

*Abbott Square
Community Development
District*

April 13, 2026

Final Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 255 393 950 682 843 PASSCODE: 7AE9ug6B

Join Meeting Now

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



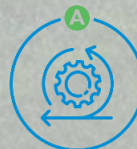
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Abbott Square Community Development District

<https://www.abbottsquarecdd.net/>

Board of Supervisors

Tanya Benton, Chairperson
Malinda Desruisseaux, Vice Chairperson
Lori Campagna, Assistant Secretary
Mark Monelli, Assistant Secretary
Kelly Evans, Assistant Secretary

District Staff

Alize Aninipot, District Manager
Wesley Elias, District Manager
Tyson Waag, District Engineer
Vivek Babbar, District Counsel
Jason Liggett, Field Manager
Lucus Mc Donald, District Accountant
Diana Kapatsyna, District Admin

Final Meeting Agenda

Monday, April 13, 2026, at 5:30 p.m.

Meeting ID: 255 393 950 682 843 Passcode: 7AE9ug6B

-
1. Call to Order/Roll Call
 2. Motion to Approve Agenda
 3. Public Comments (Comments limited to three (3) minutes per speaker)
 4. Business Administration
 - A. Acceptance of the Financial Reports and Check Register (*February 2026*).....Page 3
 - B. Consideration of the Regular Meeting Minutes from March 9, 2026Page 17
 5. Staff Report
 - A. District Engineer
 1. Consideration of the ACPLM for Restriping Proposal.....Page 23
 2. Presentation of Reclaim Water by the City of ZephyrhillsPage 31
 - B. Field Manager
 1. Review of the Field Inspection ReportPage 33
 2. Consideration of Wooden Fence Repair Proposals.....Page 41
 - C. Landscape Update Report
 1. Consideration of Tree Removal ProposalsPage 49
 - D. District Counsel
 1. Consideration of Scope of Services for District Management, Amenity Management and Field Services.....Page 62
 - E. Onsite Manager ReportPage 74
 1. Consideration of Additional Cameras in the Fitness Center and Restroom DoorsPage 77
 2. Consideration of Magnetic Lock on Rear Pool Gate Proposal.....Page 78
 - F. District Manager
 1. Discussion of Holiday Hours for the Clubhouse
 2. Discussion of Fiscal Year 2027 Proposed Budget Date
 - G. Update on HOA Community Events.....Page 79
 6. Business Items
 - A. Ratification of Card Reader Replacement Proposal.....Page 80
 - B. Ratification of Control Box Repair.....Page 81
 - C. Ratification of the Broken Fence Slat on 36483 Camp Fire Terrace.....Page 82
 - D. Discussion of Renting Parking Spots
 7. Public Comments (Comments limited to three (3) minutes per speaker)
 8. Board of Supervisors' Requests and Comments
 9. Adjournment

The next meeting scheduled is Monday, May 11, 2026, at 5:30 PM.

District Office:

2005 Pan Am Circle, Suite 300
Tampa, FL 33607
813-873-7300

Meeting Room

Abbott Square CDD Clubhouse
6598 Bar S Bar Trail
Zephyrhills, FL 33541

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 02/01/2026 to 02/28/2026
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
GENERAL FUND - 001									
00	100188-A	02/05/26	V00044	BUSINESS OBSERVER INC	26-00136P-A	Invoice 000723	Legal Advertising	548002-51301	\$70.00
00	100189	02/05/26	V00048	JAYMAN ENTERPRISES LLC	4400	Jan 2026 Trash Removal around the Community	Contracts Trash Removal	534038-53902	\$1,500.00
00	100190	02/05/26	V00051	SOUTHERN AUTOMATED ACCESS SVCS LLC	17585	1-27-26 Key Fobs	1-26-26 Key fobs	549003-57217	\$360.00
00	100191	02/05/26	V00053	YALE HARBOR COMMUNITY MAINTENANCE INC	2076	1/23/26 Refrig. Water Hose Repair, Mens Restroom Door Repair	1/23/26 Refrig. Water Hose Repair, Men's Restroom Door Repair	546925-57217	\$225.00
00	100192	02/05/26	V00003	INFRAMARK LLC	168997	Dec 2025 B/w copies, Color Copies, and Postage	Postage	541010-51301	\$69.56
00	100193	02/05/26	V00034	FIELDS CONSULTING GROUP LLC	3726	1/12/26 Street Signs Repair	Sidewalk, Pavement, Signage R&M	546720-57217	\$800.00
00	100194	02/18/26	V00056	GLISTEN POOL SERVICE LLC	5587	Dec- Feb 28, 2026	Pool Maintenance	534078-57217	\$1,400.00
00	100195	02/23/26	V00003	INFRAMARK LLC	170685	2/1/26 District Management and Field Management	FEB 2026 DISTRICT MGMT	531150-51301	\$4,120.00
00	100195	02/23/26	V00003	INFRAMARK LLC	170685	2/1/26 District Management and Field Management	FEB 2026 FIELD MGMT	531016-51301	\$1,250.00
00	100195	02/23/26	V00003	INFRAMARK LLC	1164979	1/27/26 Removal of Damaged Pool Umbrellas from Amenity Center and Property	General Maintenance	546176-57217	\$200.00
00	100196	02/23/26	V00034	FIELDS CONSULTING GROUP LLC	3741	2/2/26 Street Sign repairs on Well Hill Way and Back Forty Loop	Misc-Contingency	549000-53902	\$250.00
00	100197	02/23/26	V00005	SITEX AQUATICS, LLC	10751-B	2/1/26 Aquatic Maintenance	FEB 2026 AQUATIC MAINT	546995-53902	\$300.00
00	100198	02/23/26	V00008	STEADFAST MAINTENANCE	SA-19701	FEB 2026 LANDSCAPE MAINT, IRR MAINT. FERTILIZATION AND PESTICIDE FOR COMMUNITY AND WALKING TRAIL MA	FEB 2026 LANDSCAPE MAINT, IRR MAINT. FERTILIZATION AND PESTICIDE FOR COMMUNITY	534171-53908	\$11,377.00
00	100198	02/23/26	V00008	STEADFAST MAINTENANCE	SA-19701	FEB 2026 LANDSCAPE MAINT, IRR MAINT. FERTILIZATION AND PESTICIDE FOR COMMUNITY AND WALKING TRAIL MA	feb 2026 walking trail maint	546480-53902	\$995.00
00	100198	02/23/26	V00008	STEADFAST MAINTENANCE	SA-20162	1/21/26 Mowing of the accessible pond floors on 04/11/25	Landscape Maintenance - Contract	534171-53908	\$1,200.00
00	100198	02/23/26	V00008	STEADFAST MAINTENANCE	SA-20203	01-08-26 Rid O Rust System- 1st refill of January	Well Pump Repairs	546215-57217	\$497.83
00	100198	02/23/26	V00008	STEADFAST MAINTENANCE	SA-16442	10/24/25 REPAIR UNLEVEL PAVEMENTS	10/24/25 Repair of Unlevel pavers in Amenity Center	546720-57217	\$5,002.50
00	100198	02/23/26	V00008	STEADFAST MAINTENANCE	SA-20207	01-30-26 Rid O Rust Service and Refill	Well Pump Repairs	546215-57217	\$497.83
00	100198	02/23/26	V00008	STEADFAST MAINTENANCE	SA-19988	FEB 2026 WETCHECK, FERTILIZATION AND PESTICIDE LANDSCAPE MAINT CONTRACT	Landscape Maintenance - Contract	534171-57217	\$1,894.00
00	100198	02/23/26	V00008	STEADFAST MAINTENANCE	SA-19988	FEB 2026 WETCHECK, FERTILIZATION AND PESTICIDE LANDSCAPE MAINT CONTRACT	FEB 2026 Rid O Rust System Prevention	546215-57217	\$497.83
00	100199	02/23/26	V00040	COMPLETE I.T	18498	12/1/25 CDD Emails	Misc-Contingency	549000-53902	\$69.84
00	100199	02/23/26	V00040	COMPLETE I.T	19066	2/1/26 CDD Email	Misc-Contingency	549000-53902	\$67.80
00	100199	02/23/26	V00040	COMPLETE I.T	18804	1-1-26 CDD Emails	Misc-Contingency	549000-53902	\$68.82
00	100200	02/23/26	V00015	GIG FIBER, LLC	0111	Feb 2026 Street lights Abbott Square CDD - Ph 1 and Ph 2	Street Lights	543057-53100	\$7,776.50
00	100201	02/23/26	V00054	FITNESSMITH	020826-	2/5/26 MULTI STATION LEG CURL/EXTENSION	2/5/26 MULTI STATION LEG CURL/EXTENSION	546176-57217	\$349.16
00	100202	02/23/26	V00056	GLISTEN POOL SERVICE LLC	5699	2/1/26 Pool Maintenance	2/1/26 Pool Maintenance	534078-57217	\$1,400.00
00	100203	02/26/26	V00008	STEADFAST MAINTENANCE	SA-19518	1/15/26 Rid O Rust 2nd refill of month	Well Pump Repairs	546215-57217	\$497.83
00	300046	02/27/26	V00011	DUKE ENERGY	020626-7996- ACH	SVC PRD 01/07/26-02/04/26	Electric Utility Services	543041-53100	\$148.70
00	300047	02/27/26	V00011	DUKE ENERGY	020626-8253- ACH	SVC PRD 01/07/26-02/04/26	Electric Utility Services	543041-53100	\$104.43
00	300048	02/27/26	V00011	DUKE ENERGY	020626-0417- ACH	SVC PRD 01/07/26-02/04/26	Electric Utility Services	543041-53100	\$1,174.63
00	300049	02/27/26	V00011	DUKE ENERGY	020626-4247- ACH	SVC PRD 01/07/26-02/04/26	Electric Utility Services	543041-53100	\$122.54
00	300050	02/27/26	V00011	DUKE ENERGY	020626-5230- ACH	SVC PRD 01/07/26-02/04/26	Electric Utility Services	543041-53100	\$116.81
00	300051	02/23/26	V00055	DOORKING, INC	2700838- ACH	02/2026 AMENITIES CELLULAR SUSCRPTION	02/23/26 AMENITIES CELLULAR SUSCRPTION	541016-57217	\$62.95
Fund Total									\$44,466.66
DEBT SERVICE FUND SERIES 2025 - 200									
20	1172	02/11/26	V00035	ABBOTT SQUARE CDD	02102026-0108	SERIES 2022 AND SERIES 2025 FY26 TAX DIST	SERIES 2025 FY26 TAX DIST ID 01.08	103200	\$4,572.07
Fund Total									\$4,572.07
DEBT SERVICE FUND SERIES 2022 - 201									
20	1172	02/11/26	V00035	ABBOTT SQUARE CDD	02102026-0108	SERIES 2022 AND SERIES 2025 FY26 TAX DIST	SERIES 2022 FY26 TAX DIST ID 01.08	103200	\$8,479.31
20	300053	02/02/26	V00058	CITY OF ZEPHYRHILLS	281992- ACH	JAN WATER SERVICE	JAN WATER SVC	552015-57217	\$23.94
Fund Total									\$8,503.25
Total Checks Paid									\$57,541.98

*Abbott Square
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Financial Report

February 28, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



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ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	GENERAL	GENERAL	TOTAL
		FUND SERIES 2025	FUND SERIES 2022	PROJECTS FUND SERIES 2025	PROJECTS FUND SERIES 2022	FIXED ASSETS FUND	LONG TERM DEBT FUND	
ASSETS								
Cash - Operating Account	\$ 751,721	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 751,721
Due From Other Funds	-	-	499	-	-	-	-	499
Investments:								
Acq. & Construction - Other	-	-	-	76,165	-	-	-	76,165
Acquisition & Construction Account	-	-	-	20,622	265	-	-	20,887
Construction Fund	-	-	-	180,383	-	-	-	180,383
Interest Account	-	3,703	-	-	-	-	-	3,703
Reserve Fund	-	171,661	318,363	-	-	-	-	490,024
Revenue Fund	-	338,872	725,686	-	-	-	-	1,064,558
Fixed Assets								
Improvements Other Than Buildings (IOTB)	-	-	-	-	-	2,575,161	-	2,575,161
Infrastructure	-	-	-	-	-	5,859,892	-	5,859,892
Property Under Capital Leases	-	-	-	-	-	1,176,241	-	1,176,241
Amount To Be Provided	-	-	-	-	-	-	8,980,000	8,980,000
TOTAL ASSETS	\$ 751,721	\$ 514,236	\$ 1,044,548	\$ 277,170	\$ 265	\$ 9,611,294	\$ 8,980,000	\$ 21,179,234
LIABILITIES								
Accounts Payable	\$ 9,536	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ 10,036
Accrued Expenses	3,420	-	-	-	-	-	-	3,420
Due To Developer	6,000	-	-	-	-	-	-	6,000
Bonds Payable	-	-	-	-	-	-	8,980,000	8,980,000
Due To Other Funds	499	-	-	-	-	-	-	499
Other Long-Term Liabilities	-	-	-	-	-	1,176,241	-	1,176,241
TOTAL LIABILITIES	19,455	-	500	-	-	1,176,241	8,980,000	10,176,196

