

**WATERGRASS I  
COMMUNITY  
DEVELOPMENT DISTRICT**

**SEPTEMBER 18, 2025  
AGENDA PACKAGE**

**Teams Meeting Information**

[Join the meeting now](#)

**Meeting ID: 290 722 806 835 6**

**Passcode: nu2LS3Sg**



313 CAMPUS STREET  
CELEBRATION, FLORIDA 34747

# WaterGrass I Community Development District

## Board of Supervisors

Michael S. Leavor, Chairman  
Catherine Billington, Vice Chairman  
Matthew Balogh, Secretary  
Thaddeus Murrell, Assistant Secretary

## Staff:

Samantha Zanoni, District Manager  
Cari Webster, District Counsel  
Phill Chang, District Engineer  
Clay Wright, Inframark Field Service

## Regular Meeting Agenda Thursday, September 18, 2025 - 6:00pm

*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. Landscape

- i. Review of September 2025 OLM Report ..... Page 4
- ii. Review of September 2025 OLM Grade Sheet ..... Page 7
- iii. Consideration of LMP Cut Down Two Dead Pine Trees on Curly Berm  
Proposal #360974 ..... Page 8
- iv. Consideration of LMP Cut Down Dead Pine Tree on Glenbrook Playground  
Proposal #360974 ..... Page 12

#### B. Field Inspection Report..... Page 16

- i. Consideration of We Build Fun Shade Proposal #20250902-0001430 ..... Page 20
- ii. Consideration of Inframark Bench Removal & Replacement Proposal  
#WOWG08292025 ..... Page 23
- iii. Consideration of Tactical Pressure Washing & Paver Sealing  
Proposal #001927 ..... Page 26
- iv. Consideration of Inframark Pressure Washing Sidewalks Inside  
Playground Proposal #WOWGCDD-1-9-102025 ..... Page 30
- v. Consideration of Inframark Pressure Washing Sidewalks Outside  
Playground Proposal #WOWGCDD-2-9-102025 ..... Page 31
- vi. Consideration of Inframark Sidewalk Grinds Proposal  
#WOWGCDD-3-9-102025 ..... Page 32
- vii. Consideration of Inframark Fence Pressure Washing & Repair  
Proposal #WOWGCDD-5-9-102025 ..... Page 33

#### C. District Engineer

- i. Consideration of Site Masters Silvercreek MES & Erosion Repair Proposal..... Page 34
- ii. Consideration of Crosscreek Environmental Inc. MES Repair  
Proposal #13893 ..... Page 35

#### D. District Counsel

#### E. District Manager

### 5. Business Items

- A. Ratification of Track Lighting Maintenance Invoice #20225..... Page 36

### 6. Business Administration

#### District Office:

Inframark, Community Management Services  
313 Campus Street  
Celebration, Florida 34747  
954-603-0033

#### Meeting Location:

Watergrass Clubhouse  
32711 Windelstraw Drive  
Wesley Chapel, Florida 33545

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Clay Wright, Inframark Field Service

- A. Consideration of Regular Meeting Minutes from August 21, 2025 ..... Page 37
- 7. Supervisor Requests**
- 8. Audience Comments** -Three – (3) Minute Time Limit
- 9. Adjournment**

*The next meeting is scheduled for Thursday, October 16, 2025, at 6:00 p.m.*

## District Office:

Inframark, Community Management Services  
313 Campus Street  
Celebration, Florida 34747  
954-603-0033

## Meeting Location:

Watergrass Clubhouse  
32711 Windelstraw Drive  
Wesley Chapel, Florida 33545



## **WATERGRASS CDD 1**

LANDSCAPE INSPECTION

September 4, 2025

ATTENDING:

KEVIN PAJALA - LMP

GUILLERMO ISHIDA – LMP

ALEX FIGUEROA – LMP

BILL CONRAD – LMP

PAUL WOODS – OLM, INC.

