



Park Place Community Development District

February 18, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 224 258 547 356 10 PASSCODE: JJ3qr2Fz

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313 CAMPUS STREET
CELESTATION, FLORIDA 34747

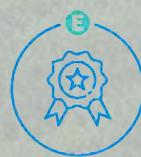
CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Park Place Community Development District

Page 2

Board of Supervisors

Cathy Powell, Chairman
Erica Lavina, Vice Chairman
Bill Berra, Assistant Secretary
Eric Bullard, Assistant Secretary
Mike Foley, Assistant Secretary

Staff:
Angel Montagna, District Manager
Leland Wilson, District Counsel
John Fowler, District Field Inspector
Robert Dvorak, District Engineer
Jonathan Sciortino, Accountant
Melissa Williams, Administrative Assistant III

REGULAR MEETING AGENDA

Wednesday, February 18, 2026, at 11:00 a.m.

Join Teams Meeting

Meeting ID: 292 877 652 927 78 Passcode: Pd3Dk2V3

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

1. Call to Order and Roll Call

2. Motion to Approve the Agenda

3. Audience Comments – Three – (3) Minute Time Limit

4. Staff Reports

A. Accounting Staff Report

- i. January 2026 Financial Statements and Check Register (Under Separate Cover)
- ii. Operations and Maintenances Expenditures for January 2026 (Under Separate Cover)

B. Consideration of Minutes from the Meeting held on January 21, 2026.....Page 3

C. Aquatics Report.....Page 9

D. Landscape Report- Pine Lake

i. Field Inspection Reports

- a. Highland Park CDD February 2026 Field Inspection Report.....Page 20
- b. Mandolin Estates February 2026 Field Inspection Report.....Page 44
- c. Mandolin Reserve February 2026 Field Inspection Report.....Page 50
- d. Windsor Place February 2026 Field Inspection Report.....Page 57

E. District Engineer

F. District Counsel

G. District Manager

5. Business Items

A. Consideration of Advanced Aquatic Weir Repair Proposal.....Page 61

B. Consideration of Insituform Storm Drains Cleanout Proposal.....Page 63

C. Ratification of Proposal for Pole Painting

6. Supervisor Requests

7. Audience Comments – Three – (3) Minute Time Limit

8. Adjournment

The next meeting is scheduled for Wednesday March 18 2026, at 11:00 a.m.

MINUTES OF MEETING PARK PLACE CREEK CDD COMMUNITY DEVELOPMENT DISTRICT

The Park Place Community Development District regular meeting of the Board of Supervisors was held on January 21, 2026, and called to order at 11:00 a.m. at The Lake House located at 11740 Casa Lago Lane, Tampa FL 33626.

Present and constituting a quorum were:

Cathy Powell	Board Supervisor, Chairman
Erica Lavina	Board Supervisor, Vice Chairman
Bill Berra	Board Supervisor, Assistant Secretary
Eric Bullard	Board Supervisor, Assistant Secretary
Mike Foley	Board Supervisor, Assistant Secretary

Also present were:

Angel Montagna	District Manager, Inframark
Howard Neal	Field Services Director, Inframark
Robert Dvorak	District Engineer, BDI Engineering
Jason Jasczak	Environmental Consultant, Advanced Aquatic
Brandon Pitchon	Account Manager, Pine Lake LLC

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order at 11:00 a.m. and roll call was conducted.

A quorum was established.

SECOND ORDER OF BUSINESS

Motion to Adopt Agenda

The Board approved the agenda with the change to move District Engineer before Staff Reports.

On MOTION by Mr. Berra, seconded by Mr. Foley, with all in favor, the agenda was approved with the amended changes.

THIRD ORDER OF BUSINESS

Audience Comments

With there being none in attendance, the Board moved to the next order of business.

39

40 **FOURTH ORDER OF BUSINESS** **Staff Reports**41 **A. District Engineer**

42 Mr. Dvorak presented updates on proposals for inlet repair along Citrus Park Drive. Site
43 Masters submitted a proposal for \$14,400 to relocate a few inlets, and raise drains with
44 protection around them. Mr. Dvorak will collect other bids to present at the February
45 meeting, as the District Manager Mrs. Montagna directed him to obtain at least two
46 additional bids before proceeding. Mr. Dvorak stated that depression work has been
47 completed. Site Masters presented two proposals for 2 yard drains in the park area that
48 were covered up and lower than normal. A proposal for \$350 was submitted to the Board
49 to replace damaged 12 inch yard drain box and grate and clear the overgrown grass from
50 a second existing yard drain. A proposal for \$550 was submitted to the Board to replace
51 12 inch PVC riser pipe on the upstream end grate inlet in north area of the park to raise
52 the existing grate about 1 foot to better match surrounding grades and install 1 inch border
53 of river rock around grate to prevent pine bark from covering the grate. The Board
54 approved both proposals.

55

56 On MOTION by Mrs. Powell, seconded by Mr. Berra, with all in favor, the proposals for
57 Site Maters totaling \$900 for yard drains and grate adjustment for the park were
58 approved.

59

60 Mr. Dvorak presented his report and confirmed that the SWFMD submission is complete,
61 uploaded, and valid for the next five years. He also noted that a field report on road
62 ponding at Renaissance is forthcoming. According to Mr. Dvorak, the roots of the Oak
63 trees are lifting sections of the curb, which is affecting drainage and causing ponding. The
64 recommended solution is to cut out the affected curb and roadway section, remove the
65 roots, and repour the area.