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND SERIES 2025	DEBT SERVICE FUND SERIES 2022	CAPITAL PROJECTS FUND SERIES 2025	CAPITAL PROJECTS FUND SERIES 2022	GENERAL FIXED ASSETS FUND	GENERAL LONG TERM DEBT FUND	TOTAL
FUND BALANCES								
Restricted for:								
Debt Service	-	514,236	1,044,048	-	-	-	-	1,558,284
Capital Projects	-	-	-	277,170	265	-	-	277,435
Unassigned:	732,266	-	-	-	-	8,435,053	-	9,167,319
TOTAL FUND BALANCES	732,266	514,236	1,044,048	277,170	265	8,435,053	-	11,003,038
TOTAL LIABILITIES & FUND BALANCES	\$ 751,721	\$ 514,236	\$ 1,044,548	\$ 277,170	\$ 265	\$ 9,611,294	\$ 8,980,000	\$ 21,179,234

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 9,253	\$ 9,253	0.00%
Rental Income	-	900	900	0.00%
Special Assmnts- Tax Collector	871,373	856,449	(14,924)	98.29%
TOTAL REVENUES	871,373	866,602	(4,771)	99.45%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	3,200	8,800	26.67%
ProfServ-Arbitrage Rebate	500	-	500	0.00%
Dissemination Agent/Reporting	1,000	-	1,000	0.00%
Field Management	15,000	7,500	7,500	50.00%
Trustee Fees	5,000	-	5,000	0.00%
District Counsel	25,000	4,370	20,630	17.48%
District Engineer	10,000	-	10,000	0.00%
District Manager	49,440	24,720	24,720	50.00%
Auditing Services	5,000	-	5,000	0.00%
Postage	500	83	417	16.60%
Insurance - General Liability	3,311	6,347	(3,036)	191.69%
Public Officials Insurance	2,709	5,786	(3,077)	213.58%
Property and Casualty Insurance	16,424	18,944	(2,520)	115.34%
Printing and Binding	500	15	485	3.00%
Legal Advertising	1,500	243	1,257	16.20%
Tax Collector/Property Appraiser Fees	10,229	-	10,229	0.00%
Bank Fees	500	-	500	0.00%
Website Administration	1,553	-	1,553	0.00%
Dues, Licenses and Fees	175	175	-	100.00%
Total Administration	160,341	71,383	88,958	44.52%
<u>Electric Utility Services</u>				
Electric Utility Servces	3,600	8,589	(4,989)	238.58%
Street Lights	94,485	40,692	53,793	43.07%
Total Electric Utility Services	98,085	49,281	48,804	50.24%
<u>Landscape Services</u>				
Contracts Trash Removal	18,000	7,500	10,500	41.67%
Landscape Maintenance - Contract	148,464	53,577	94,887	36.09%
R&M-Well Maintenance	19,176	1,296	17,880	6.76%
Landscape - Annuals	5,000	583	4,417	11.66%
Mulch	20,000	-	20,000	0.00%
Landscaping - Plant Replacement Program	5,000	-	5,000	0.00%

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Wetland Maintenance	7,500	-	7,500	0.00%
R&M-Trail Maintenance	7,500	2,985	4,515	39.80%
Parks Maintenance	10,000	-	10,000	0.00%
Retention Pond Maintenance	8,600	300	8,300	3.49%
Irrigation Maintenance	2,500	(1,349)	3,849	-53.96%
Aquatic Maintenance	22,900	1,663	21,237	7.26%
Misc-Contingency	20,000	7,633	12,367	38.17%
Total Landscape Services	294,640	74,188	220,452	25.18%
<u>Amenities</u>				
Onsite Payroll	88,500	32,526	55,974	36.75%
Payrol Taxes & Admin Fee	19,000	-	19,000	0.00%
Management Services	36,000	7,121	28,879	19.78%
Pressure Washing	5,000	3,100	1,900	62.00%
Pest Control	2,340	1,560	780	66.67%
Security Camera	500	-	500	0.00%
Landscape Maint Contract	26,787	15,262	11,525	56.98%
Furniture/Furnishings	2,000	-	2,000	0.00%
Pool Maintenance	21,000	10,044	10,956	47.83%
HVAC	2,000	-	2,000	0.00%
Gate - Repair Maint	1,500	769	731	51.27%
Janitorial Maintenance	26,787	12,185	14,602	45.49%
Phone & Internet	863	318	545	36.85%
Propane	1,000	-	1,000	0.00%
Electricity - Clubhouse/Pool	11,000	-	11,000	0.00%
Property and Casualty Insurance	15,000	15,000	-	100.00%
Pool Repairs	2,500	646	1,854	25.84%
General Maintenance	5,000	1,360	3,640	27.20%
Irrigation Repairs	1,300	1,250	50	96.15%
Well Pump Repairs	1,450	7,965	(6,515)	549.31%
Mulch	10,000	2,100	7,900	21.00%
Landscape Replacement	5,000	-	5,000	0.00%
Entrance Monuments, Gates, Walls R&M	5,000	2,922	2,078	58.44%
Fire Safety Alarm	700	-	700	0.00%
Sidewalk, Pavement, Signage R&M	5,000	5,803	(803)	116.06%
Trash/Waste	6,500	4,026	2,474	61.94%
Building Maintenance	2,500	1,227	1,273	49.08%
Access Keys/Cards	300	5,205	(4,905)	1735.00%
Holiday Decorations	2,500	2,500	-	100.00%
Cleaning Supplies	3,000	-	3,000	0.00%

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Water & Sewer - Clubhouse	5,500	3,181	2,319	57.84%
Pool Permits	280	-	280	0.00%
Furniture/Furnishings	2,500	-	2,500	0.00%
Total Amenities	318,307	136,070	182,237	42.75%
TOTAL EXPENDITURES	871,373	330,922	540,451	37.98%
Excess (deficiency) of revenues				
Over (under) expenditures	-	535,680	535,680	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		196,586		
FUND BALANCE, ENDING		\$ 732,266		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026
Debt Service Fund Series 2025 (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 4,321	\$ 4,321	0.00%
Special Assmnts- Tax Collector	-	337,442	337,442	0.00%
TOTAL REVENUES	-	341,763	341,763	0.00%
EXPENDITURES				
Debt Service				
Interest Expense	-	47,587	(47,587)	0.00%
Total Debt Service	-	47,587	(47,587)	0.00%
TOTAL EXPENDITURES	-	47,587	(47,587)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	294,176	294,176	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	3,368	3,368	0.00%
Operating Transfers-Out	-	(2,576)	(2,576)	0.00%
TOTAL FINANCING SOURCES (USES)	-	792	792	0.00%
Net change in fund balance	\$ -	\$ 294,968	\$ 294,968	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		219,268		
FUND BALANCE, ENDING		\$ 514,236		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026
Debt Service Fund Series 2022 (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 11,376	\$ 11,376	0.00%
Special Assmnts- Tax Collector	639,163	625,817	(13,346)	97.91%
TOTAL REVENUES	639,163	637,193	(1,970)	99.69%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	150,000	-	150,000	0.00%
Interest Expense	489,163	241,206	247,957	49.31%
Total Debt Service	639,163	241,206	397,957	37.74%
TOTAL EXPENDITURES	639,163	241,206	397,957	37.74%
Excess (deficiency) of revenues Over (under) expenditures	-	395,987	395,987	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		648,061		
FUND BALANCE, ENDING		\$ 1,044,048		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026
Capital Projects Fund Series 2025 (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 4,159	\$ 4,159	0.00%
TOTAL REVENUES	-	4,159	4,159	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	4,159	4,159	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	2,576	2,576	0.00%
Operating Transfers-Out	-	(3,368)	(3,368)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(792)	(792)	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 3,367</u>	<u>\$ 3,367</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		273,803		
FUND BALANCE, ENDING		<u>\$ 277,170</u>		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026
Capital Projects Fund Series 2022 (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 4	\$ 4	0.00%
TOTAL REVENUES	-	4	4	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	4	4	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		261		
FUND BALANCE, ENDING		\$ 265		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		8,435,053		
FUND BALANCE, ENDING		\$ 8,435,053		

Bank Account Statement

ABBOTT SQUARE CDD

Bank Account No. 2901
Statement No. 26-02

Statement Date 02/28/2026

G/L Account No. 101001 Balance	751,721.49	Statement Balance	764,820.82
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	764,820.82
Subtotal	751,721.49	Outstanding Checks	-13,099.33
Negative Adjustments	0.00	Ending Balance	751,721.49
Ending G/L Balance	751,721.49		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/10/2026		ADP00002	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	24,655.57	24,655.57	0.00
02/28/2026		JE000698	Interest - Investments	Interest Earned	2,141.23	2,141.23	0.00
02/28/2026		JE000699	Phone & Internet	ADJE Doorking Invoice	2.00	2.00	0.00
02/28/2026		JE000700	Phone & Internet	ADJE Doorking Invoice	2.00	2.00	0.00
02/12/2026		JE000701	Rental Income	Valley National Bank	750.00	750.00	0.00
Total Deposits					27,550.80	27,550.80	0.00
Checks							
							0.00
01/29/2026	Payment	100183	STRALEY ROBIN VERICKER	Inv: 27785	-675.00	-675.00	0.00
01/29/2026	Payment	100186	HOME ENCOUNTER LLC	Inv: 090125-1LAS, Inv: 100125-1LAS, Inv: 103125-	-39,647.26	-39,647.26	0.00
01/29/2026	Payment	100187	YALE HARBOR COMMUNITY MAINTENANCE INC	Inv: 2075	-2,064.99	-2,064.99	0.00
01/29/2026	Payment	300042	DUKE ENERGY	Inv: 010826-7996- ACH	-163.33	-163.33	0.00
01/29/2026	Payment	300043	DUKE ENERGY	Inv: 010926-8253- ACH	-30.49	-30.49	0.00
02/05/2026	Payment	100189	JAYMAN ENTERPRISES LLC	Inv: 4400	-1,500.00	-1,500.00	0.00
02/05/2026	Payment	100190	SOUTHERN AUTOMATED ACCESS SVCS LLC	Inv: 17585	-360.00	-360.00	0.00
02/05/2026	Payment	100191	YALE HARBOR COMMUNITY MAINTENANCE INC	Inv: 2076	-225.00	-225.00	0.00
02/05/2026	Payment	100192	INFRAMARK LLC	Inv: 168997	-69.56	-69.56	0.00
02/05/2026	Payment	100193	FIELDS CONSULTING GROUP LLC	Inv: 3726	-800.00	-800.00	0.00
02/11/2026	Payment	1172	ABBOTT SQUARE CDD	Check for Vendor V00035	-13,051.38	-13,051.38	0.00
02/23/2026	Payment	100195	INFRAMARK LLC	Inv: 170685, Inv: 1164979	-5,570.00	-5,570.00	0.00

Bank Account Statement

ABBOTT SQUARE CDD

Bank Account No. 2901
Statement No. 26-02

Statement Date 02/28/2026

Date	Type	Account No.	Description	Reference	Debit	Credit	Balance
02/23/2026	Payment	100196	FIELDS CONSULTING GROUP LLC	Inv: 3741	-250.00	-250.00	0.00
02/23/2026	Payment	100198	STEADFAST MAINTENANCE	Inv: SA-16442, Inv: SA-19701, Inv: SA-19988, Inv: S	-21,961.99	-21,961.99	0.00
02/26/2026	Payment	100203	STEADFAST MAINTENANCE	Inv: SA-19518	-497.83	-497.83	0.00
02/23/2026	Payment	300051	DOORKING, INC	Inv: 2700838- ACH	-62.95	-62.95	0.00
02/28/2026		JE000699	Phone & Internet	ADJE Doorking Invoice	-2.00	-2.00	0.00
02/02/2026	Payment	300053	CITY OF ZEPHYRHILLS	Inv: 281992- ACH	-23.94	-23.94	0.00
02/05/2026	Payment	100188-A	BUSINESS OBSERVER INC	Payment of Invoice 000723	-70.00	-70.00	0.00
Total Checks					-87,025.72	-87,025.72	0.00

Adjustments

Total Adjustments

Outstanding Checks

02/18/2026	Payment	100194	GLISTEN POOL SERVICE LLC	Inv: 5587			-1,400.00
02/23/2026	Payment	100197	SITEX AQUATICS, LLC	Inv: 10751-b			-300.00
02/23/2026	Payment	100199	COMPLETE I.T	Inv: 19066, Inv: 18498, Inv:			-206.46
02/23/2026	Payment	100200	GIG FIBER, LLC	Inv: 6111			-7,776.50
02/23/2026	Payment	100201	FITNESSMITH	Inv: 020926-			-349.16
02/23/2026	Payment	100202	GLISTEN POOL SERVICE LLC	Inv: 5699			-1,400.00
02/27/2026	Payment	300046	DUKE ENERGY	Inv: 020626-7996- ACH			-148.70
02/27/2026	Payment	300047	DUKE ENERGY	Inv: 020626-8253- ACH			-104.43
02/27/2026	Payment	300048	DUKE ENERGY	Inv: 020626-0417- ACH			-1,174.63
02/27/2026	Payment	300049	DUKE ENERGY	Inv: 020626-4247- ACH			-122.64
02/27/2026	Payment	300050	DUKE ENERGY	Inv: 020626-5230- ACH			-116.81
Total Outstanding Checks							-13,099.33

Outstanding Deposits

Total Outstanding Deposits

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**REGULAR MEETING MINUTES OF
ABBOTT SQUARE
COMMUNITY DEVELOPMENT DISTRICT**

The Regular meeting of the Board of Supervisors of the Abbott Square Community Development District was held Monday, March 9, 2026, at 5:30 p.m. at 6598 Bar S Bar Trail, Zephyrhills, Florida 33541.