**SCORE: 90%**

**NEXT INSPECTION  
OCTOBER 2, 2025 AT 1:30 PM**

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### **CATEGORY I: MAINTENANCE CARRYOVER ITEMS 08/07/2025**

#### **SUMMERGLADE**

12. Hat Pin Park: Improve Bermuda with supplemental nutrients.

### **CATEGORY II: MAINTENANCE ITEMS**

#### **BRIDGEVIEW**

1. Center median island: Rake back heavy accumulation of mulch at the crowns.
2. **Improve uniform fertility to Dactyl palms.**
3. South Bridgeview right of way: Prune back wood line overgrowth.
4. Control turf weeds in Bermuda.
5. Elevate Oaks to contract limits on the sidewalk side to improve light penetration to the shade impacted turf.
6. Remove leaves and fruit drop weekly.
7. Golf cart crossing: Remove mow duff in tree wells.
8. Along the Chancy Road frontage: Detail the soft edge along the asphalt exposing the fog line.
9. Treat for mite injury in Fakahatchee Grass.
10. Improve fertility to Fakahatchee Grass.

#### **GREYBROOK**

11. **Remove viney growth in beds weekly.**
12. Inbound right of way: Maintain a consistent height on Viburnum.
13. **Playground: Control weeds in the fall zone.**

14. Entrance gate: Improve Fakahatchee Grass.
15. Along the Anglestem lake shore: Reduce the overall height of Viburnum to 5 to 6 feet.

#### SUMMERGLADE

16. Control bed weeds.
17. Maintain consistent height on Viburnum hedgerows.
18. Hatpin Court: Reduce Spanish Moss in common area trees.
19. North end of the park: Control weeds in Fakahatchee Grass.
20. Hatpin Court: Improve turf recovery from mole cricket damage.
21. Prepare for warranty sod in the cul-de-sac controlling weeds.

#### PEREGRINA

22. North boundary fence: Elevate the trees to maintain mower access.
23. Gate keypad island: Confirm irrigation coverage and repair turf damage.
24. Pond: Line trim areas inaccessible to mowers.
25. Along the Anglestem north bound right of way: Remove dead Fakahatchee Grass.
26. **Fertilize and monitor improvement in the pest damaged Oleander.**
27. Adjacent to the south Silver Creek frontage: Rake out mow duff and control bed weeds in the grass stands.
28. **Silver Creek Park: Improve vigor and fertility in the newly installed Awbuki Viburnum.**
29. Prune to maintain consistent height in the large hedgerow areas.
30. Control turf weeds.
31. Control pest injury in turf.
32. During weekly visits remove debris weekly.
33. Playground: Control bed weeds.
34. Rejuvenate prune Red Fountain Grass once bloom cycles are complete.
35. Between levee road and north cul-de-sac: Maintain wood line overgrowth.

**CATEGORY III: IMPROVEMENTS – PRICING**

NONE

**CATEGORY IV: NOTES TO OWNER**

1. Contractor identified damage to the reclaimed backflow near waterfall and will provide a proposal to repair.
2. We recommend approval of proposal to remove the dead Pines across the Bridgeview frontage.

**CATEGORY V: NOTES TO CONTRACTOR**

NONE

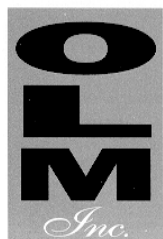
cc: Tabitha Blackwelder [Tabitha.blackwelder@inframark.com](mailto:Tabitha.blackwelder@inframark.com)  
Scott Carlson [scott.carlson@lmppro.com](mailto:scott.carlson@lmppro.com)  
Alex Figueroa [Alex.Figueroa@lmppro.com](mailto:Alex.Figueroa@lmppro.com)  
Bill Conrad [bill.conrad@lmppro.com](mailto:bill.conrad@lmppro.com)  
Kevin Pajala [Kevin.pajala@lmppro.com](mailto:Kevin.pajala@lmppro.com)  
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Samantha Ford [samantha.ford@inframark.com](mailto:samantha.ford@inframark.com)  
Clay Wright [clay.wright@inframark.com](mailto:clay.wright@inframark.com)  
Jennifer Goldyn [Jennifer.Goldyn@inframark.com](mailto:Jennifer.Goldyn@inframark.com)

