repair or replacement of landscaping and payment to Yellowstone of all amounts provided in this Agreement, notwithstanding that Yellowstone may not have been able to provide all or any of its Services during such occurrences or until the premises described under this Agreement has been restored to its pre-occurrence condition.

Increased Costs/Additional Services: Yellowstone reserves the right, and Client acknowledges that it should expect Yellowstone to increase or add charges payable by Client hereunder during the Initial Term or any Renewal Term: (i) for any changes or modifications to, or differences between, the actual Services provided by Yellowstone to Client and those specified on the Compensation Schedule; (ii) for any increase in fuel cost, raw material cost, fertilizer or chemical cost, regulatory cost recovery charge, environmental charge, and/or any other charges included or referenced in the Compensation Schedule (which charges are calculated and/or determined on an enterprise-wide basis, including Yellowstone and all affiliates); and (iii) to cover increased costs due to: uncontrollable circumstances, including, without limitation, changes (occurring from and after three (3) months prior to the Effective Date) in local, state, federal or foreign laws or regulations (or the enforcement, interpretation or application thereof), including the imposition of or increase in taxes, fees or surcharges, pandemics or other widespread illness, or acts of God such as floods, fires, hurricanes and natural disasters. Increases to charges specified in this section may be applied singularly or cumulatively and may include an amount for Yellowstone's operating or profit margin. Client acknowledges and agrees that any increased charges under this section are not represented to be solely an offset or pass through of Yellowstone's costs.

Watering Restrictions and Drought Conditions: Should the Property be located in an area which is or becomes subject to governmental restrictions on water usage and/or watering times applicable to the Services Yellowstone will comply with such governmental restrictions which may then impact the performance, viability, and/or looks of plant materials and, as such, shall be deemed circumstances beyond its reasonable control.

Warranty: Yellowstone's warranties shall not be in effect in the event of misuse, abuse or negligence by Client or any party affiliated with same. Additionally, Yellowstone's warranties shall not be in effect in the event of freeze, flood, fire and/or any other acts of God.

Nonwaiver: No delay or omission by Yellowstone in exercising any right under this Agreement, and no partial exercise of any right under this Agreement, shall operate as a waiver of such right or of any other right under this Agreement as provided for by law or equity. No purported waiver of any right shall be effective unless in writing signed by an authorized representative of Yellowstone and no waiver on one occasion shall be construed as a bar to or waiver of any such right on any other occasion. All rights of Yellowstone under this Agreement, at law or in equity, are cumulative and the exercise of one shall not be construed as a bar to or waiver of any other.

Construction: The rule of adverse construction shall not apply. No provision of this Agreement is to be interpreted for or against any Party because that Party or that Party's legal representative drafted the provision. In the event any provision of the Agreement is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid or unenforceable provision shall be interpreted and enforced as closely as possible to the intent of the Parties as expressed herein.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases Yellowstone's costs associated with providing the services under this Agreement, Yellowstone reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Yellowstone must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

Prevailing Provisions: In the event of any inconsistency between any terms set out herein and any exhibit, annex, schedule, proposal, or other document attached hereto, the Terms and Conditions of this Agreement shall prevail.



Excellence
IN COMMERCIAL LANDSCAPING

THANK YOU FOR YOUR TRUST

We look forward to working with you!

YELLOWSTONELANDSCAPE.COM



Fw: South Bay CDD letter - PTB MWPA #25-035 - Lyol & Amy Brumby - Proposed Dock at 1126 Seagrape Dr.

From John Aldrich <Jaldrich@outlook.com>
Date Thu 2026-01-22 8:14 PM
To Newsome, Christina <christina.newsome@inframark.com>