66

B. Accounting Staff Report**i. Consideration of December 2025 Financial Statements and Check Register****ii. Consideration of Operations and Maintenances Expenditures for December 2025**

67

68 Mrs. Montagna led a detailed review of financial statements, addressing questions from
69 Board members regarding high water bills, irrigation expenses, and the misallocation of

70 reclaimed water charges, with plans to reclassify expenses and invoice the appropriate
71 parties. Mrs. Montagna clarified that the unusually high water bill resulted from a leak, and a
72 reclaimed-water charge for Windsor that had been misapplied to the district instead of the
73 HOA. She committed to reclassifying the expense correctly and invoicing the Windsor HOA
74 for reimbursement. The Board raised concerns about significant irrigation and plant
75 replacement expenditures, to which Mrs. Montagna agreed to review the financial coding and
76 ensure costs are allocated to the correct categories.

77 Mrs. Montagna confirmed that Spearum was responsible for the HOA bathroom cleaning,
78 and would verify and rectify any misdirected invoices, as there was some confusion
79 regarding ongoing charges for bathroom cleaning.

80 Mrs. Montagna summarized the status of bond funds and capital project balances and
81 explained the expense-allocation methodology across community areas, stressing
82 transparency and proper use of funds.

83 The Board approved the December 2025 financial statements, including operations and
84 maintenance expenditures, and the meeting minutes from the December 17, 2025 meeting.

85 On MOTION by Mrs. Powell, seconded by Mr. Foley, with all in favor, the Board
86 approved the December 2025 financial statements, including operations and
87 maintenance expenditures, and the meeting minutes from the December 17, 2025
88 meeting.

89 **C. Aquatics Report**

90 Mr. Jasczak presented his report. The recent restocking of the ponds with grass carp and the
91 identification of debris piles left by homeowners or contractors was discussed, with Mr. Neal
92 being tasked to assess and arrange removal as needed. The team confirmed that all
93 fountains and aeration systems are operational, with ongoing monitoring and maintenance,
94 and concerns about excessive fountain spray causing slippery conditions were addressed.

95 **D. Landscape Report- Pine Lake**

96 **i. Field Inspection Reports**

- 97 **a. Highland Park CDD December 2025 Field Inspection Report**
- 98 **b. Mandolin Estates December 2025 Field Inspection Report**
- 99 **c. Mandolin Reserve December 2025 Field Inspection Report**
- d. Windsor Place December 2025 Field Inspection Report**

100 Mr. Pitchon and Mr. Neal provided updates on landscape maintenance, irrigation repairs, and
101 coordination issues between Windsor Place and the district, with the Board discussing
102 warranty status, plant replacement strategies, and ongoing weed control. The Board
103 approved two proposals, a Bus Stop Oak elevation for \$1335 and the Greensleeve
104 pushback for \$4004.

105

On MOTION by Mr. Berra, seconded by Mr. Foley, with all in favor, the Board approved
the Bus Stop Oak elevation proposal for \$1335.00.

106

On MOTION by Mr. Berra, seconded by Mr. Foley, with all in favor, the Board approved
the Greensleeve push back proposal for \$4004.00.

107

108 Mr. Neal presented the field inspection reports, and detailed the installation of ADA mats at
109 sidewalk intersections, minor repairs to bus stop structures, and the arrival of new benches.
110 Plans to address roof discoloration and flashing issues before the rainy season was
111 discussed.

E. Playground Inspection Report

112 Mr. Goldberg, the certified playground safety inspector, presented his findings on the
113 playground's condition, identifying rust, missing fasteners, and surfacing issues. Mr.
114 Goldberg and the field services team will prepare a prioritized list of repairs with cost
115 estimates that will be presented at the February meeting for Board approval.

F. District Counsel

116 There being none present, the Board moved onto the next business item.

117

H. District Manager

118 Mrs. Montagna delivered a detailed cash flow analysis and provided an overview of the
119 District's budget methodology. She also facilitated a discussion on the advantages and
120 disadvantages of consolidating budgets across communities. The group reviewed plans for
121 an April budget workshop and agreed that reserve funding practices will require further
122 examination.

123

FIFTH ORDER OF BUSINESS Business Items

A. Ratification of Resolution 2026-02 Designating Officers

B. Discussion of Highland Park Pole Banners

C. Consideration of Irrigation Valve Relocation Proposals

a. Pine Lake Irrigation Valve Relocation Proposal

b. Waterside Environmental Care Irrigation Valve Relocation Proposal

D. Consideration of Pine Lake Bus Stop Enhancement Proposal

E. Consideration of RealEx Coach Parallel Parking Restriping Stall Expansion

136

137 The Board ratified Resolution 2026-02; Designating Officers.

138

On MOTION by Mr. Bullard, seconded by Mr. Foley, with all in favor, the Board ratified Resolution 2026-02; Designating Officers.

139

140 Discussion amongst the Board ensued regarding banners the HOA is using. The CDD
141 will use the same style banners, and the same vendor that the HOA used. The Board
142 put on hold the Bus Stop Enhancement proposal, and the Windsor Wall Valve
143 Relocation proposals.

144 The Board approved a proposal to re-stripe Coach Drive parking spaces to regulation
145 width, discussed updating towing agreements and signage, and addressed ongoing
146 concerns about overnight parking and enforcement.

147

On MOTION by Mrs. Powell, seconded by Mr. Berra, with all in favor, the Board approved the RealEx Coach Paralell Restriping and Stall Expansion proposal.

148

149 SIXTH ORDER OF BUSINESS Supervisor Requests

150

151 Mrs. Powell mentioned the need for a new volunteer to prepare meeting summaries for the
152 District newsletter, and the Board discussed strategies for sharing information and
153 responding to resident concerns, including opposition to a proposed athletic field near
154 Windsor and Mandolin.

155 Mrs. Lavina mentioned wanting all outgoing stop signs to match.

156 Mr. Berra stated that the Spearum fountain spray needs to be adjusted.

157 Mr. Bullard brought up concerns that the lights are off at the median and need to be fixed.

158

159 SEVENTH ORDER OF BUSINESS Audience Comments

160 There being none in attendance, the Board moved to the next order of business.

161

162

163 **EIGHTH ORDER OF BUSINESS**

Adjournment

164 There being no further business, the meeting was adjourned at 1:41 p.m.

On MOTION by Mrs. Powell, seconded by Mr. Bullard, with all in favor, the meeting was adjourned at 1:41 p.m.