# WATERGRASS CDD

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-8.5	Broadleaf, grassy
TURF INSECT/DISEASE CONTROL	10	-1.5	Mole cricket
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-3.5	Viney growth
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
CLEANLINESS	10	-1.5	Windfall
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
<b>MAXIMUM VALUE</b>	<b>145</b>		



Date: 9-4-25    Score: 90% \_\_\_\_\_ *Performance Payment™* % 100

Contractor Signature: \_\_\_\_\_

Inspector Signature: \_\_\_\_\_

Property Representative Signature: \_\_\_\_\_



## Proposal

**Proposal No.:** 360974

**Proposed Date:** 09/08/25

PROPERTY:	FOR:
Watergrass CDD Samantha Ford 32711 Windelstraw Dr Wesley Chapel, FL 33545	Cut Down Dead Pine Tree on Curley Berm



### Proposal provide for cut down two dead pine trees on Curley rd berm.

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.



### **Scope of Work:**

Hardwood trees will be pruned as specified in the production plan as required by location and species.

**Tree Care:** Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut  $\frac{1}{4}$  to  $\frac{1}{2}$  the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

**Style of Cut:** After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

### **Work Force**

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

### **Property Owner's Responsibility**

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) \_\_\_\_\_ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. \_\_\_\_\_ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. \_\_\_\_\_ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. \_\_\_\_\_ **Initial**

## Safety Measures

### *Worker Safety*

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

### *Protection of People and Property*

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

ITEM	QTY	UOM	TOTAL
<b>Arbor Care Services</b>			
<b>Tree Removal</b>			\$998.40
Tree Removal - Med (Flush Cut)	2.00	CT	
<b>Total:</b>			<b>\$998.40</b>

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

_____	_____
<b>Signature (Owner/Property Manager)</b>	<b>Date</b>

\_\_\_\_\_

**Printed Name (Owner/Property Manager)**

_____	_____
<b>Signature - Representative</b>	<b>Date</b>



**Proposal**

**Proposal No.:** 360970  
**Proposed Date:** 09/08/25

PROPERTY:	FOR:
Watergrass CDD Samantha Ford 32711 Windelstraw Dr Wesley Chapel, FL 33545	Cut Down Dead Pine Tree



**Proposal provide for cut down dead pine tree on Glenbrook play ground.**

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_____	_____
<b>Signature (Owner/Property Manager)</b>	<b>Date</b>

\_\_\_\_\_

**Printed Name (Owner/Property Manager)**

_____	_____
<b>Signature - Representative</b>	<b>Date</b>



## Watergrass I CDD

Field Inspection - August 2025

Friday, August 29, 2025

Prepared For Watergrass I CDD

15 Items Identified





### Item 1

Assigned To: Inframark

Proposal requested for sidewalk grinds/repairs.



### Item 2

Assigned To: Inframark

Proposal requested to replace the remaining 14 benches.



### Item 3

Assigned To: Inframark

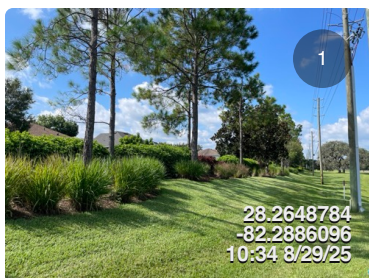
Proposal requested for new rims/backboards at the 6 basketball courts.



### Item 4

Assigned To: Miracle Playground Equipment

Proposal has been approved to replace the damaged/rusted playground equipment.