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

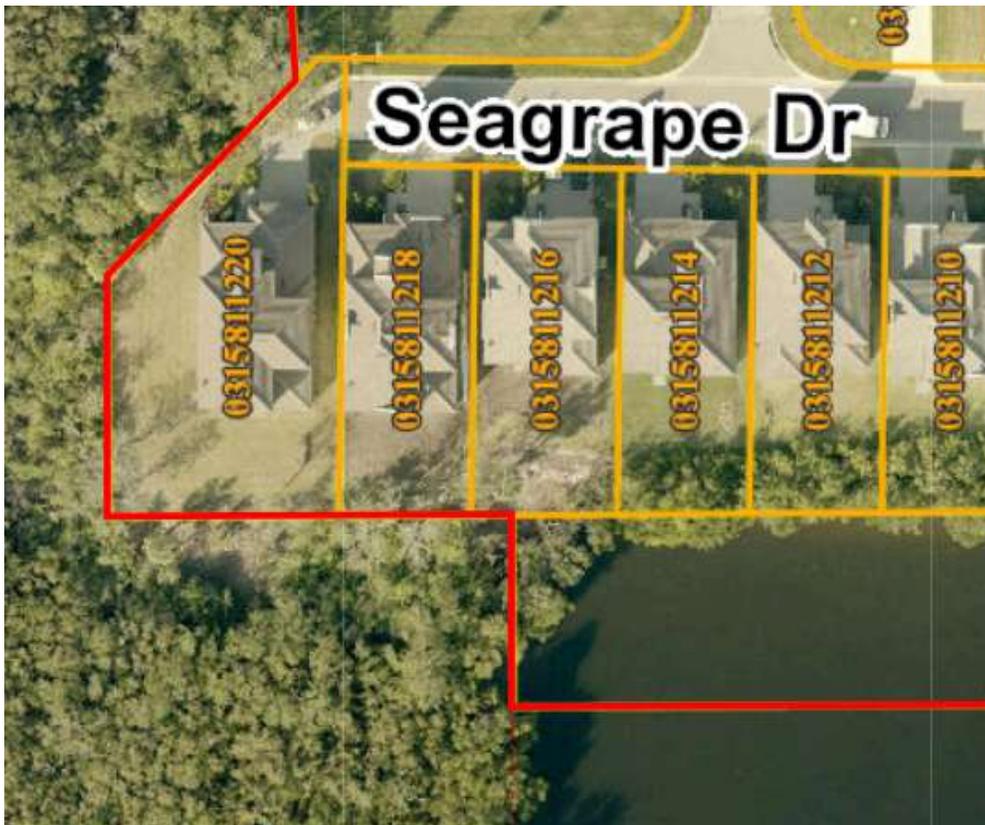
Please add to discuss

Get [Outlook for Android](#)

From: R. Mark SAMPSON <rmarksampson@gmail.com>
Sent: Thursday, January 22, 2026 5:35:06 PM
To: John Aldrich <Jaldrich@outlook.com>
Cc: Lyol Brumby <sooners9091@sbcglobal.net>; Jackelyn Julien <jjulien@tampaport.com>; Kimberly Meckley <tbm@tampabaymarineinc.com>
Subject: Re: South Bay CDD letter - PTB MWPA #25-035 - Lyol & Amy Brumby - Proposed Dock at 1126 Seagrape Dr.

John,

The Brumby's live on Seagrape, third house from the end on the water side. As an elected CDD board member, can you coordinate the CDD Affidavit of No Objection response to TPA's query pertaining to the Brumby's dock? The dock only extends into the HOA property that surrounds Hurricane Hole - CDD property is adjacent. ACC has already reviewed and approved the dock. It is not part of the Master Dock plan so they are working on obtaining a separate permit for the construction.



Best Regards,
Mark Sampson
727 642-9337

On Tue, Jan 20, 2026 at 6:40 PM Lyol Brumby <sooners9091@sbcglobal.net> wrote:

Sent from my iPhone

Begin forwarded message:

From: Jackelyn Julien <Jjulien@tampaport.com>
Date: January 20, 2026 at 4:30:15 PM EST
To: Lyol Brumby <sooners9091@sbcglobal.net>
Cc: tbm@tampabaymarineinc.com
Subject: South Bay CDD letter - PTB MWPA #25-035 - Lyol & Amy Brumby - Proposed Dock at 1126 Seagrape Dr.

Hello,

Funny you ask, today I followed-up & spoke with Gray Robinson, legal counsel for South Bay CDD staff this morning-see attached email. They had some questions that I went over on the phone & provided some info via email to address their questions. Likely they said they will be following-up with a meeting with their staff & myself to discuss your project further for any outstanding questions they may have in order for them to feel comfortable providing their support of the riparian setback encroachment and

comprehensive status of the project. This info was copied into your Basecamp project folder.

In short, South Bay CDD is reviewing your dock proposal and has not yet provided their Affidavit of No Objection. Feel free to reach-out to them directly if you wish.

Regards,
Jackie Julien
Environmental Project Manager II / Environmental Dept.
Tampa Port Authority d/b/a Port Tampa Bay
1101 Channelside Dr.
Tampa, FL 33602
O:813-905-5033
C: 813-503-1257
www.porttb.com

-----Original Message-----

From: Lyol Brumby <sooners9091@sbcglobal.net>
Sent: Tuesday, January 20, 2026 1:12 PM
To: Jackelyn Julien <julien@tampaport.com>
Subject: South Bay CDD letter

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Hi Jackelyn,

Thank you for your email. Lyol and I will send the requested email to you when he gets off work tonight. Thank you again.