Present and constituting a quorum were:

Tanya Benton	Chairperson
Malinda Desruisseaux	Vice Chairperson
Mark Monelli	Assistant Secretary
Lori Campagna	Assistant Secretary
Kelly Evans	Assistant Secretary <i>(via teleconference)</i>

Also present were:

Alize Aninipot	District Manager
Vivek Babbar	District Counsel <i>(via teleconference)</i>
Tyson Wagg	District Engineer
Jason Liggett	Field Manager
Nancy Hix	District Accountant <i>(via teleconference)</i>
Lucus McDonald	Senior Accountant
Jennifer Goldyn	Director of District Services
Jason Combee	Steadfast
Patrycja Towns	HOA

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Aninipot called the meeting to order and called the roll, and a quorum was established.

SECOND ORDER OF BUSINESS

Motion to Approve Agenda

On MOTION by Ms. Benton, seconded by Ms. Campagna, with all in favor, the Board approved the March 9, 2026, Revised Final Agenda. 5-0

45 **THIRD ORDER OF BUSINESS** **Public Comments**

46 A resident expressed concerns regarding parking conditions throughout the community. The Board
47 advised that the matter would be addressed under the District Engineer’s report with the
48 presentation of a parking map.

49
50 **FOURTH ORDER OF BUSINESS** **Business Administration**

51 **A. Acceptance of the Financial Reports and Check Register (November 2025 -**
52 **January 2026)**

53
54 On MOTION by Ms. Campagna, seconded by Mr. Monelli, with all in
55 favor, the Board approved the Minutes of the Regular Meeting held on
56 December 8, 2025.

57
58 **B. Consideration of Minutes of the Regular Meeting on February 9, 2026**

59 The Board requests that Mr. Monelli be removed from the quorum. The Board also
60 requested that line 200 be revised to reflect the meeting time change from 5:30 p.m.
61 to 6 p.m.

62
63 On MOTION by Ms. Benton, seconded by Mr. Monelli, with all in
64 favor, the Board approved as amended the Minutes of the Regular
65 Meeting held on February 9, 2026. 5-0

66
67 **FIFTH ORDER OF BUSINESS** **Staff Report**

68 **A. District Engineer**

69 Mr. Waag presented his report to the Board. Discussion ensued regarding reclaim
70 water.

71 Mr. Waag stated that a representative from the City of Zephyrhills will be present at
72 the April Meeting to provide additional information.

73
74 **1. Discussion of Speed Hump Sign Proposal**

75 Mr. Waag stated that a speed hump proposal will be presented at the April
76 meeting. The Board requested that proposals for a raised crosswalk from two
77 vendors be prepared for presentation at the next meeting.

78 **2. Presentation of New Parking Map**

79 A parking map was printed and distributed to the Board and attending residents.
80 The District Engineer reported that the proposal would include striping for no
81 parking areas, installation of additional stop signs, and creation of designated
82 parking spaces.

83 A discussion followed regarding which side of the street should be designated as
84 a no parking zone.

85 The Board directed District Management to issue notices to residents on a per
86 vehicle basis, for any violations of Florida Statute 316.1945.

87 A motion was made to require that notices be delivered as either one email and
88 one mailed notice, or two mailed notices. If the violation persists after notices are
89 issued, the CDD will proceed with towing the vehicle in violation.

90

On MOTION by Ms. Benton, seconded by Ms. Desruisseaux, with all in favor, the action was approved. 5-0

B. Field Manager

1. Review of the Field Inspection Report

Mr. Liggett presented his report to the Board. The Board requested for three proposals for repair of the wooden fence on the south of the entrance. Motion was made for District Manager, Chair and Field Services Work together to find out if City of Zephyrhills to approve fixing irrigation damage they caused prior to installing the St. Augustine, and for Chair to approve any damage outside of meeting.

On MOTION by Ms. Campagna, seconded by Mr. Monelli, with all in favor, the authorization of an amount not-to-exceed \$1000 was approved for the installation of new St. Augustine Sod. 5-0

On MOTION by Ms. Campagna, seconded by Mr. Monelli, with all in favor, the Board accepted in the amount of \$1,700 for both sides, including Bar S Bar & Simons and Simons & Garden Wall Way of installation of St. Augustine Sod. 5-0

2. Discussion of Sprinkler Zone Schedule

District Manager informed the Board of the Cornerstone irrigation schedule Irrigation will take place on Tuesday at 7:00 p.m. and Wednesday at 9:00 p.m. The Board requested a five (5) minute recess at 6:43 p.m. All Board members returned to maintain quorum, meeting resumed at 6:47 p.m.

3. Consideration of Community Pressure Washing Proposals (Under Separate Cover)

Mr. McDonald presented the financials to the Board. The Board requested that District Management review payroll expenses and District Management service costs. Consideration of Community Pressure Washing proposals was tabled. Board requested for Ms. Benton to work as liaison with Mr. Liggett to create a map of areas that will need rust removal and PW for proposals for the next meeting.

C. Landscape Update Report

1. Consideration of Tree Removal Proposals on Garden Wall Way

The item was tabled. The Board requested that the tree removal be incorporated into next fiscal year's budget. The Board further directed District Management to contact all vendors to obtain a proposal for the removal of the dead top portion of the Camphor tree located on Flats Street to be presented at the next meeting.

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2. Consideration of Ant Pile Removal Proposal

Mr. Combee stated that the proposal includes a one (1) year warranty covering the entire amenity center, pool deck, and playground.

On MOTION by Ms. Campagna, seconded by Ms. Desruisseaux, with all in favor, the Ant Pile Removal Proposal was approved in the amount of \$2,786. 5-0

3. Consideration of Rock Installation Along the Walkway Proposal

On MOTION by Ms. Campagna, seconded by Ms. Benton, with all in favor, the Rock Installation Along the Walkway Proposal in the amount of \$600.00 was approved. 5-0

4. Discussion of Next Steps for Frost Damage

Mr. Combee presented the Board with two options: to complete all trimming work at once, including the associated costs, or to modify the existing contractual services by shifting from mowing to cutbacks.

Further discussion ensued regarding the timing of the next scheduled mowing service.

Mr. Combee further reported that he is postponing the installation of the preannuals until the reclaim work has been completed and subsequently approved by Yovani.

D. District Counsel

1. Discussion of the Proposed Scope of District Management Services

Discussion ensued regarding the priority and urgency of approving the proposed scope of services, as well as the timeline associated with the upcoming budget season.

The Board requested that two proposals be prepared: one for CDD Management services only, and a second combining CDD management and amenity services.

The Board agreed to bring any proposed revisions of the District Management scope to the next meeting. Consideration of the Proposed Scope of District Management Services will be scheduled for decision at either the May or June meeting.

E. Onsite Manager Report

Discussion ensued regarding the potential adjustment of amenity operating hours. The Board agreed to allow Onsite staff to coordinate with District Management regarding any future changes to the hours, subjects to Board approval.

The Board further discussed that all community events must receive Board approval at a public meeting. The Board requested that the HOA provide a calendar of upcoming events so it may be posted on the district’s website and considered for approval at the next meeting.

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1. Consideration of Additional Cleaning Services of Yale Harbour

On MOTION by Ms. Campagna, seconded by Ms. Desruisseaux, with all in favor, the Window Cleaning Proposal for the amount \$500 was approved. 5-0

A discussion ensued regarding the Trash Removal Proposal in the amount of \$400. The Board requested for onsite to ask vendor if the price changes with the removal of Dog Waste Stations, motion to NTE \$400 Motion Lori/Tanya motion carries 5-0

On MOTION by Ms. Campagna, seconded by Ms. Benton, with all in favor, the Trash Removal Proposal was approved in an amount not-to-exceed \$400 was approved. 5-0

2. Consideration of Sink Repair Proposal

On MOTION by Ms. Benton, seconded by Ms. Campagna, with all in favor, the Sink Repair Proposal in the amount of \$500 was approved. 5-0

3. Consideration of Refrigerator Proposal

Ms. Colon presented 3 quotes for the Board’s consideration.

On MOTION by Mr. Monelli, seconded by Ms. Campagna, with all in favor, the Refrigerator Proposal for Model GE25.3 in the amount of \$1,099 was approved. 5-0

4. Consideration of Pool Umbrellas Proposal

Mr. Pools presented its proposals to the Board.
The Board requested that the item be tabled.

5. Consideration of Ceiling Fan Repair Proposals

Tabled

6. Consideration of Card Readers, Magnetic Locks, and Exit Buttons for the Restroom Proposal

Tabled

7. Consideration of Additional Cameras in the Fitness Center and Restroom Doors

Tabled

F. District Manager

Ms. Aninipot informed the Board that the next meeting scheduled will be held on April 13, 2026 at 5:30 p.m.

The Board requested that HOA community events be added onto the agenda moving forward.

227 **SIXTH ORDER OF BUSINESS** **Business Items**
 228 **A. Public Hearing on the Rates and Fee Schedule for the Recreational Policies**
 229

230 On MOTION by Ms. Campagna, seconded by Ms. Desruisseaux,
 231 with all in favor, the Public Hearing on Rates and Fee Schedule was
 232 opened at 8:41 p.m. 5-0

233 No members of the public offered comments or questions.

234 Mr. Babbar discussed the current rates and fee schedule for recreational policies

235 On MOTION by Ms. Campagna, seconded by Ms. Benton, with all
 236 in favor, the Public Hearing on Rates and Fee Schedule was closed
 237 at 8:43 p.m. 5-0

238
 239 **B. Consideration of Resolution 2026-05, Setting the Final Terms for the**
 240 **Recreational Amenity Bonds**
 241

242 On MOTION by Ms. Campagna, seconded by Ms. Benton, with all
 243 in favor, the Resolution 2026-05, Setting the Final Terms for the
 244 Recreational Amenity Bonds was approved. 5-0

245
 246 **SEVENTH ORDER OF BUSINESS** **Public Comments**

247 A resident expressed her support for the proposed tree trimming proposal along Garden Wall Way.
 248

249 **EIGHT ORDER OF BUSINESS** **Board of Supervisors' Requests**
 250 **and Comments**

251 Mr. Monelli requested that an HDMI code be provided for the next meeting to connect to the TV.
 252 Ms. Benton requested that lockbox quotes be obtained from the onsite manager for the next
 253 meeting.

254 Ms. Benton requested that the discussion of Renting parking spots on the next agenda.

255 Ms. Desruisseaux asked if Lennar would cover some of the Cost to cover the fallen trees in the
 256 conservation area due to the drainage not be installed correctly.

257
 258 **NINTH ORDER OF BUSINESS** **Adjournment**
 259

260 On MOTION by Ms. Benton seconded by Ms. Campagna, with all
 261 in favor, the meeting was adjourned at 8:50 p.m.

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Secretary/Assistant Secretary



March 30, 2026

Proposal #19729326

Contact

Tyson Waag
Phone: 813 220-0481
tyson.waag@stantec.com

Customer

Abbott Square CDD
598 Bar South Bar Trail
Zephyrhills, Florida 33541

Job

Abbott Square CDD
598 Bar South Bar Trail
Zephyrhills, Florida 33541

PROPERTY IMPROVEMENTS

New Striping Layout Per Plans

Scope of work:

1. Secure job site for safety of crew and public with barricades and/or cones.
2. Layout and stripe one new thermoplastic line per plan.
3. Install delineators and RPMs per plan.
4. Layout and stripe with DOT approved latex paint new no parking zones per plan.
5. Clean up the job site.