165

166

167

168

169 Secretary / Assistant Secretary

Chairman / Vice Chairman



Park Place Community Development District

Waterway Inspection Report

Reasons for Inspection:

Quality Assurance

Prepared for:

Park Place Community Development District

Date:

2/3/2026

Prepared by:

Jason Jasczak, Environmental Consultant

Jacob Adams, Project Manager & Biologist

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lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



Waterway Inspection Report | Page 1

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Waterway Inspection Report | Page 2

Site Assessments

Pond 1

Comments:

Normal Growth Observed

Minimal to no new shoreline weed growth was observed on the exposed sediment. The exposed sediment around the shoreline perimeter was previously treated and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is low.



Pond 2

Comments:

Site Looks Good

This site is nearly dry. Minimal to no new growth of Torpedograss or other shoreline weeds were observed. No issues were observed. Pond could use some dredging to remove excess dirt that has flushed in from inflow.



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Waterway Inspection Report | Page 3

Site Assessments

Pond 3

Comments:

Site Looks Good

Pond 3 continues to look great after the remediation treatments have concluded. No issues with algae, submersed weeds, or shoreline weeds were observed.



Pond 4

Comments:

Normal Growth Observed

The littoral shelf area continues to be pushed back. Cold weather damage to the native vegetation was observed. No issues were observed with algae, submersed weeds, or shoreline weeds. The lilies are being kept under control.

Aeration system is operational.



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Waterway Inspection Report | Page 4

Site Assessments

Pond 5

Comments:

Site Looks Good

5A: left image

A very minimal amount of Slender Spike Rush was observed around the exposed sediment. Treatment for this was performed 2/3/26. Lilies continued to be pushed back/tidied, littoral shelf area has continued to be targeted for invasive growth.



5B: right image

Nearly dry, no issues to report.

Pond 6

Comments:

Treatment In Progress

Minimal to no new growth of Torpedograss and other shoreline weeds. A minimal amount of Planktonic algae was observed on the west site of the lake. Treatment for the Planktonic algae was performed on 2/3/26. Results from this treatment can be seen in 7-14 days.



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Waterway Inspection Report | Page 5

Site Assessments

Pond 7

Comments:

Normal Growth Observed

A very minimal amount of algae was observed along pond floor. The water level is currently very low. Previously minimal amounts of Torpedograss and other shoreline weeds were targeted for treatment and positive results were seen. No other issues were observed.



Pond 8

Comments:

Not on Advanced Aquatic maintenance list

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Waterway Inspection Report | Page 6

Site Assessments

Pond 9

Comments:

Treatment In Progress

A trace amount of algae was observed on pond 9. This new growth was treated on 2/3/26. Please allow 7-14 days for results. No issues were observed with submersed weeds or shoreline weeds. Previously, a minimal amount of Planktonic algae was targeted for treatment and positive results were seen.



Pond 10

Comments:

Treatment In Progress

A minimal amount of Hydrilla and Algae were observed on pond 10. Both were targeted for treatment on 2/3/26. Results will be seen in 7-14 days. Treatments will continue to targeted these if new growth is observed. The water level is currently low.



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Waterway Inspection Report | Page 7

Site Assessments

Pond 11

Comments:

Normal Growth Observed

A trace amount of Hydrilla was observed. This will be targeted for treatment during the upcoming visits. The exposed sediment was recently treated for a minimal amount of Torpedograss and shoreline weeds and positive results were seen. No other issues were observed.

Fountain was operational.



Pond 12

Comments:

Site Looks Good

A trace amount of Hydrilla was observed. This will be targeted for treatment during the upcoming visits. The exposed sediment was recently treated for a minimal amount of Torpedograss and shoreline weeds and positive results were seen. No other issues were observed.

Aeration system was operational.



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Waterway Inspection Report | Page 8

Site Assessments

Pond 13

Comments:

Normal Growth Observed

The exposed sediment was recently treated for a minimal amount of Torpedograss and shoreline weeds and positive results were seen. No other issues were observed.

The native vegetation on east side of the pond is looking relatively healthy despite the cold weather recently.

Fountain was operational.



Pond 14

Comments:

Site Looks Good

The exposed sediment was recently treated for a minimal amount of Torpedograss and shoreline weeds and positive results were seen. No other issues were observed.

Fountain was operational.



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Waterway Inspection Report | Page 9

Site Assessments

Pond 15

Comments:

Normal Growth Observed

Previous treatments have targeted minimal amounts of Torpedograss and other shoreline weeds. Positive results have been observed from past treatments. Some patches of Lilies popping up within water body. Water clarity looks better than previous visit. Aerator system is operational.



Pond 16

Comments:

Site Looks Good

The exposed sediment was recently treated for a minimal amount of Torpedograss and shoreline weeds and positive results were seen. No other issues were observed. The water level is currently very low.

Fountain was operational.



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Park Place CDD

Key:

Ponds

Pond/Pond Number

Page 19





Highland park

Field Inspection Report - February 2026

Tuesday, 03 February 2026

Prepared For Board of Supervisors

45 Items Identified

45 Items Incomplete

John Fowler

Inframark

Item 1

Assigned To: Steadfast

Trash is present along the edge in Pond 3 and requires removal. The aerator is operating properly.

**Item 2**

Assigned To: Pine Lake

Tip frost damage has been noted on the Petite Ixora located at the corner of Bournemouth Road and Cotswold Dr. Removal is not recommended at this time, as the damaged material offers frost protection until all frost threats have passed.