Did you ever receive the letter of approval from South Bay CDD? I think that was the one you were waiting on. If you have not received it, can you tell me the email address and person you sent it to? I will reach out to them and remind them to send it to you ASAP. Thank you so much.

Amy Brumby
1126 Seagrape Dr

Sent from my iPhone

***** Notice ***** The Tampa Port Authority d/b/a Port Tampa Bay is a public agency subject to Chapter 119, Florida Statutes, concerning public records. Electronic Mail (email) messages are covered under such laws and thus subject to disclosure. All email sent and received is captured by the Port Tampa Bay server and retained as a public record.

<mime-attachment>

**MINUTES OF MEETING
SOUTH BAY
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of the South Bay Community Development
2 District was held on Wednesday, January 14, 2026, at 1:00 p.m. at the Little Harbor POA Meeting
3 Room, 611 Destiny Dr, Ruskin, Florida 33570.

4
5 Present and constituting a quorum were:

- | | | |
|----|-----------------|--|
| 6 | | |
| 7 | Ian Brown | Chairperson |
| 8 | Scott Campbell | Vice Chairperson (<i>Via Phone</i>) |
| 9 | Stephen Herrera | Assistant Secretary (<i>Via Phone</i>) |
| 10 | Mary Madden | Assistant Secretary |
| 11 | John Aldrich | Assistant Secretary |
| 12 | | |

13 Also present, either in person or via Teams Communications, were:

- | | | |
|----|-------------------------------------|-------------------------|
| 14 | Mark Vega | Senior District Manager |
| 15 | Christina Newsome | District Manager |
| 16 | David Smith | District Counsel |
| 17 | Rick Brylanski | District Engineer |
| 18 | Sergio Inguanzo | District Accountant |
| 19 | Nikki Day | Gray Robinson |
| 20 | Kristen Gray | Gray Robinson |
| 21 | Residents and Members of the Public | |
| 22 | | |

23 *This is not a certified or verbatim transcript but rather represents the context and summary*
24 *of the meeting. The full meeting is available in audio format upon request. Contact the District*
25 *Office for any related costs for an audio copy.*
26

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

28 Ms. Newsome called the meeting to order, and a quorum was established.

30 **SECOND ORDER OF BUSINESS** **Motion to Approve Agenda**

31 The Board approved the January 14, 2026, meeting agenda as presented.

33 **THIRD ORDER OF BUSINESS** **Audience Comments**

34 Comments were provided regarding the Phase 3 streetlights, which are currently owned by
35 Lennar but are being paid for by the Homeowners' Association. It was noted that, although the
36 area will ultimately become Community Development District (CDD) property, once the area is
37 conveyed to the CDD, the account will be transferred accordingly.

38 It was mentioned that parking lot rentals are not as lucrative as they were previously, and
39 comments were made suggesting that the Board should remove paid parking.

**South Bay CDD
January 14, 2026**

40 It was mentioned that the back entrance of the community could be altered to improve
41 accessibility.

42 It was noted that the stop signs are in good condition; however, the crosswalks and roadway
43 striping require restriping.

44 It was mentioned that a reserve study was completed, and discussion included adding line
45 items for road-related expenses in the budget.

46 Fireworks were mentioned, including rules governing their use and the effects they may
47 have on veterans.

48 Sprinklers located within the mangrove area were mentioned; however, these are managed
49 by the Homeowners' Association.

50

FOURTH ORDER OF BUSINESS

Staff Report

51 **A. District Accountant**

52 Mr. Inguanzo presented the District Accountant's report and stated that the District is
53 performing well financially, remains under budget, and is exceeding revenue projections.
54

55

56 **B. Landscape Report**

57 An EPI representative presented the landscape report and discussed the proposed items
58 with the Board.

59

60 On MOTION by Mr. Brown, seconded by Ms. Madden, with all in
61 favor, Palm Removal at Entrance Proposal, in the amount of \$500,
62 was approved. 5-0

63

64 **C. District Engineer**

65 Mr. Brylanski reviewed the stormwater drain cleaning items with the Board and noted that
66 District Counsel will prepare a contract for cleaning to be executed. Mr. Brylanski further advised
67 that a list of Community Development District (CDD) easements will be compiled in PDF format
68 for the Board's review.

69 Additionally, the Board and District Engineer reviewed a roadway striping proposal from
70 Triple Crown. Discussion was also held regarding the addition of stop signs along Mangrove and
71 Bahia Beach to create a three-way stop. This item was tabled to allow Ms. Madden to conduct
72 further research.