Labor and Materials - \$16,686.00

Notes:

- *DUE TO THE CRITICAL NATURE OF ESCALATING MATERIAL COSTS, MATERIAL PRICES ARE SUBJECT TO POTENTIAL MONTHLY, WEEKLY OR DAILY CHANGES. SHOULD THIS SITUATION ARISE, ACPLM WILL PROVIDE DOCUMENTATION OF MATERIAL ADJUSTMENT(S). A BILLABLE CHANGE ORDER MAY BE REQUIRED DUE TO THESE CHANGES.
- *WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.
- *PRICE IS GOOD ONLY IF ACPLM HAS FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT. NOT HAVING FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT CAN RESULT IN ADDITIONAL WORK AND/OR MOBILIZATIONS WHICH SHALL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *WORK TO BE DONE ON WEEKDAYS IN DAYLIGHT HOURS.
- *PROPOSAL DOES NOT INCLUDE TESTING, FLAGMEN, LANE CLOSURE, M.O.T., IMPACT FEES, SURVEYING, AS-BUILTS, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



March 30, 2026

Proposal #19729326

Contact

Tyson Waag
Phone: 813 220-0481
tyson.waag@stantec.com

Customer

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Zephyrhills, Florida 33541

Job

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Zephyrhills, Florida 33541

PROPERTY IMPROVEMENTS

Notes continued:

- *ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES TO INCLUDE PUBLIC UTILITIES AND PRIVATE UTILITIES SUCH AS, BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPES OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *NOT INCLUDED IN THIS PROPOSAL ARE PLANT OPENING FEES FOR WEEKEND WORK. IF NECESSARY, THIS ADDITIONAL ITEM WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *PRIOR TO OUR ARRIVAL, THE CUSTOMER IS RESPONSIBLE FOR REMOVING ANY MATERIALS, OBJECTS, STRUCTURES, CONTAINERS, TRUCKS AND TRAILERS FROM THE WORK AREAS.
- *IT IS THE CUSTOMER’S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.
- *BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREAS. THIS CONTRACTOR IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES, DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
- *PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. ANY ADDITIONAL WORK, TESTING OR INSPECTIONS REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
- *90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
- *MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



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Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



March 30, 2026

Proposal #19729326

Contact

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Phone: 813 220-0481
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Customer

Abbott Square CDD
598 Bar South Bar Trail
Zephyrhills, Florida 33541

Job

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598 Bar South Bar Trail
Zephyrhills, Florida 33541

PROPERTY IMPROVEMENTS

Customer Billing Information

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

The terms of your contract are:

Net 30 Days Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

Acceptance of Terms – Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Bill To Name and Address:

Job Site Name and Address:

Billing Contact Name:

Billing Phone Number:

Email Address:

Billing Instructions:



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



March 30, 2026

Proposal #19729326

Contact

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Phone: 813 220-0481
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Abbott Square CDD
598 Bar South Bar Trail
Zephyrhills, Florida 33541

Job

Abbott Square CDD
598 Bar South Bar Trail
Zephyrhills, Florida 33541

PROPERTY IMPROVEMENTS

Terms: Net 30 Days Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

ACPLM Authorized Signature Sean Fernandez
Sean Fernandez
Cell: 813 943-4665 sfernandez@acplm.net

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Date of Acceptance _____

Customer’s Authorized Signature _____

Terms and Condition: Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration of, or deviation from, the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. Customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standards practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delay beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 10 days from the assigned date, after which prices are subject to change to accommodate current industry pricing.