**Item 3**

Assigned To: Pine Lake

A leaning cedar has been noted outside the perimeter wall on Racetrack Road, just south of the Fountainhead Drive intersection. The tree should be straightened and possibly staked. Additionally, the oak canopy over the sign should be raised, as it is beginning to make contact.



Item 4

Assigned To: Pine Lake

The pine canopy on Racetrack Road in front of Highlands should be raised, as it is beginning to block the "Begin Right Turn Lane" sign.



Item 5

Assigned To: Pine Lake

A leaning holly has been noted along Lake Bank No. 3 within the Racetrack Road right-of-way. The tree should be straightened and possibly staked.



Item 6

Assigned To: Pine Lake

Spanish moss should be removed from the bald cypress along the bank of Pond 3, located outside of Highlands within the Racetrack Road right-of-way.



Item 7

Assigned To: Pine Lake

Diagnose and treat the declining Indian Hawthorn beneath the Highland Park monument sign. Remove any dead or diseased material.



Item 8

Assigned To: Pine Lake

A pine tree has fallen in the median on Racetrack Road. Requesting a proposal for removal.



Item 9

Assigned To: Pine Lake

Pine Lake arborist requested to evaluate leaning pine tree in the Racetrack Rd. median and report on safety and structural condition.



Item 10

Assigned To: Pine Lake

Overgrown wax myrtle shrubs at Pond Bank #7 are encroaching on turf areas. Recommend selective trimming and raising of the canopy.



Item 11

Assigned To: Pine Lake

Pick up and dispose of landscape debris along CDD turf at Pond Bank #6 on Cotswold Drive.



Item 12

Assigned To: Pine Lake

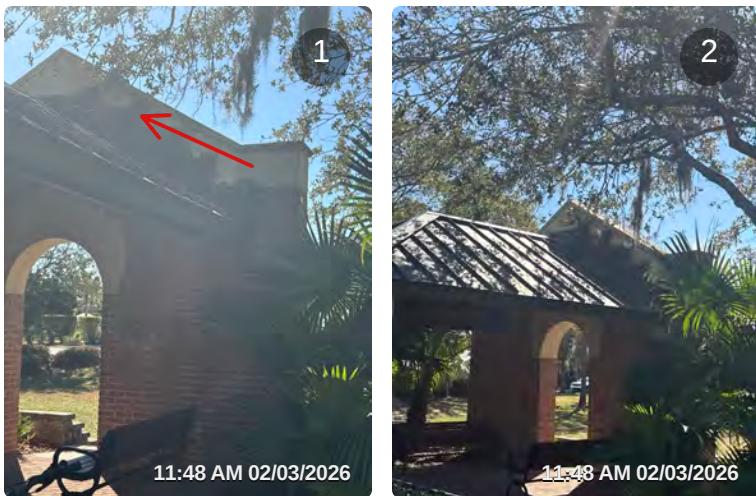
Remove the palm tree growing under the oak at the corner of Cotswolds Dr. and Bournemouth Rd. Prune palm fronds that are touching or encroaching on the bus stop gazebo, and remove ferns growing from cracks in the wood ceiling and brick of the gazebo to reduce structural impact and improve overall appearance.



Item 13

Assigned To: Pine Lake

Prune and remove oak branches touching the top of the gazebo at Ecclesia Dr. to reduce structural impact and ensure adequate clearance.

**Item 14**

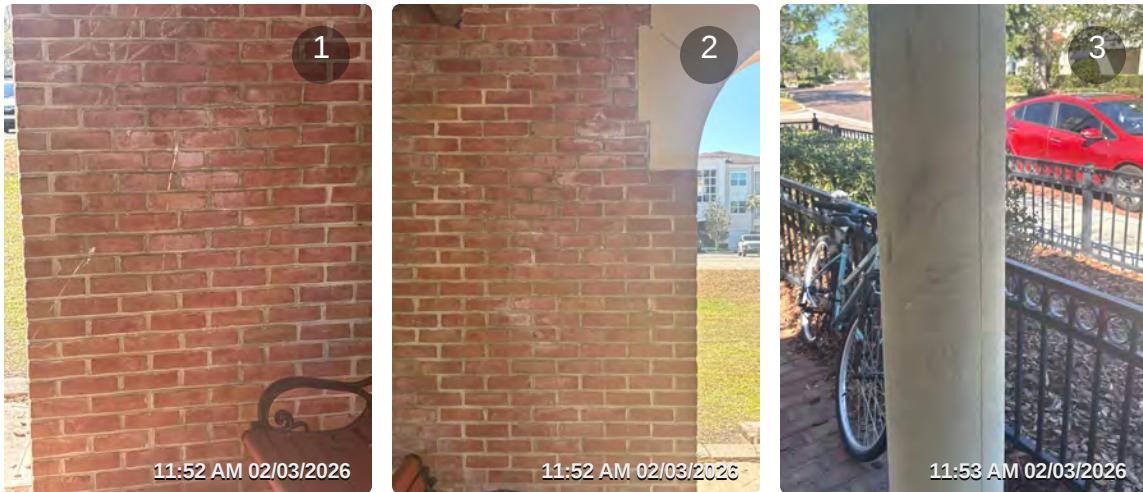
Assigned To: maintenance

lean and remove remnants of an insect nest from the eaves of the gazebo at the kids bus stop.

**Item 15**

Assigned To: maintenance

Provide general cleaning of the bus stop gazebo, including potential pressure washing and painting of the brick columns, as needed to restore appearance.



Item 16

Assigned To: Pine Lake

Evaluate, diagnose, and treat declining Indian hawthorns at the kids' bus stop, including removal of all dead or diseased material to improve plant health.