### Item 5

Assigned To: LMP

The turf, Fakahatchee, Copperleaf, Viburnum, Goldmounds, Magnolias, Pines, and Crape Myrtles are all healthy and well maintained along Curley Rd.



### Item 6

Assigned To: LMP

Possible irrigation leak at the playground on Summerglade Dr.  
Please diagnose asap.



### Item 7

Assigned To: LMP

Please keep the weeds treated in the playgrounds.



### Item 8

Assigned To: LMP/Pasco County

Sod replacement has been approved for the island at the end of Summerglade Dr. Pasco county has been dispatched to repair the broken reclaimed water line.



### Item 9

Assigned To: District Engineer

The district engineer will be providing quotes to repair the inlet structure at pond 5.



### Item 10

Assigned To: LMP

Weed detailing is needed in the Muhly Grass along Anglestem Blvd.

**Item 11**

Assigned To: LMP

The Podocarpus are still filling in at the entrance to Silvercreek.  
Please ensure proper fertilization.

**Item 12**

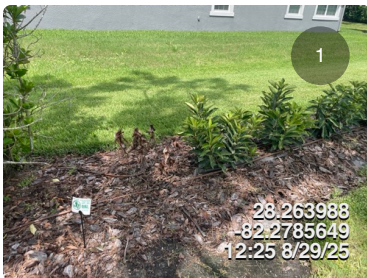
Assigned To: LMP

Vines and weeds need to be pulled from the Indian Hawthorne  
at the exit side of Silvercreek.

**Item 13**

Assigned To: District Engineer

The drainage system at the playgrounds is under review by the  
district engineer.

**Item 14**

Assigned To: LMP

One of the new Viburnum by the Silvercreek playground has  
died and needs to be replaced under warranty.

**Item 15**

Assigned To: Inframark

Please provide options to remove a section or repair the white  
fence along 7420 Leaf Blade Lane.



PO Box 29 | Allen, TX 75013

A Miracle Recreation Dealer for North, Central, West  
and the Panhandle of Texas, Michigan and New Mexico

## Sales Consultant

Ashley Fernandez +1(941)-301-7630

## CUSTOMER INFORMATION

Customer:	
Contact:	
Contact Info:	
Project Name:	Watergrass Shade Only SHADE
Install Address:	
End User:	
Ship to Address:	

## QUOTE

20250902-0001430	
Quote Date	Valid Until
09/02/2025	10/02/2025
Estimated Delivery	Estimated Install
2-4 Weeks	TBD

ITEM	DESCRIPTION	QTY	EACH	TOTAL
USA Shade	30' x 23' Hip Shade with 11' entry height and one (1) Shadesure fabric - Frame Color: TBD; - Shade Color: TBD	1	\$10,177.65	\$10,177.65
Shade Install	Installation of Shade equipment listed above including concrete footers includes excavation and haul off of dirt. Does not include concrete, landscaping, or sod.	1	\$32,300.10	\$32,300.10
Parts Freight	Shipping of parts	1	\$3,200.00	\$3,200.00
Engineered Drawings - Shelter	Engineered Drawings	1	\$850.00	\$850.00
Permit	Permit and Application Fees	1	\$2,025.00	\$2,025.00
Non-Taxable Items Subtotal				\$48,552.75
Provide Sales Tax Exemption Certificate if Tax Exempt. Final Prices Subject to State and Local Sales Tax			Total	\$48,552.75





PO Box 29 | Allen, TX 75013

A Miracle Recreation Dealer for North, Central, West  
and the Panhandle of Texas, Michigan and New Mexico

## Sales Consultant

Ashley Fernandez +1(941)-301-7630

## CUSTOMER INFORMATION

Customer:	
Contact:	
Contact Info:	
Project Name:	Watergrass Shade Only SHADE
Install Address:	
End User:	
Ship to Address:	

## QUOTE

20250902-0001430	
Quote Date	Valid Until
09/02/2025	10/02/2025
Estimated Delivery	Estimated Install
2-4 Weeks	TBD

Make Payable to: webuildfun, Inc PO Box 29, Allen, TX 75013

Payment Terms 50% Down with remainder due upon completion of project.