Proposal Amount - \$16,686.00



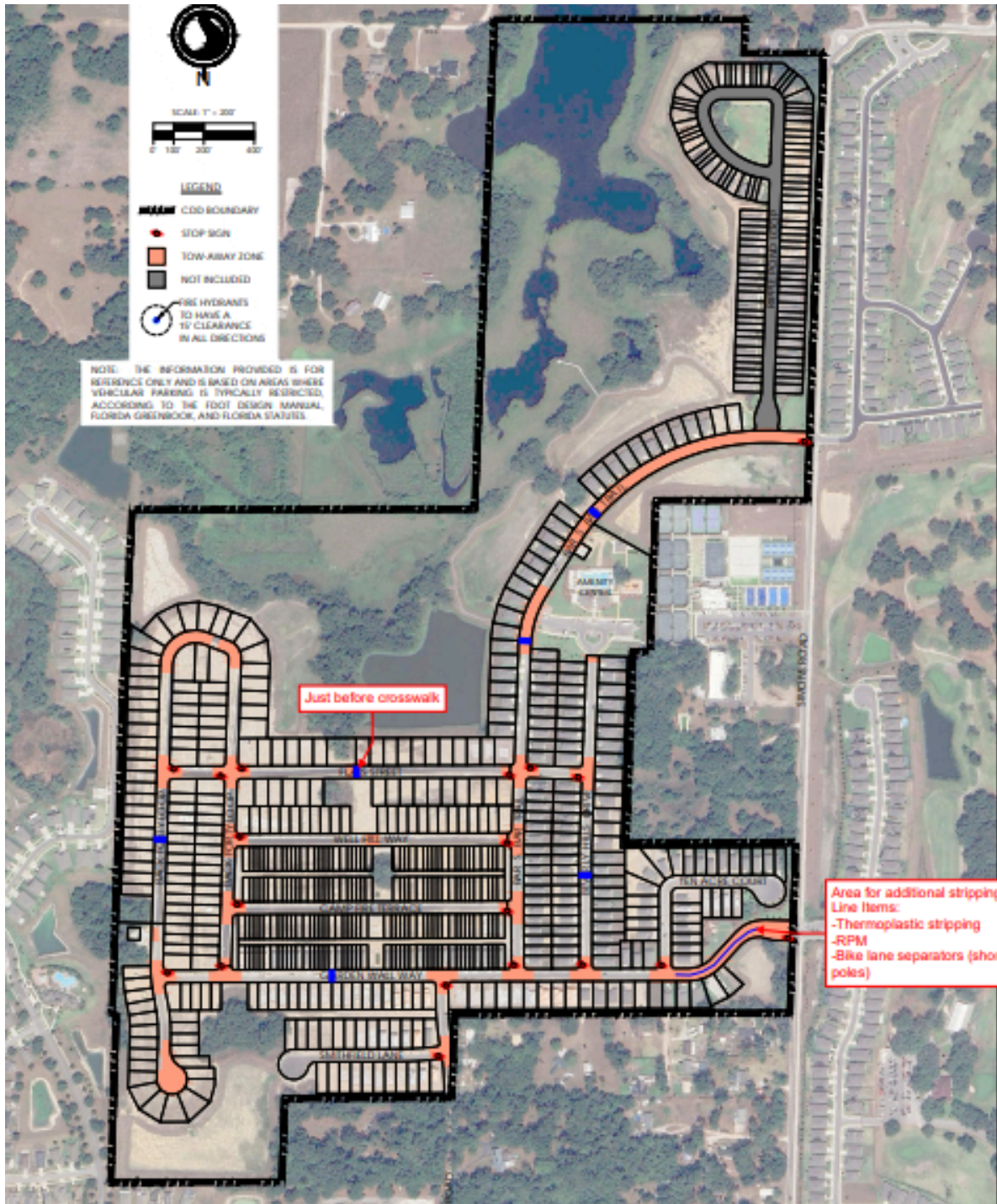
Office: 813.633.0548
Fax: 813.634.2686

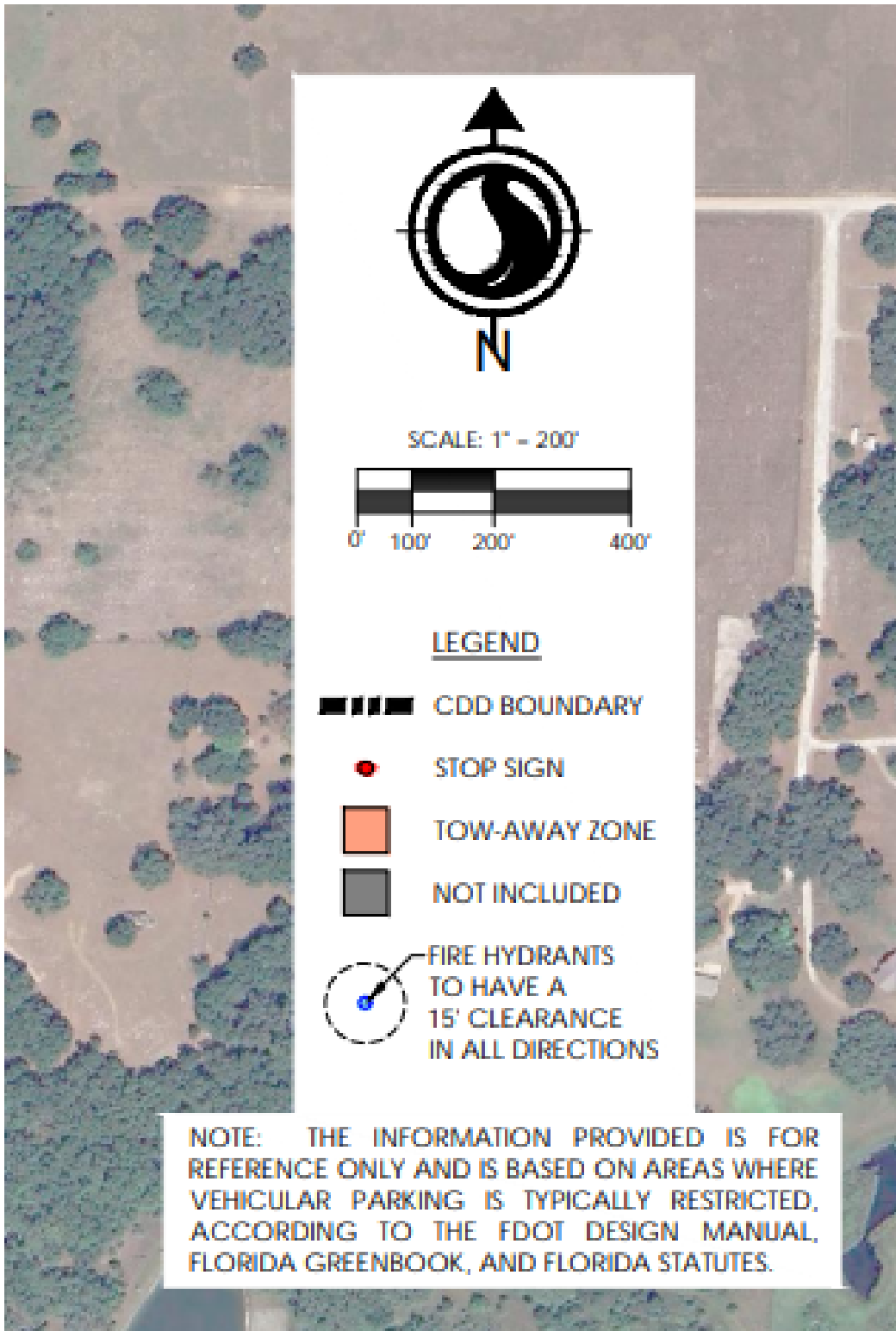


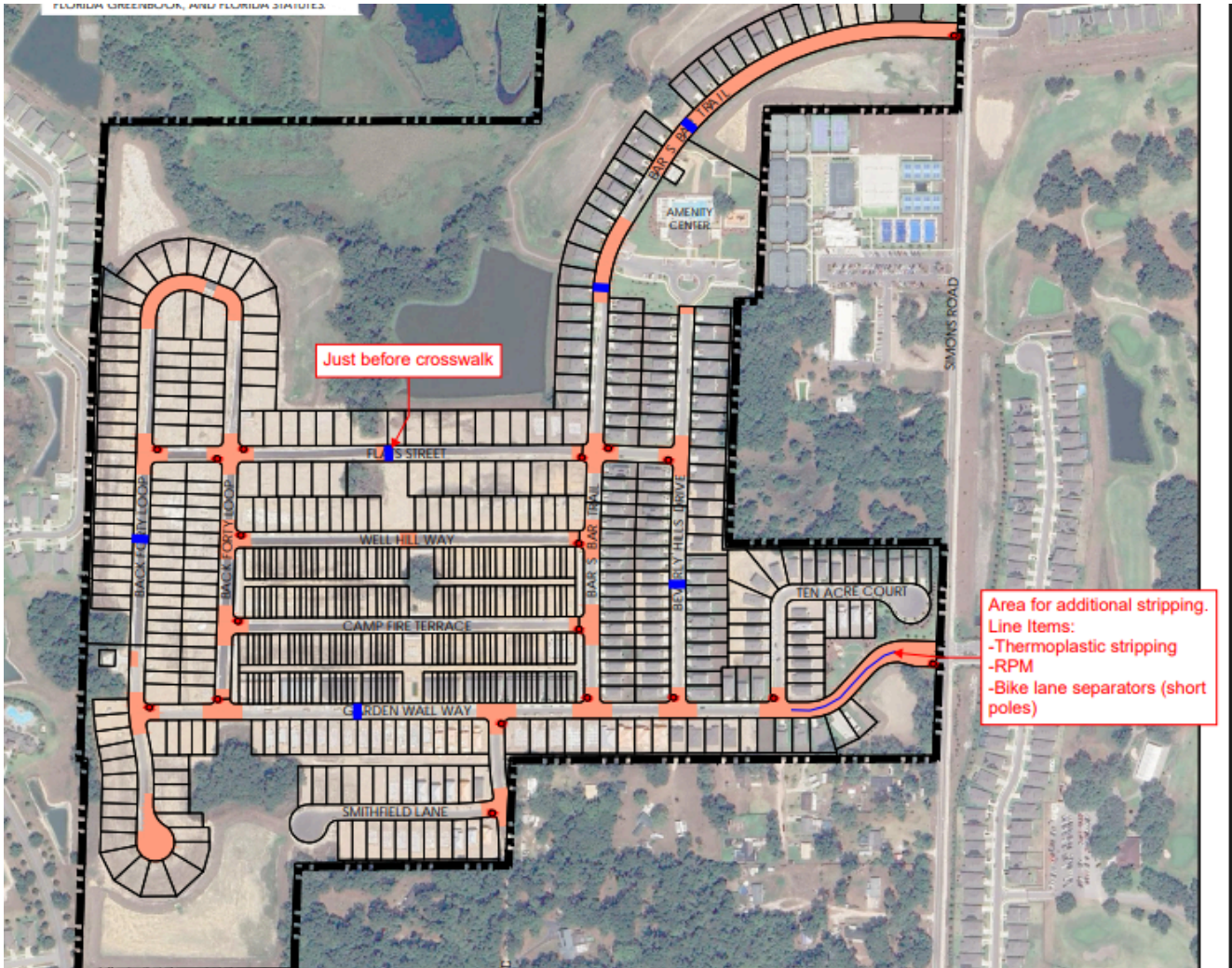
www.acplm.net

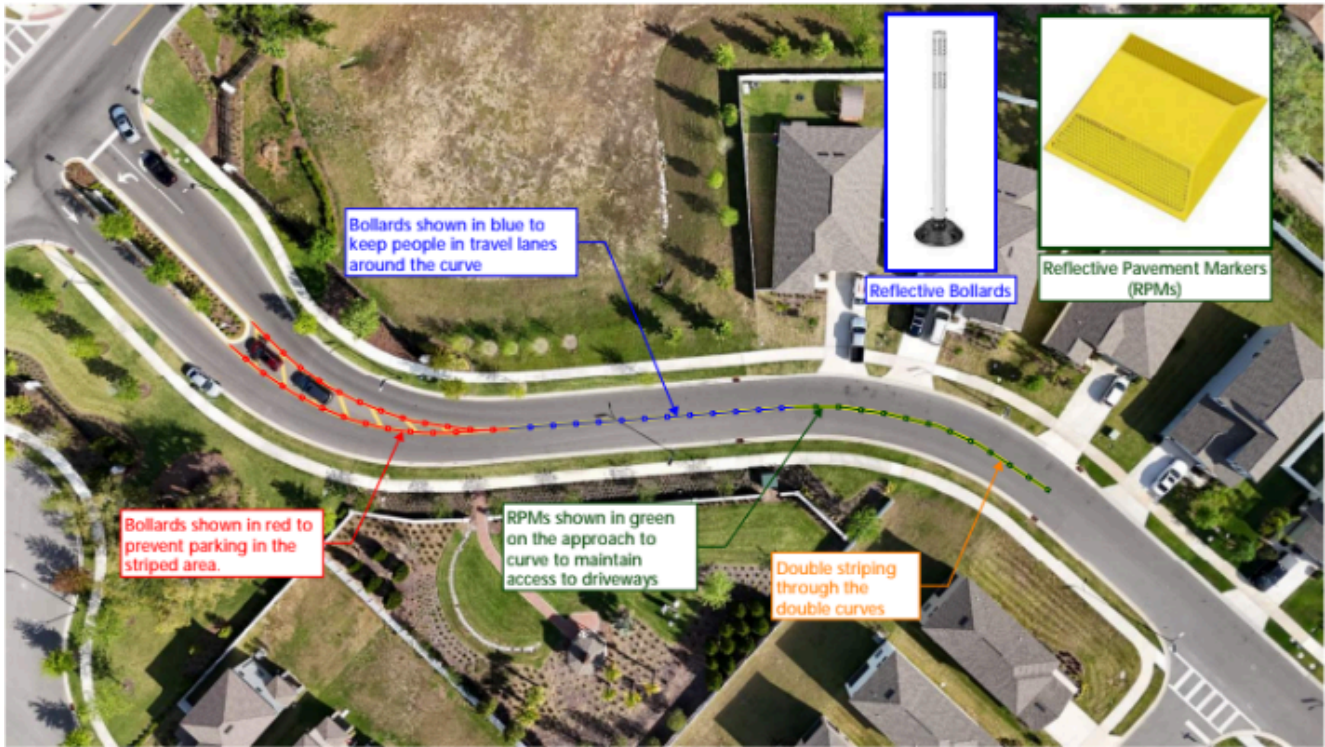


2010 S 51st Street,
Tampa, FL 33619









Issue: Cars exiting the neighborhood are driving at high speeds going downhill and are constantly cutting this curve and driving in the opposing lane. This curve is a safety hazard for drivers and pedestrians. Especially in the morning/afternoon when kids are going to/returning from school. Another issue that occurs every morning/afternoon is parents parking their cars in the yellow striped area. This causes kids to run across the street to get to the cars.

Solution: Adding additional striping through the curve is a **Traffic Calming** technique commonly used in municipalities throughout Florida to slow traffic. Extending the double striping through the curve is an inexpensive and effective way of guiding drivers to remain in their lanes. I would also suggest adding bollards as a physical barrier to prevent people from cutting the curve, and to prevent parents from parking in the restricted striped area. The bollards could be placed up until the first driveway on Garden Wall Way. Reflective Pavement Markers (RPMs) could be placed in the portion of the curve that is in front of the homes. These improvements would also help improve visibility at night with their reflective material.

Photo taken around 4 PM on Thursday, April 3rd.





What is Reclaimed Water?

Reclaimed water is the final product of a multiple-stage advanced treatment program, which eliminates pathogens (solids, organics and viruses) and still retains nitrogen and phosphorus elements that work as fertilizers to enhance ornamental plant and turf grass growth. This treatment process produces a water product ideal for lawn sprinkling, but not suitable for human consumption, primarily due to the chemical salts (or nutrients) that remain in the water.

Reclaimed Water is a Resource – Use it Wisely!

Sprinkling with reclaimed water is smart alternative to using well water or potable water. Proper use by all customers will help ensure the safe and continued availability of this resource.

WATERING TIPS $\frac{3}{4}$ " inches of water 2 or 3 times weekly in the summer and every 10 to 14 days in the winter. If it rains, sprinkling should be suspended.

Cut back watering if areas show signs of excessive watering, standing water, yellowing of leaf areas.

Resume watering if there is slight wilting, leaf blades folded in half or curled, gray spots in lawn, footprints remain in grass.

Phone: 813-780-0000

Email: utilities@ci.zephyrhills.fl.us

Web: www.ci.zephyrhills.fl.us



**CITY OF ZEPHYRHILLS
RECLAIMED WATER
INFORMATION**

5335 8th street
Zephyrhills, Fl. 33542



**CITY OF
ZEPHYRHILLS
RECLAIMED
WATER
INFORMATION**

A Water conscious community



Nutrient Elements that remain in Reclaimed Water

(PH levels range from 6.8 – 7.2)

Aluminum, Chromium, Lead, Molybdenum, Zinc, Phosphorus, Boron, Copper, Magnesium, Nickel, Sodium, Calcium, Iron, Manganese, Potassium, Nitrogen.

Benefits of using Reclaimed Water

Reclaimed water has fewer restrictions. Monthly charges are less for reclaimed than the same for potable water. Reclaimed water is a more economical way to irrigate your lawn and landscape. Our environment in Florida and eco-system around the world benefit from the use of reclaimed water and water from the Florida Aquifer is conserved.

DO'S AND DON'TS OF RECLAIMED WATER

You can irrigate you lawn and landscape.

You can fill decorative ponds and fountains, as long as they are clearly marked as containing Reclaimed water.

You can use direct irrigation on fruit trees and gardens containing edible foods that will be peeled or cooked before serving.

Only indirect irrigation can be used on edible crops that are NOT peeled or cooked before eating.

Washing of cars, boats, heavy equipment, roofs and buildings.

NO consumption by humans.

NO bathing, cooking or any interconnection to another water source.

NO filling of swimming pools, outdoor showers, or any water play or recreation involving water contact.

NO above ground hose bibs, per FAC 62-610.469. must be in locked vaults, or service boxes, with proper purple signage stating "Reclaimed water DO NOT DRINK" " NO BEBER"



Conserve water

Studies show that up to 50% of water that flows through water meters is used to maintain landscaping and turf grass.

Things you should know about using Reclaimed Water

Sprinkling with reclaimed water is not much different from well or tap water. Please keep in mind that this resource is regulated.

Following the Rules

Where Reclaimed water is used, all of the "USES NOT PERMITTED" are violations of the city ordinance or policies and are subject to financial penalties as well as interruption or loss of service. Violations will be enforced.

City will be doing annual inspections of properties, to be sure of cooperation by users of Reclaimed water, and no violations are present.



Abbott Square CDD

Wednesday, March 25 2026

Prepared For Board Of Supervisors

23 Item Identified

23 Item Incomplete

Jason Liggett

Director of Field Services



Item 1

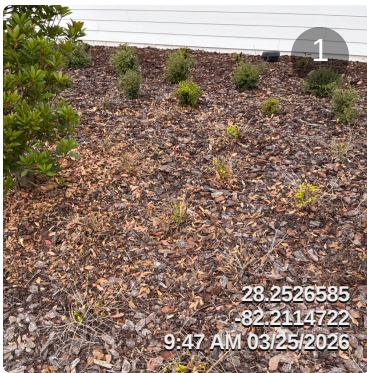
Assigned To: Board

During my inspection I noted the Robeiliini was starting to show sign of recovery in the front of the clubhouse we will continue to monitor. When will this be getting fertilizer?

Item 2

Assigned To: Board

Steadfast has started to cut back the plant material around the clubhouse. We will monitor this material and make recommendations as they arise.



Item 3

Assigned To: Steadfast

Continue to work on the Saint Augustine throughout the district. These areas will fill in but it is important that the first round of fertilizer is spread out evenly.

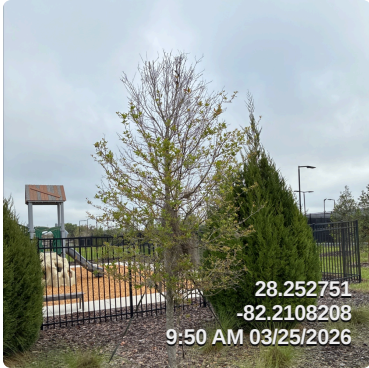




Item 4

Assigned To: [Steadfast](#)

During service visit please make sure the new playground mulch is blown back into the beds.



Item 5

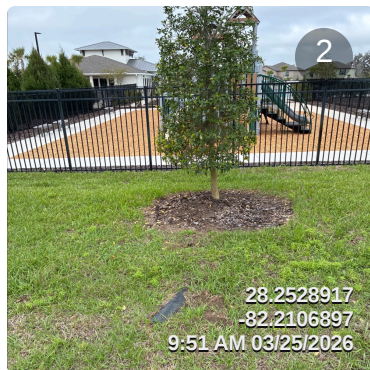
Assigned To: [Steadfast](#)

Work on the moss removal throughout the amenity center in the trees.

Item 6

Assigned To: [Steadfast](#)

Can we please investigate the pipe that is out of the ground on the east side of the amenity center?



Item 7

Assigned To: [Steadfast](#)

Can we please get a proposal for the material that is missing near the lift station behind the Amenity center?



Item 8

Assigned To: [Steadfast](#)

Make sure the Bismark Palms gets taken care of to the west of the amenity center. Palm Fertilizer will help with the recovery process from the cold weather.