Item 17

Assigned To: Pine Lake

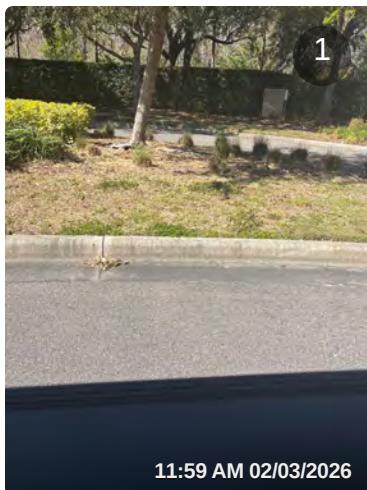
Perform general cleanup at the lift station located behind the preschool, including removal of palm volunteers, Brazilian peppers, and disposal of all landscape debris.



Item 18

Assigned To: Pine Lake

Recommend diagnosis and appropriate turf care for the median surrounding the Call Box at Splendid Lane/Canopy Drive.



Item 19

Assigned To: Pine Lake

Median island on Splendid Lane, just before Canopy Drive, has an exposed valve box; burying recommended.



Item 20

Assigned To: Pine Lake

Two dead pine trees observed in the median on Splendid Lane. Both trees have been tagged for possible removal.



Item 21

Assigned To: maintenance

Address and backfill rut in roadway on Canopy Drive near Whisper Lake Trail for maintenance.



Item 22

Assigned To: Pine Lake

Assess and provide treatment for declining Arboricola in the median island on Perfect Drive, including removal of dead or diseased material.



Item 23

Assigned To: Pine Lake

Dead branch observed in front of gazebo, hanging over playground; removal recommended.



Item 24

Assigned To: Pine Lake

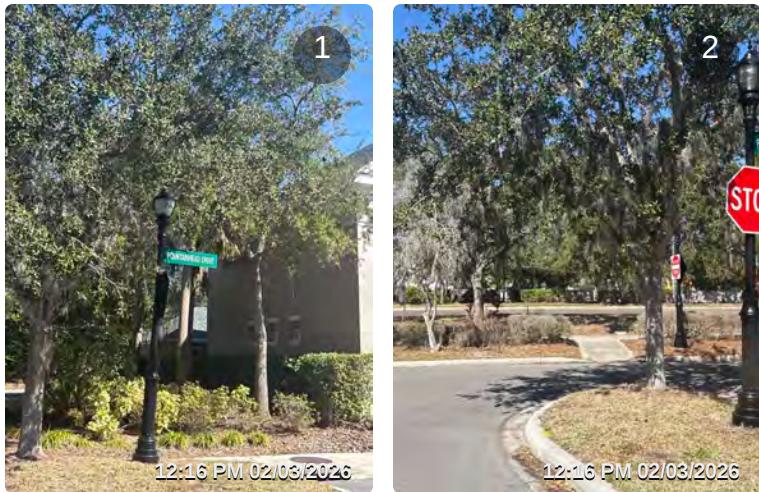
Two dead pine trees noted just outside the playground area. Both appear to have been marked for removal.



Item 25

Assigned To: Pine Lake

Remove sucker growth and clear oak limb around the light and overhanging the roadway at the Fountainhead Drive and Canopy Drive intersection.



Item 26

Assigned To: Pine Lake

Pine Lake arborist to evaluate the condition of two trees in decline along Canopy Drive across from Fountainhead Drive in the Racetrack Road right-of-way.



Item 27

Assigned To: Pine Lake

Diagnose and treat Ilex Shillings along Canopy Drive, across from Fountainhead Drive, on the sidewalk shared with Racetrack Road. Remove any grassy weeds and volunteer palms growing within the shrubs.



Item 28

Assigned To: Pine Lake

Inspect valve box covers at the corner of Racetrack Road and Canopy Drive for proper orientation and remove any vegetation obstructing access.



Item 29

Assigned To: Pine Lake

Schedule pruning of Ligustrum shrubs along the sidewalk on Racetrack Road in proximity to the Mobley intersection. Page 35



Item 30

Assigned To: Pine Lake

Treat a large active ant mound located under Ligustrum on the Racetrack Road right-of-way, just south of the walking bridge near the Mobley intersection. Once the mound is no longer active, level and smooth the area to match the surrounding grade.



Item 31

Assigned To: maintenance

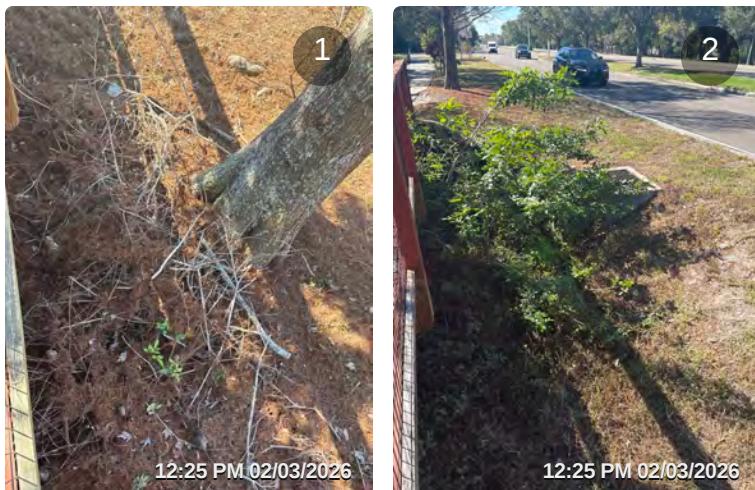
Noted small hole on walking bridge at Racetrack Road right-of-way near Mobley intersection, currently marked with a cone; repair needed.



Item 32

Assigned To: Pine Lake

Debris from bald cypress observed near walking bridge on Racetrack Road near Mobley intersection; Brazilian pepper starting to overgrow drainage structure should be addressed.



Item 33

Assigned To: maintenance

Broken sign identified along Racetrack Road right-of-way near the walking bridge by Mobley; removal recommended due to safety concerns.