73

South Bay CDD
January 14, 2026

On MOTION by Ms. Madden, seconded by Mr. Aldrich, with all in favor, all Triple Crown Proposals were approved. 5-0

i. Update on Buoy Permit

The displaced buoy is being addressed, and Mr. Brylanski will follow up with the County regarding the status of the buoy permit and report back to the Board.

ii. Update on Lennar Turnover

An on-site visit with Lennar has taken place, and a letter was sent to Lennar from District Counsel regarding stormwater maintenance. Lennar has agreed to perform the required maintenance.

iii. Sea Wall Update

An on-site meeting was held with the vendor, during which pricing was reviewed, reduced, and revised to exclude portions of the sea wall that are not owned by the District. The work is scheduled to begin on February 1. The work order change allows additional availability for the areas behind the townhomes. Mr. Brylanski will review the completed work and report back to the Board.

D. District Counsel

Ms. Day informed the Board that the Request for Qualifications (RFQ) for management services was posted on the District website and that direct requests were also sent on December 18. Ms. Day further advised that interviews are scheduled to be held on February 11.

Additionally, Ms. Day noted that the RFQ for District Counsel will commence on February 11, after which the Board will proceed with selecting new District Counsel.

E. District Manager

Ms. Newsome advised that the next regular meeting of the Board will be held on Wednesday, February 11, 2026, at 1:00 p.m.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-01; Removing and Designating New Treasurer

On MOTION by Ms. Madden, seconded by Mr. Brown, with all in favor, Resolution 2026-01; Removing and Designating New Treasurer was adopted. 5-0

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B. Consideration of HOA Request for Enhancements to Antigua Cove Community Entrance

The Homeowners’ Association request was reviewed and discussed. A correction to the request was noted to remove Item Number 4. Following discussion, the Board determined that Item Numbers 1 and 2 differ from the request outlined in Item Number 3, and additional information was requested from the HOA regarding Item Number 3.

On MOTION by Mr. Aldrich, seconded by Mr. Brown, with all in favor, the Board moved forward with further discussion of the HOA landscape request. 5-0

C. Consideration of RFP Landscaping

Ms. Newsome discussed the RFP process and outlined what the Board should expect. She advised that proposals will be presented at the February meeting.

D. Discussion of Fireworks

The Board and District Counsel discussed the use of fireworks and whether they should be permitted throughout the District. It was determined that fireworks are only permitted on three designated holidays.

SIXTH ORDER OF BUSINESS Business Administration

A. Consideration of December 8, 2025, Workshop Minutes

The Board reviewed the December 8, 2025 Workshop Minutes. Revisions were noted to correct the meeting date and titles contained within the workshop minutes.

On MOTION by Ms. Madden, seconded by Mr. Brown, with all in favor, the December 8, 2025, Workshop Minutes were approved as amended. 5-0

B. Consideration of December 10, 2025, Meeting Minutes

On MOTION by Ms. Madden, seconded by Mr. Brown, with all in favor, the December 10, 2025, Meeting Minutes were approved. 5-0

C. Review of November 2025 Financial Statements

**South Bay CDD
January 14, 2026**

147 The November 2025 Financial Statements were reviewed and discussed during the District
148 Accountant’s report.

149
150 **D. Consideration of November 2025 Check Register**

151 The November 2025 Check Register was reviewed and discussed during the District
152 Accountant’s report.

153
154 **E. Consideration of November 2025 O&M Report**

155 The November 2025 O&M Report was reviewed and discussed during the District
156 Accountant’s report.

157
158 **SEVENTH ORDER OF BUSINESS** **Supervisors’ Requests**

159 Ms. Madden mentioned concerns regarding aggressive dogs on Community Development
160 District property. District Counsel advised the Board and residents to contact Animal Control
161 regarding this matter.

162 Mr. Aldrich mentioned that a homeowner purchased land adjacent to CDD property and
163 has installed hardscape on CDD property. The District Engineer will review the matter and report
164 back to the Board.

165 Mr. Brown mentioned concerns regarding early delivery and garbage trucks, including
166 questions about regulations related to start times, as trucks have been observed arriving as early as
167 5:30 a.m. Mr. Brown also requested that an additional claim be added to the agenda for
168 consideration, noting that the claim relates to a Sunbelt Striping item.

169
170 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

171 Mr. Fancy discussed correspondence submitted to the Board regarding well installation.
172 Mr. Fancy noted that pricing should be taken into consideration, as the cost associated with
173 installing a well may be higher than anticipated.

174 Ms. Trimmer provided comments regarding agenda transparency and suggested adding a
175 minutes folder to the District’s website.

176
177 **NINTH ORDER OF BUSINESS** **Adjournment**

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On MOTION by Mr. Brown, seconded by Ms. Madden, with all in 180 favor, the meeting was adjourned at 1:38 p.m. 5-0
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182 _____
183 Secretary / Assistant Secretary Chairperson / Vice Chairperson