Item 9

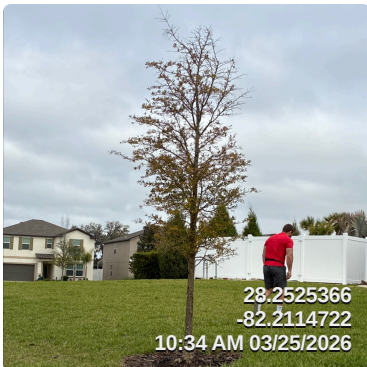
Assigned To: [Steadfast](#)

Make sure teams are treat crack weeds throughout the amenity center as we get into the warmer months with rains this will need to be a continuous thing to watch for.

Item 10

Assigned To: [Board](#)

We will need to include the top of the mailbox units in the cleaning services of the fences.



Item 11

Assigned To: [Steadfast](#)

Revisit the trees around the amenity center and provide an update on what is doing well and what steadfast feels we might have issues with as far as recovery.

Item 12

Assigned To: [Steadfast](#)

Diagnose and treat the declining turf at on the outbound side of the entrance to the HOA fence in community.



Item 13

Assigned To: [Board](#)

At the entrance to the HOA there is an electric meter without a meter not sure what this is going to be used for but wanted to make the board aware.



Item 14

Assigned To: [Board](#)

Pressure washing of the monument caps to the HOA fenced in community will need to be included in the pressure washing proposal.



Item 15

Assigned To: [Steadfast](#)

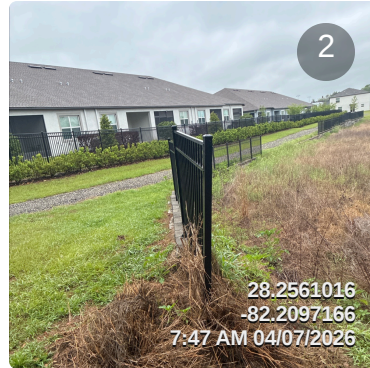
Address the high grass and the irrigation valve damage along the walking path on the west side of the HOA fenced in community.



Item 16

Assigned To: [Board](#)

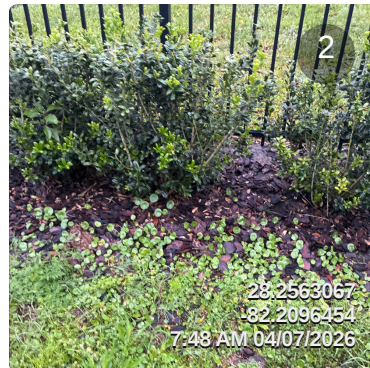
There is a section of black fence that is leaning that will need to be address on the walking path to the east of the HOA fenced in community. We will provide pricing to get this corrected.



Item 17

Assigned To: [Steadfast](#)

Eradicate the dollar weed in the bed spaces along the black fence to the west of the fenced in HOA community.



Item 18

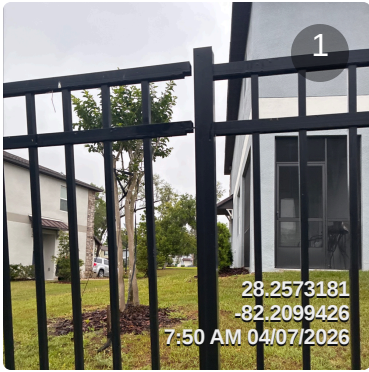
Assigned To: [Steadfast](#)

Along the same walking path to the west of the fence between the walking path and the HOA community there are more valve boxes that need to be repaired.

Item 19

Assigned To: [Board](#)

Fence Separation behind 7050 ripple pond loop. This will need to be put back in and new screws installed.



Item 20

Assigned To: Board

Sagging in the black fence that borders district property and the HOA community. This will need to be straightened.

Item 21

Assigned To: Board

Fencing behind 7018 ripple pond loop stable but at an angle and will need to be reset.



Item 22

Assigned To: Steadfast

Make sure during the next visit that all ponds in the community are receiving a good mowing.



Item 23

Assigned To: [Board](#)

Sagging and leaning fence behind 6972 ripple pond loop needs to be straightened. Proposal will be created.









2002 West Grand Parkway North | Suite 100 | Katy, Texas
 77449
 6562473501 | nmontagna@inframark.com |
 www.inframark.com/maintenance

RECIPIENT:

Alize Anninpot
 2005 Pan Am Circle
 Tampa, Florida 33607

SERVICE ADDRESS:

Abbott Square CDD
 6482 Beverly Hills Drive
 Zephyrhills, Florida 33541

Estimate #297	
Sent on	_____
Total	\$1,560.00

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	<p>We will be undertaking the straightening of the fencing and the replacement of broken screws along the black fence that borders the HOA community. Some concrete will be needed in areas. This work will include the essential repairs outlined in the March Inspection Report.</p> <ul style="list-style-type: none"> - Item 16 - Item 19: Behind 7050 Ripple Pond Loop - Item 20 - Item 21: Behind 7018 Ripple Pond Loop - Item 23: Behind 6972 Ripple Pond Loop 	1	\$1,560.00	\$1,560.00

Total	\$1,560.00
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Unforeseen Conditions

Inframark is not responsible for hidden or unforeseen conditions including but not limited to structural defects, underground utilities, electrical issues, plumbing lines, soil problems, code violations, or concealed damage discovered during construction. This quote is valid for the next 30 days, after which values may be subject to change.



2002 West Grand Parkway North | Suite 100 | Katy, Texas
 77449
 6562473501 | nmontagna@inframark.com |
 www.inframark.com/maintenance

RECIPIENT:

Alize Anninpot
 2005 Pan Am Circle
 Tampa, Florida 33607

SERVICE ADDRESS:

Abbott Square CDD
 6482 Beverly Hills Drive
 Zephyrhills, Florida 33541

Estimate #296	
Sent on	_____
Total	\$4,700.00

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	**Fence Repair Proposal** **Location:** 36706 Garden Wall Wy.	1	\$4,700.00	\$4,700.00

We have assessed the condition of the black three-tiered wooden perimeter fencing, which has been impacted by recent weather conditions. Several sections of the fence have been displaced, and there are missing planks that have either fallen or been removed. Most of these planks can be found lying on the ground nearby.

Approximately 25 posts will need to be excavated to allow for proper resetting, ensuring the fence is restored to an upright position. After correcting each section, we will utilize concrete to secure the posts, thereby enhancing the structural stability of the fence.

Once the fence is securely positioned, we will reinstall the missing planks in the affected areas. Should any sections require replacement, this will be addressed at that time, with the new materials painted to match the existing fence.

Please note that there is a small section along Simons Rd that remains open. This appears to have been intentionally left for access and will continue to be maintained as such.

Total	\$4,700.00
--------------	-------------------

Unforeseen Conditions
 Inframark is not responsible for hidden or unforeseen conditions including but not limited to structural defects, underground utilities, electrical issues, plumbing lines, soil problems, code violations, or concealed damage discovered during construction. This quote is valid for the next 30 days, after which values may be subject to change.

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Estimate

Date	Estimate #
3/25/2026	1357

Name / Address
Abbott Square CDD 30435 Commerce Dr Ste 102 San Antonio, Fl. 33576

Project

Description	Qty	Rate	Total
<p>Fence Repair: Location: 36706 Garden Wall Wy.</p> <p>The black 3 tiered wooden perimeter fencing has been blown over in different sections. There are also missing sections where the planks have been removed or fallen off. Most seem to be there lying on the ground.</p> <p>There are about 25 posts that will need to be dug out in order to reset the Posts to bring it up to a vertical position. Once each section is corrected, concrete will be used to secure and structurally make the fence stable once again. Once the fence is secure, missing sections of plank will be re-installed to those areas. If areas need to be replaced they will be at this time and painted to match the existing fence.</p> <p>Note: There is a small section along Simons Rd that is open. It appears this was done deliberately for access and will remain as such.</p>		4,500.00	4,500.00
Client Signature	Total		\$4,500.00



Elite Fence & Gate

16769 Kingman Reef Street | Wimauma, Florida 33598
561-905-2206 | sales@elitefencengate.com | www.elitefencengate.com

RECIPIENT:

Jason Ligett

36706 Garden Wall Way
Zephyrhills, Florida 33541

Estimate #549	
Sent on	Mar 24, 2026
Total	\$5,439.50

Product/Service	Description	Qty.	Unit Price	Total
Wood Fence Black 5 Foot High		253	\$21.50	\$5,439.50
Total				\$5,439.50

ESTIMATE TERMS & CONDITIONS

This estimate, once approved, becomes a binding contract.

1. Scope of Work

Contractor agrees to furnish labor and materials necessary to complete the work described in this estimate. Any work not specifically listed is not included and will require a written change order.

2. Property Lines & Permits

Customer is responsible for confirming property lines, surveys, HOA approvals, and permits unless otherwise stated in writing. Contractor is not responsible for disputes related to property boundaries or setbacks.

3. Underground Utilities

Contractor will contact utility locating services where required; however, Contractor is not responsible for unmarked, private, or improperly marked utilities, sprinklers, drainage, septic, or irrigation lines.

4. Materials

All materials remain the property of Contractor until payment is made in full. Variations in color, texture, or finish may occur and are considered acceptable.

5. Payment Terms

A 50% deposit is due upon acceptance of this estimate.

The remaining balance is due prior to final walkthrough or the same day the work is completed, whichever occurs first.

No warranties, lien releases, or documentation will be provided until payment is received in full.

Any unpaid balance after two (2) days will accrue a 1.5% monthly finance charge.

Contractor reserves the right to suspend or stop work and retain materials for non-payment.

6. Change Orders

Any changes requested after approval must be made in writing and may affect price and completion time.

7. Schedule & Delays

Estimated start and completion dates are approximate. Contractor is not responsible for delays due to weather, material availability, inspections, or circumstances beyond Contractor's control.

8. Damage & Cleanup

Normal installation may result in minor disturbances to soil, grass, or landscaping. Contractor will make reasonable efforts to clean the work area but is not responsible for restoring landscaping.

9. Warranty

Contractor provides a workmanship warranty of one (1) year unless otherwise stated. Manufacturer warranties apply to materials. Warranty does not cover damage caused by misuse, acts of nature, or third parties.



Elite Fence & Gate

16769 Kingman Reef Street | Wimauma, Florida 33598
561-905-2206 | sales@elitefencengate.com | www.elitefencengate.com

10. Cancellation

Customer may cancel prior to material ordering. Special-order materials, deposits, or work already performed are non-refundable.

11. Lien Rights

Contractor reserves all rights under Florida law to file a mechanic's lien for unpaid balances.

12. Governing Law

This agreement shall be governed by the laws of the State of Florida.

This quote is valid for the next 30 days, after which values may be subject to change.

Zelle - bocaelitefence@gmail.com

Signature: _____ **Date:** _____



Abbott Square CDD Enhancement Proposal 3/2026

Date 3/18/2026
Customer Alize Aninipot | Inframark | 11404 Carlton Fields Drive | Riverview, FL 33579
Property Abbott Square CDD | 6598 Bar S Bar Trail | Zephyrhills, FL 33541

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Remove 1 Camphor Tree is dying 32382 Flats St

Demo and Prep

Remove 1 Camphor Tree

Items	Quantity	Unit
Remove 1 Camphor Tree	1.00	EA
	Remove 1 Camphor Tree:	\$2,431.00
PROJECT TOTAL:		\$2,431.00

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee. Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or

landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded. Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the

work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for

the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.


Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of

the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations

void all warranties provided by the Contractor

– void all warranties provided by the Contractor

By 
Epifanio Carvajal Ulloa
Date 3/18/2026
Pine Lake Services, LLC

By _____
Alize Aninipot
Date _____
Inframark





Steadfast Alliance
San Antonio FL 33576 US

ESTIMATE

DATE 3/30/2026 DUE 4/29/2026 ESTIMATE # EST-SCA3636

BILL TO

Abbott Square CDD
11555 Heron Bay Blvd, Ste 201
Coral Springs FL 33076

SHIP TO

SM1096 / 401
Abbott Square CDD
36690 Garden Wall Way
Zephyrhills FL 33541

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is to remove the dead top of the Camphor tree located in the greenspace on the south side of Flats Street. Price includes materials, labor, and dump fees.			
Tree Removal - Dead Top Only	1.00	1,715.00	1,715.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 1,715.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

ESTIMATE

SALVA TREE CUTTING SERVICE

36588 Smithfield Ln
Zephyrhills, FL 335414831

salvastreecuttingservice@gmail.com
+1 (813) 420-8388
www.salvastreecuttingservice.com



Bill to

Alize Aninipot
INFRAMARK
2005 Pan Am Circle Suite 300
Tampa
FL
33607

Estimate details

Estimate no.: 2026-79
Estimate date: 03/19/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Tree Service	For the removal of the dead top from the Camphor tree located at 32382 Flats St.	1	\$800.00	\$800.00
				Total	\$800.00

Accepted date

Accepted by



2MB



FIELDSTONE
TREE CARE

Proposed Tree Care Services

Tree Quantity: 1

Proposal Value: \$2,000

April 2, 2026

Proposal #: 1279440

Tree Care Service Address/Location

Abbott Square- Camphor tree removal
36365 Flats St
Zephyrhills, FL 33541
Alize Aninipot
aaninipot@inframark.com
tel:656-207-2410

Tree Care Service Billing Address

Inframark
36365 Flats St
Zephyrhills, FL 33541
Alize Aninipot
aaninipot@inframark.com
tel:656-207-2410

Fieldstone Tree Care


4801 122nd Avenue North
Clearwater, Florida 33762
Devon Santiago
dsantiago@fieldstonels.com
tel:8136383357

	Species	Qty	Height	DBH	Service	Price
■	Camphor Tree	1	31'-45'	19"-24"	Remove / flush cut	\$2,000
					Total	\$2,000

Abbott Square- Camphor tree removal



Legend (1)

 Camphor Tree (1)

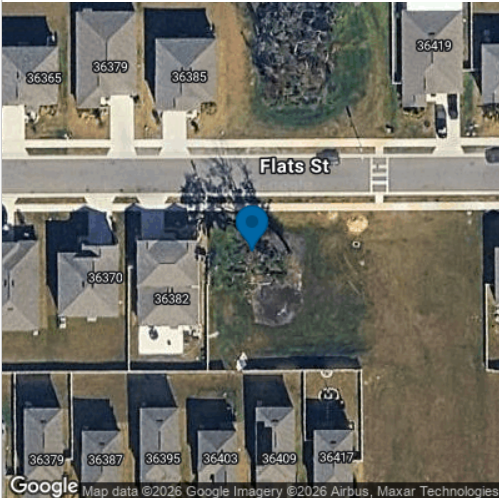
Abbott Square- Camphor tree removal

Proposal #1279440 04-02-2026



April 2, 2026

Cinnamomum camph... ID# 1
Camphor Tree
Height: 31'-45' DBH: 19" ...
Health: 0% - Dead



Remove / flush cut

Exhibit A

Scope of Services for District Management, Amenity Management, and Field Services

All services required for the management of a community development district under Chapter 189, Florida Statutes, Chapter 190, Florida Statutes and all other applicable Federal, Florida, and local laws (including the ordinance(s) and resolution(s) relating to the District and any interlocal agreements). All services should be completed on a timely basis.

I. District Management Services

A. Meetings, Workshops, and Hearings

1. Organize, attend, conduct, and provide minutes for all meetings, workshops, and hearings of the District.
2. Schedule such meetings, workshops, and hearings.
3. Coordinate the time, location, and all other necessary logistics (including providing conference call numbers or telephonic or virtual meeting technology).
4. Send or publish notices for meeting, workshop, hearing, and election pursuant to Florida law.
5. Provide agenda packages and meeting materials in the form requested by the Board.

B. District Operations

1. Act as the primary point of contact for District-related matters.
2. Maintain an action item list of tasks and follow ups from meetings.
3. Coordinate with the District's ADA document remediation vendor (and website vendor) to ensure the District's website has the content required by Florida (and is on the website for the appropriate duration) and includes any additional information or materials requested by the Board.
4. Consult with and advise the Board on policies, services, and responsibilities of the District and implement the Board's policies and direction.
5. Make recommendations and assist in matters relating to solicitation (competitive bidding, request for proposals, request for qualifications, etc...), approval, rejection, amendment, expiration, renewal, and termination of contracts for services, goods, supplies, or materials in accordance with the District's rules and Florida law.
6. Provide contract administration services. Such services include:
 - i. ensuring District vendors comply with the terms and conditions of a contract
 - ii. coordinating any changes to the contract that might occur over the course of the contract
 - iii. coordination with the District Engineer, District Counsel, or construction/project manager with respect to the work performed or contractual obligations
 - iv. coordinating the closeout/final payment after the vendor performed their services
7. Perform regular on-site visits to District grounds to generally evaluate and inspect the condition of the property and infrastructure and meet with District vendors and staff. Observe and report concerns or questions relating to District grounds.
8. Monitor certificates of insurance as needed per contracts.
9. Prepare and follow risk management policies and procedures.
10. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance for all District assets and maintenance responsibilities are included and procure and renew all applicable insurance, including but not limited to, General Liability Insurance and Directors and Officers Liability Insurance.
11. Process and assist in investigation of insurance claims, in coordination with District Counsel.
12. Negotiate on behalf of the District (when specifically authorized by the Board) with governmental entities, vendors, contractors, residents, insurance representatives, and other parties.

Exhibit A

Scope of Services for District Management, Amenity Management, and Field Services

13. Prepare, on or before October 1st of every year, an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
14. Ensure compliance with all statutes affecting the District by performing the following tasks (and such other tasks required by law but not specifically identified herein):
 - i. file the name and location of the Registered Agent and Registered Office location annually with Department of Economic Opportunity and the City/County.
 - ii. provide the regular meeting schedule of the Board to the City/County.
 - iii. prepare and file annual public depositor report.
 - iv. file all required financial reports (including the Annual Audit) to the Department of Revenue, Auditor General, the City/County, and other governmental agencies with jurisdiction in compliance with Florida law.
 - v. transmit Public Facilities Report and related updates to appropriate agencies.
 - vi. file request letter to the local Supervisor of Elections for number of registered voters as of April 15, each year. Report annually the number of registered voters in the District by June 1, of each year.
 - vii. serve as the contact person for the State Commission of Ethics for Financial Disclosure coordination.
 - viii. maintain the District Seal.

C. Accounting, Reporting, and Audit Support

1. Implement an integrated management reporting system compliant with Generally Accepted Accounting Principles (GAAP) and) and Government Accounting Standards Board (GASB) for government and fund accounting which will allow the District to represent fairly and with full disclosure the financial position of the District. The District's accounting activities should be overseen by a degreed accountant.
2. Track and oversee the District's general, capital, reserve, and bond fund activities and provide monthly and annual financial statements (including budget to actual summary).
3. Administer the processing, review, approval, and timely payment of all bills, invoices, and purchase orders (including construction requisitions).
 - i. **All vendor invoices, receipts, application for payments, etc. must be provided to the Board within 30 days of receiving it.**
4. Recommend and implement investment policies and procedures pursuant to Florida law, and provide cash management services to obtain maximum earnings for District operations through investment of surplus funds to the State Board of Administration.
5. Prepare reports as appropriate under applicable law, accounting standards, and bond trust indenture requirements.
6. Provide audit support to auditors for the required Annual Audit and ensure completion of the Annual Audit and Annual Financial Statements in compliance with Florida law.
7. Assist the District in obtaining and completing a Reserve Study and complying with the findings and direction of the Board.

D. Budgeting

1. Prepare and provide for a proposed budget for Board approval and submission to the City/County in compliance with Florida law.
2. Prepare final budget and backup material for and present the budget at all budget meetings, workshops, and hearings.
3. Administer the adopted budget and prepare budget amendments on an ongoing basis as necessary.

Exhibit A

Scope of Services for District Management, Amenity Management, and Field Services

E. Assessments & Revenue Collection

1. Develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County tax collector and administering assessments for off tax roll parcels/lots.
2. Provide payoff information and pre-payment amounts as requested by property owners and collect prepayment of assessments as necessary.
3. Issue estoppel letters as needed for property transfers.
4. Maintain the District's Lien Book, in which is recorded the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties within the District.

F. Bond Compliance and Dissemination Agent

1. Oversee and implement bond issue related compliance. For example:
 - i. coordination of annual arbitrage report as required.
 - ii. transmittal of the Annual Audit, budget, and other required information to the trustee and other parties as required.
 - iii. annual/quarterly disclosure reporting as required.

G. Records

1. Maintain the "Record of Proceedings" for the District at a location within the boundaries of the County in which the District is located and include meeting minutes, resolutions, and other records required by law and provide access to such records in compliance with Florida's public records laws.
2. Serve as the District's Records Management Liaison Officer for reporting to the Department of Library and Archives pursuant to Section 257.36(5)(a), Florida Statutes.
3. Serve as the District's designated custodian of all public records of the District and comply or coordinate the compliance with the responsibilities imposed by Chapter 119, Florida Statutes. For example:
 - i. protect the integrity, confidentiality, or exemption of all public records.
 - ii. respond to public records requests in a timely, professional, and efficient manner.
 - iii. recommend best practices and services to ensure all public records of the District (including emails of the Board) are preserved pursuant to Florida law requirements.

H. Board Email Backup and Retention Services

1. Provide for or coordinate with a third-party vendor to ensure emails of the Board are backed up and retained in compliance with Florida's public records laws.
 - i. If such services are not provided directly, then the District will contract directly with such third-party vendor and the costs of such services will be borne by the District.

Exhibit A
Scope of Services for District Management, Amenity Management, and Field Services

II. Amenity Management Services

The amenity management services are generally described below and are intended to incorporate all services that are necessarily performed by an amenity management firm in the effective operation of an amenity facility in compliance with federal, state, and local regulations. If a specific task is not identified herein but is necessary for the effective operation of the recreational facilities or compliance with federal, state, or local regulation, it is expected that the Contractor will include such task in the performance of its duties unless an additional charge is identified and agreed to by the District in writing.

Full-Time Personnel (40 hours per week for 52 weeks)

Part-Time Personnel (35 hours per week for 52 weeks totaling 1,820 hours)

- Clubhouse/Pool Attendant (20 hours)
- Clubhouse/Pool Attendant (15 hours)

Management:

1. Provide professional management and oversight to perform the services outlined herein.
2. Managing the personnel which includes, recruiting, hiring, training, payroll, oversight, and evaluation.

Personnel: The Contractor shall employ personnel as necessary to manage and operate the recreational facilities. A general description of these positions is provided below:

1. **Manager:** Shall be employed as a full-time, salaried position to oversee and supervise the recreational facilities. They are the onsite representative of the Contractor. The Manager shall have the responsibilities of overseeing all outside maintenance services, managing resident relations, coordinating with other outside entities as needed, and interacting with the District's Board and District Manager. These responsibilities also include duties associated with managing the personnel, such as recruiting, hiring, training, oversight and evaluation.
2. **Pool Attendants:** Shall be employed as part time, hourly positions to check ID cards, monitor the pool areas and enforce policies, rules, and regulations.

Responsibilities: The onsite personnel will be responsible for the following services:

Manager:

1. Responsible for recruiting, hiring, training, and supervising all employees of the Contractor.
2. Log vacations, conduct disciplinary action plans and assist HR with the new hire paperwork.
3. Responsible for motivating employees as individuals while building a positive, cohesive team. Includes employee appreciation.
4. Responsible for preparing and managing all employee work schedules to ensure that the grounds are adequately staffed to maximize resident satisfaction, meet programming needs, and maintain the grounds and facilities. Adhere to the annual personnel budget. (District Manger must approve any scheduling need which would exceed the budget.)
5. Responsible for an annual written review and personal review meeting of all employees.
6. Process timesheets and forward to the Amenities Manager & HR.
7. Supervise employees and ensure compliance with personnel manual using sound management practices.
8. Encourage suggestions from employees that may streamline processes in day-to-day operations and provide better customer service.

Exhibit A

Scope of Services for District Management, Amenity Management, and Field Services

9. Ensure that employees effectively troubleshoot and remediate any unpleasant resident experiences, including ensuring that employees make appropriate referrals as needed.
10. Establish appropriate intervention measures to be taken by employees in potentially hazardous situations.
11. Ensure that employees respond quickly and courteously to resident concerns, enlisting the assistance of management as needed.
12. Ensure that all staff know the appropriate person/agency to contact in the event of minor emergencies.
13. Ensure that staff is well-versed in process of disaster preparedness, including hazardous weather.

Budget and Finance:

14. Responsible for adhering to the annual District operating budget.
15. Work with the District Manager in the annual budget preparation.
16. Responsible for approving all invoices/purchases for the recreational facilities, not exceeding \$500. (All purchases which exceed \$500 require approval by the District Manager).
17. Submit approved invoices to the District Manager on a weekly basis.
18. Resolve invoice disputes/problems of less than \$500 with associated vendor. (Problems over \$500 are resolved by the District Manager with feedback from the Manager).
19. Remit any gross revenue derived from rentals or income generating services and programs to the District on a monthly basis.
20. The Contractor shall keep close accounting of all revenues and expenditures.