Item 34

Assigned To: Pine Lake

Clear vegetation protruding through the sides of the walking bridge at Mobley Road and Racetrack Road intersection.



Item 35

Assigned To: maintenance

Racetrack Road right-of-way, south of walking bridge to Mobley Drive, has a downed sign adjacent to sidewalk.



Item 36

Assigned To: maintenance

The main park fountain at Highland Park was observed to be out of operation during this inspection.



Item 37

Assigned To: maintenance

Gazebo structures, including columns and benches, at Highland Park's main park require cleaning and repainting for proper upkeep.



Item 38

Assigned To: Pine Lake

Broken drain catch basin identified adjacent to gazebo at Highland Park's main park; repair recommended.



Item 39

Assigned To: Pine Lake

Address unwanted palm growth in the beds at Highland Park main park by removing volunteers.



Item 40

Assigned To: Pine Lake

Apply treatment to an active ant mound along the sidewalk at Highland Park's main park. After activity ceases, restore area to surrounding grade.



Item 41

Assigned To: Pine Lake

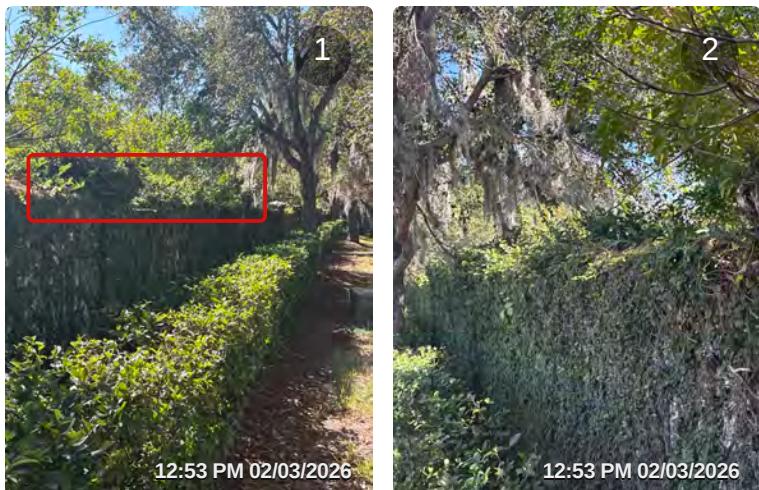
Open excavation near new valve box along parking area of Highland Park main park observed; recommend addressing promptly.



Item 42

Assigned To: Pine Lake

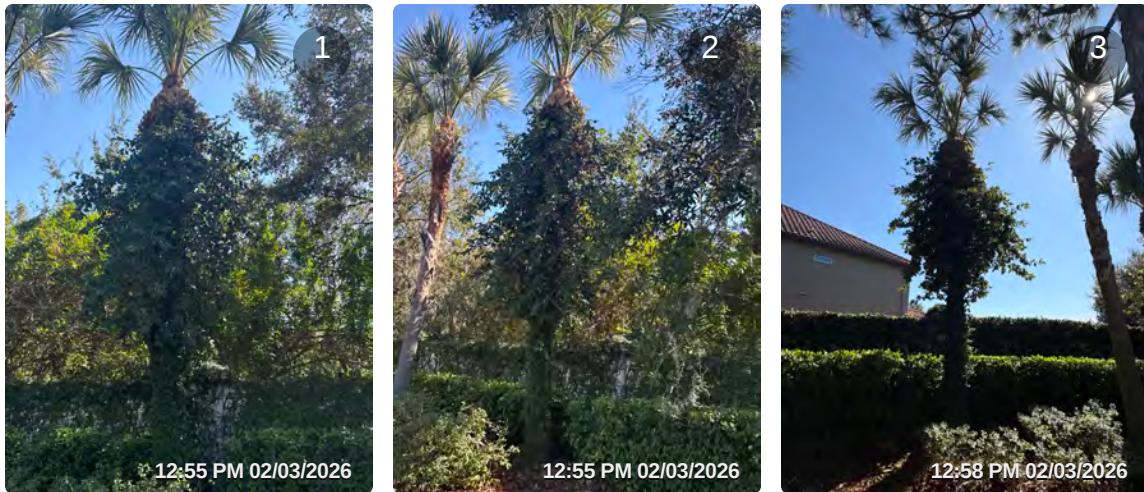
Recommend pruning of ivy along the perimeter wall between Highland Park and Calf Path on Racetrack Road right of way.



Item 43

Assigned To: Pine Lake

Address invasive vegetation growing in palms along Racetrack Road across from Waterchase community.



Item 44

Assigned To: Pine Lake

Trim back Brazilian pepper overgrowing the walking bridge just north of Calf Path along the Racetrack Road right-of-way.



Item 45

Assigned To: Pine Lake

Diagnose and treat declining Copperleaf at the north end of the walking bridge by Calf Path along the Racetrack Road right-of-way.





Mandolin Estates

Field Inspection Report February- 2026

Tuesday, 03 February 2026

Prepared For Board of Supervisors

10 Items Identified

10 Items Incomplete

John Fowler

Inframark

Item 1

Assigned To: aquatics

Remove and properly dispose of all accumulated debris within Pond Nine to maintain site conditions.



Item 2

Assigned To: district engineer

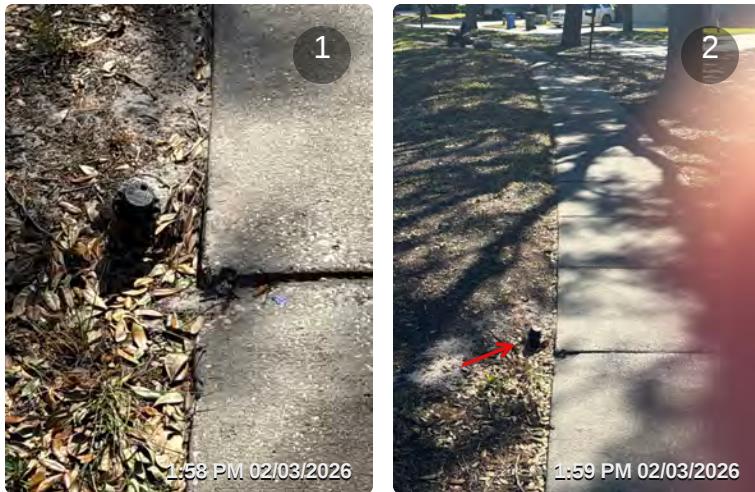
Inspect the culvert located on the side of the pond 11, which appears to be damaged, and determine whether repair or replacement is required.



Item 3

Assigned To: Pine Lake

Noting that an irrigation rotor head near the sidewalk at Pond 11 presents a possible trip hazard, it should be adjusted or flushed with the ground.



Item 4

Assigned To: Pine Lake

Raise the oak canopy along the sidewalk near the entrance gate of Pond 11 where a branch is low to improve clearance and pedestrian safety.



Item 5

Assigned To: Pine Lake

Treat the active ant mound located on top of the entrance retaining wall in front of the Mandolin Estate monument, and once the mound is no longer active, smooth it to match the surrounding grade.



Item 6

Assigned To: maintenance

A paver is missing next to the sidewalk on the entrance retaining wall in front of the Mandolin Estates monument and should be replaced to maintain safety and aesthetics.



Item 7

Assigned To: Pine Lake

Investigate and fill the large hole located between the Ilex Shillings in the entrance divider and median. Inspect the surrounding area for a potential irrigation break that may have caused the issue.



Item 8

Assigned To: Pine Lake

Repair the broken irrigation head located on the entrance median divider between the residence and guest areas to ensure proper irrigation coverage.



Item 9

Assigned To: maintenance

Restore the "No Soliciting" sign at the entrance guard gate to maintain proper posting and visibility for residents and visitors.



Item 10

Assigned To: maintenance

Inspect the rotted and damaged wood on the left entrance pillar of the gated portion of Mandolin Estates. Determine the extent of deterioration and complete repairs as needed to restore structural integrity and appearance.





Mandolin Reserve

Field Inspection Report - February 2026

Tuesday, 03 February 2026

Prepared For Board of Supervisors

12 Items Identified

12 Items Incomplete

John Fowler

Inframark

Item 1

Assigned To: aquatics

Remove landscape debris from Pond 15 while the water level is low to maintain cleanliness and prevent obstruction.

**Item 2**

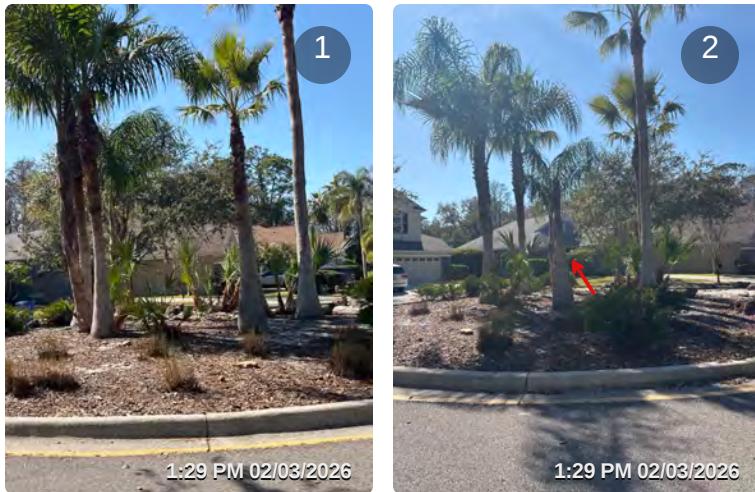
Assigned To: aquatics

The aeration system in Pond 15 is operating as intended, with no issues noted during inspection.

**Item 3**

Assigned To: Pine Lake

A dead palm tree has been observed at the end of Greensleevs Avenue roundabout. A proposal is needed for removal, and the cause of decline should be investigated.



Item 4

Assigned To: aquatics

Remove all dead vegetation along the shoreline of Pond 13 and assess the removal of dead bulrush in the pond to support water quality and aesthetics.



Item 5

Assigned To: maintenance

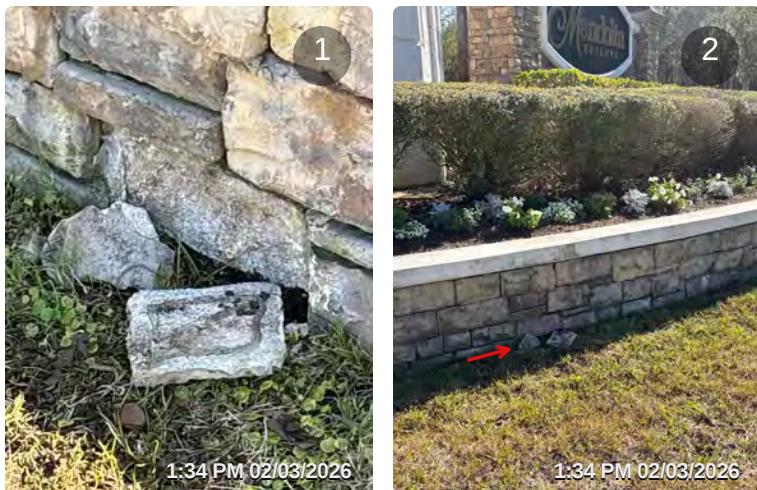
Inspect and repair the broken light at the Mandolin Reserve monument to ensure safety and visibility.



Item 6

Assigned To: maintenance

Replace or repair broken pavers on the retaining wall at the Mandolin Reserve monument to ensure structural integrity and maintain appearance.