Property and Facility Management:

21. Responsible for approving and scheduling private events and event room rentals.
22. Manage the assignment of Access IDs.
23. Responsible for managing vendors for services such as pool maintenance, facility cleaning, fitness equipment maintenance, landscaping, A/C & heating, pest control, yearly sprinkler inspections, yearly fire & burglar alarm inspections, fire extinguisher inspections, fire retardant application, etc.
24. Research & implement, when applicable, cost savings on products & vendors, such as; LED lighting, printing, cleaning supplies, Eco Friendly products, etc.
25. Troubleshoot IT, A/C, Plumbing, Surveillance Systems, Ice Machine, pool issues, etc. before calling for repairs.
26. Routinely review onsite surveillance systems for functionality and incidents.
27. Responsible for ensuring compliance with all Health Department requirements and licenses for the spa, fitness center, and pools.
28. First point of contact for after-hours emergencies, concerns, alarms or incidents.
29. Perform routine office and facility maintenance duties to aid in resident satisfaction and ensure a spotless physical appearance of the facilities.
30. Complete routine walks throughout the buildings and outside amenities.
31. Ensure spotless physical appearance of the facilities and supervise daily operations.
32. Maintain Inventory Sheets on Fitness Center equipment and Maintenance Equipment.

Community Relations:

33. Responsible for building and maintaining relationships with residents.
34. Primary resident contact for all major resident issues and concerns. Troubleshoot resident issues with the appropriate staff and/or District Manager employee. If issue resolution is delegated to another person/company, continue to monitor the issue until it has been completely resolved.
35. Responsible for reviewing, updating, and enforcing policies, rules, and regulations for residents participating in community events or on community property.
36. Responsible for providing input and feedback to the District Board & District Manager as requested.

Exhibit A

Scope of Services for District Management, Amenity Management, and Field Services

37. Responsible for providing input and feedback to the District on major issues pertaining to residents, staff, property and facilities, vendor services, and community policies and procedures.
38. Meet with individual Board members & residents as requested.
39. Meet with the District Manager as needed to coordinate and implement Board of Supervisor requests and other community needs.
40. Maintain community relationships. This includes developing a mutually beneficial relationship with the vendors of the District. At times includes familiarity with the staff, local schools' administrative staff, local newspaper contacts, Chamber of Commerce, etc.
41. Serve as management contact for residents regarding programs and events.
42. Maintain events calendar & Room Rental calendar.
43. Manage the assignment of Access IDs.
44. Meet and greet homeowners and potential homebuyers, Realtors and other visitors, and provide information through personal dialogue and tours of the Facilities.
45. Meet with, schedule, and complete paperwork for Private Events in the recreational facilities.
46. Resolve any issues requiring attention on behalf of the Residents.
47. Facilitate Emergency Plans.
48. Document incidents and communicate with District Manager & Board Chair.
49. Troubleshoot all community concerns with the District Manager.

Pool Attendants:

50. Arrange chairs in an organized presentable appearance
 51. Put all umbrellas up/down if weather is threatening
 52. Wipe tables down
 53. Empty all garbage receptacles/pick up trash
 54. Straighten chairs on the deck and gathering areas
 55. Check resident ID cards
 56. Enforce the policies, rules, and regulations
 57. Skim pools for leaves
 58. Clean out grills
 59. Check restrooms, showers, and lockers
-

Exhibit A

Scope of Services for District Management, Amenity Management, and Field Services

III. Field Services

1. Individual with licenses, certifications, or significant experience to assist the Board with evaluating its landscaping, aquatic and stormwater ponds, or other common areas.
 2. Perform monthly inspections of District property and maintenance responsibilities.
 3. Provide monthly inspection reports with pictures, analysis, and recommendations.
 4. Notify District vendors about deficiencies in service.
 5. Monitor District vendors' progress in remedial work and provide the Board with a progress report.
 6. Provide input to the District Manager for annual budgetary consideration.
 7. Use experience to obtain proposals for various projects.
 8. Assist in drafting competitive procurement packages (such as instructions to proposers and scope of services) and conduct pre-proposal meetings with interested proposers.
-

Abbott Square Community Development District
Solicitation for Proposals for District Management, Amenity Management, and Field Services

1. General Information.

The Board of Supervisors ("**Board**") of the Abbott Square Community Development District ("**District**"), a community development district ("**CDD**") located in the City of Zephyrhills in Pasco County, Florida is soliciting proposals for the provision of district management services, amenity management services, and field services on a continuing basis ("**Proposals**"). The scope of such services is not covered by any competitive procurement thresholds or requirements. All proposers should be experienced in the professional management of CDDs 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.

The District typically schedules 12 meetings per year, currently at 5:30pm. More information about the District is available on its website: <https://www.abbottsquarcdd.net/>

The Board designated Vice Chair Malinda Desruisseaux, to serve as the Board liaison with respect to this solicitation. Her email is seat5@abbottsquarcdd.net and she can be reached out to directly. If you would like to schedule a site visit, please reach out to her.

The District's Recreational Facilities consist of a clubhouse, gym, pool, playground, parking lot, and other facilities located at 6598 Bar S Bar Trail, Zephyrhills, Florida 33541.

The roles and staffing levels for amenity management services should be recommended by the Proposer and will ultimately be evidenced in the Agreement. The current staffing and hours are below and are employees of the current management company.

1 Full-Time Personnel (40 hours per week for 52 weeks)

2 Part-Time Personnel (35 hours per week for 52 weeks totaling 1,820 hours)

- Clubhouse/Pool Attendant (20 hours)
- Clubhouse/Pool Attendant (15 hours)

2. Questions should be Directed to District Counsel. Any questions relating to this solicitation should be directed to District Counsel via email at vbabbar@srvlegal.com.

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 Counsel at the above email address no later than **11:00 a.m.**, _____ day, _____, **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. Shortlist Review and Invitation to Present to the Board. The Board will review the proposals and may create a short list. Presentations by proposers will be at the Board's meeting on **Monday** _____, **2026**. The Board reserves the right to reschedule the date of the presentations to

Abbott Square Community Development District
Solicitation for Proposals for District Management, Amenity Management, and Field Services

another date, and if so, will provide appropriate notice. Upon receipt of all Proposals, the District Counsel will coordinate with the designated board liaison to schedule the invited proposers for 20–30-minute slots to include a presentation and a question-and-answer period. The District Counsel will provide the schedule to the invited proposers.

5. 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 management firm in the effective operation of a CDD in compliance with federal, state, or local regulation. If a specific task is not identified in the Scope of Services, but is necessary for the effective operation of the District or compliance with federal, state, or local regulation, it is expected that the management firm will include such task in the performance of its general management duties unless an additional charge is identified in the Proposal and agreed to by the District in writing.

6. 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 Counsel to all known proposers who have shown interest in submitting a Proposal.

7. 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.

8. 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 represented by the proposer
- 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 out 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 "**District 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 a District Manager

Abbott Square Community Development District
Solicitation for Proposals for District Management, Amenity Management, and Field Services

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

15. 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, if a proposer submits a proposal the proposer will provide an affidavit, signed by an officer or a representative of the Proposer representing that they do not use coercion for labor or services as defined in the statute, addressed to the District, as required by Section 787.06(13), Florida Statutes.
- 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.

Clubhouse Manager Report CDD Meeting – April 13, 2026

Completed Items

- The Spring Festival was a great success with strong community turnout and positive feedback from residents.
- Installation of a new refrigerator has been completed.
- Grill sink has been repaired and is fully operational.
- Window washing throughout the clubhouse has been completed.
- Bathroom doors have been repaired.
- Gym door is now functioning properly and does not require replacement at this time.

Ongoing / Pending Items

- Umbrella/Shade Options: Quote expected by the end of the week. Printed copies will be provided at the meeting.
- Back Pool Gate: Quote has been received.
- Mulch Installation: Jason is currently preparing a quote for mulch around the property.

Additional Items / Requests

- Pool Deterrent: Research completed on fake alligator heads to help deter ducks. Photos and pricing have been included in my report.
- Office & Storage Needs: Filing cabinet and lockbox options have been researched. Photos and pricing are included for review.
- Monthly Budget Request: Proposal for cleaning and office supplies not to exceed \$150.00 per month.
- Electrician Service: Approval requested for an electrician service call not to exceed \$100.00 to diagnose and repair electrical issues.

Upcoming Events

- Food Truck Event: Scheduled for April 18, 2026.

Incident Report

- A recent clubhouse rental resulted in a violation of community rules.
- The homeowner brought alcohol onto the property against regulations.
- Children were allowed access to the pool after being clearly informed that pool access is not included with rentals.

- An incident report has been submitted. Further action, including any decision regarding the security deposit, is pending board review.

Best Seller



2 Drawer File Cabinet with
Lock Vertical Filing Storage...

Options: 3 sizes

3.8 ★★★★★ (1.1K)

2K+ bought in past month

\$64⁹⁹ List: \$150.00

FREE delivery Apr 13 - 14

♻️ Recycled materials



KYODOLED Fireproof
Document Box with Key Lock,
Large Safe Storage Box for
Valuables, Fire Resistance...

Metal

4.6 ★★★★★ (3.2K)

500+ bought in past month

\$35⁹⁹ List Price: \$87.99

Exclusive Prime price



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Estimate

Date	Estimate#
1/6/2026	2322

Name / Address
Abbott Square CDD CLUBHOUSE

Description	Qty	Cost	Total
This estimate is add an additional camera in the hallway outside of the fitness center and restroom doors. The NVR will need to be upgraded to accommodate the additional camera. Existing hard drive will be used.		1,200.00	1,200.00
Sales Tax		6.00%	0.00
50% down will be required upon acceptance of quote. Quote is valid for 30 days.		Total	\$1,200.00

Please sign and return if acceptable

Signature _____

Phone #
813-714-1430

E-mail
saasgates@gmail.com



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Estimate

Date	Estimate#
3/30/2026	2382

Name / Address
Abbott Square CDD CLUBHOUSE

Description	Qty	Cost	Total
This estimate is to replace the mag lock on the rear gate.			
Seco Larm 600lb magnetic lock.	1	504.00	504.00
Seco-larm Z bracket	1	106.00	106.00
Hourly Tech Charge	1	115.00	115.00
Sales Tax		6.00%	0.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days		Total	\$725.00

Please sign and return if acceptable

Signature _____

Phone #
813-714-1430

E-mail
saasgates@gmail.com

HOA Events for Approval

COMMUNITY YARD SALES (2)

- April 18th - Spring Yard Sale
- Fall Yard Sale (maybe before Thanksgiving or 1st week in December) - *waiting on date from Social Committee*

FOOD TRUCK DAYS: *Once Food Trucks are confirmed - will share with CDD and community)*

Current proposed dates are: **THURSDAYS**

- April 23
- May 21
- June 18
- July 16
- August 20
- Sept 17
- Oct 15
- Oct 31 Sat, for Halloween
- Nov 19

FAMILY MOVIE NIGHTS: *waiting on date from Social Committee*

- Summer - will have to be in the clubhouse - to start at 6pm as clubhouse closes at 8pm
- Fall/Winter - outside on the lawn - maybe November/December and February

CARD GAMES AT THE CLUB: *waiting on date from Social Committee*

- Every 2 months - could become every month or even more frequent
 - Start date maybe late April

BINGO NIGHTS: *waiting on date from Social Committee*

- Every 2 months - could become every month or even more frequent
 - Start date maybe May

HALLOWEEN TRUNK OR TREAT AND COSTUME CONTEST *waiting on date from Social Committee*

Possibly October 23rd or 30th at Clubhouse parking lot



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Estimate

Date	Estimate#
3/30/2026	2383

Name / Address
Abbott Square CDD CLUBHOUSE

Description	Qty	Cost	Total
This estimate is to replace the card reader at the gym door. SR-2400 proximity card reader, multi protocol.	1	202.00	202.00
Hourly Tech Charge	1	115.00	115.00
Sales Tax		6.00%	0.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days		Total	\$317.00

Please sign and return if acceptable

Signature _____

Phone #
813-714-1430

E-mail
saasgates@gmail.com



2002 West Grand Parkway North | Suite 100 | Katy, Texas
 77449
 6562473501 | nmontagna@inframark.com |
 www.inframark.com/maintenance

RECIPIENT:

Alize Anninpot
 2005 Pan Am Circle
 Tampa, Florida 33607

SERVICE ADDRESS:

Abbott Square CDD
 6482 Beverly Hills Drive
 Zephyrhills, Florida 33541

Estimate #283	
Sent on	Apr 02, 2026
Total	\$175.00

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Fixing a broken fence slat 36483 Camp Fire Terrace, Zephyrhills, FL 33541	1	\$175.00	\$175.00

Total	\$175.00
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Unforeseen Conditions

Inframark is not responsible for hidden or unforeseen conditions including but not limited to structural defects, underground utilities, electrical issues, plumbing lines, soil problems, code violations, or concealed damage discovered during construction. This quote is valid for the next 30 days, after which values may be subject to change.

Apr 03, 2026

Alize Aninipot

Date

Client Signature