Item 7

Assigned To: Pine Lake

Several staking systems for the Bottle Brush trees along the perimeter wall of the Citrus Park right-of-way are no longer securely attached. Remove the stakes if they are no longer needed, or reinstall as required.



Item 8

Assigned To: Pine Lake

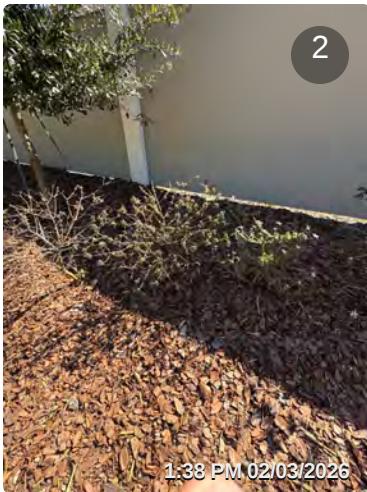
Evaluate, diagnose, and provide treatment for the declining Japanese Blueberry trees located in the median along Citrus Park outside Mandolin Reserve to improve their condition.



Item 9

Assigned To: Pine Lake

Firebush plants along the perimeter wall on Citrus Park right-of-way outside Mandolin Reserve were damaged by cold weather. Once frost is no longer a threat, these plants should receive a rejuvenation cutback to encourage recovery.



Item 10

Assigned To: Pine Lake

A large active ant mound is present at the Citrus Park and Blacksmith Drive exit intersection. Treat the mound, and once activity has ceased, smooth it to match the surrounding grade.



Item 11

Assigned To: maintenance

Inspect and repair the broken light on the bullnose of the median at the Blacksmith Drive entrance to ensure safety and visibility.



Item 12

Assigned To: Pine Lake

Diagnose and treats and declining variegated Pittisporum on Blacksmith Drive median before entering the guard gate. Remove any dead or diseased material.





Windsor Place

Field Inspection Report - February 2026

Tuesday, 03 February 2026

Prepared For Board of Supervisors

5 Items Identified

5 Items Incomplete

John Fowler

Inframark

Item 1

Assigned To: Pine Lake

Remove the dead shrub located on the Citrus Park right-of-way just south of the entrance to Windsor.

**Item 2**

Assigned To: Pine Lake

Ensure that valve boxes along the sidewalk right-of-way on Citrus Park, outside the Windsor Place perimeter wall, are properly edged and kept clear of vegetation.

**Item 3**

Assigned To: Pine Lake

A proposal is needed to remove dead branches from a Cedar tree along the sidewalk on the Citrus Park right-of-way, outside the Windsor perimeter wall, to ensure safety and maintain tree health.



Item 4

Assigned To: Pine Lake

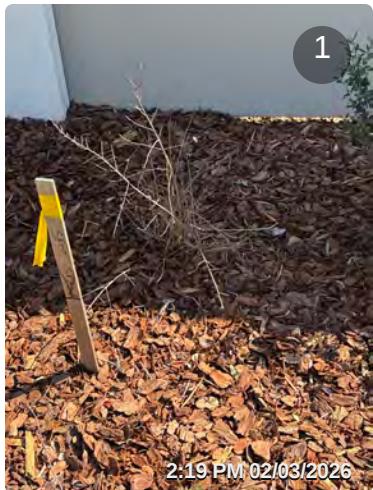
Another Cedar tree outside the Windsor perimeter wall has a broken branch that should be removed to ensure safety and prevent further damage.



Item 5

Assigned To: Pine Lake

Remove and replace the dead shrub located near the backflow along the Windsor perimeter wall on Citrus Park right-of-way to restore the appearance and health of the landscape.





ADVANCED AQUATIC SERVICES, Inc.
- WEIR REPAIR PROPOSAL- Pond #5

January 30, 2026

Park Place CDD
c/o Inframark
210 N. University Dr, Ste. 702
Coral Springs, FL 33071

Item Description

Advanced Aquatic shall perform the work in accordance with the following scope of services:

Pond #5- Lower the pond water level using a 3" pump. Fill existing cracks in the weir with concrete filler, then apply a new coat of concrete mortar to the weir.

Total \$2,880.00

- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt. Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
- 6.) This proposal shall be valid for 30 days upon receipt.

Signature: _____ Title: _____

Print Name: _____ Date: _____

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621

Jan 22, 2020 at 9:41:55 AM

11300-11598 Whisper Lake Trail
Page 62
Tampa, FL 33626
United States





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

SALESFORCE ID

ATTN: Angel Montagna, VP District Services
Inframark
313 Campus Street
Celebration, Fl. 34747

CELL: 407-947-1238
EMAIL: angel.montagna@inframark.com

RE: Park Place, CDD
313 Campus Street
Celebration, Fl. 34747

Proposal # 2026103

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

PRICING

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

Item	Description	Units	Quantity	Unit Cost	Total Cost
	Cleaning of Storm Drains	EA	77	\$225.00	\$17,325.00
	Disposal of debris at an approved facility, dump tickets will be provided upon request	LS	1	\$3,750.00	\$3,750.00
				TOTAL =	\$21,075.00

The above quote is for the cleaning of 77 catch basins, invoicing will be based on actual quantities encountered in the field. This quote encompasses the full cleaning of the catch basin and the cleaning of the connecting storm drainage passes via the hydro jetting of the lines to a maximum of 3 passes with the hydro jetter. The storm drains will not be plugged and will be cleaned in “The Wet”. Should any major blockages that could cause flooding be encountered, we will immediately notify the client and suggest drying out the affected system and perform a video inspection.

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

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

ITL GENERAL SCOPE OF WORK / RESPONSIBILITIES

ITL will provide the following:

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

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

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

TERMS AND CONDITIONS

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

ACCEPTANCE

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

Very truly yours,

Insituform Technologies, LLC.

Eddy Barba
Director of Operations

Accepted By: _____
(signed)

Date: _____

(print name)

Title: _____