Price assumes play area border to be provided by "others" unless noted above. No bond or special insurance coverages are included unless noted above. Price assumes all site work, drainage away from play area & play area borders are to be provided by "others" at no cost to webuildfun unless specified otherwise in the quote above. This includes site prep, grade work, drainage, construction fencing, concrete borders, and site restoration. All additional services can be quoted upon request. webuildfun, inc. warrants the labor for replacement parts for 1 year, if webuildfun, Inc. provided the original installation. In the event rock is encountered, additional charges may be assessed. It is the responsibility of the owner to obtain permit(s) unless specified above. It is the responsibility of the owner to locate all underground utility lines. webuildfun, Inc will assist with this by requesting a line locate by calling 811, at the owner's request. webuildfun, Inc will make every reasonable effort to respect all marked utility lines and will repair damage(s) caused by webuildfun, Inc to marked utilities. webuildfun, Inc. will not be responsible for damage to unmarked utilities. Prices are guaranteed for 30 days from the date listed on quote.

Complete webuildfun Terms and Conditions on the following pages are incorporated into this quote by reference

Approval Signature

Date

PO Number

Send completed quote and purchase order to: ashley@webuildfun.com

## PROJECT DETAILS

Please provide the following information:

Project Total

Project Name: Watergrass Shade Only

\$48,552.75

Est. Project Start Date: \_\_\_\_\_

Bond Required: \_\_\_\_\_

Purchase Order #: \_\_\_\_\_

Est. Project Completion Date: \_\_\_\_\_

Contract Required: \_\_\_\_\_

Additional Details: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## SHIP TO CONTACT DETAILS

Company	
Street Address	
City, State, Zip	
Contact:	
Phone #	
Email:	

## BILLING CONTACT DETAILS

Company	
Street Address	
City, State, Zip	
Contact:	
Phone #	
Email:	

## INSTALLATION CONTACT DETAILS

Company	
Street Address	
City, State, Zip	
Contact:	
Phone #	
Email:	

## END USER (OWNER) CONTACT DETAILS

Company	
Street Address	
City, State, Zip	
Contact:	
Phone #	
Email:	

PLEASE RETURN ALL PAGES OF THIS QUOTE UPON ORDERING

## webuildfun, Inc. Terms and Conditions

**THIS QUOTE IS LIMITED TO AND GOVERNED BY THE TERMS CONTAINED HEREIN.** Webuildfun, Inc. objects to any other terms proposed by the Customer, in writing or otherwise as material alterations, and all such proposed terms shall be void

Payments will be made to webuildfun, Inc., PO Box 29, Allen, TX 75013 unless notified otherwise by webuildfun, Inc. in writing. Orders will not be placed until down payment is received when applicable. Purchase orders are accepted and will be evaluated by webuildfun to determine if other terms are negotiable with approved credit. Sales Representative are not authorized to approve terms. Customer agrees to pay all additional service charges for past due invoices. Customer must provide proper tax exemption certificated to webuildfun, Inc. and shall promptly pay and discharge all otherwise applicable taxes, license fees, levies, and other impositions on the equipment at owner's expense.

Prices reflected on quote assumes all site work to be done by others unless noted above. This Includes items like site preparation, grading work, drainage, construction fencing, concrete borders, and site restoration. All drainage within the playground border and away from the play area and play area borders will be provided by the Customer unless noted above. No bond or special insurance coverage is Included unless noted above. All additional services will be quoted by request only. webuildfun, Inc. warrants the labor for replacement parts for 1 year, if webuildfun, Inc provided the original installation. In the event rock is encountered, additional charges may be assessed.

It is the responsibility of the owner to obtain permit(s) unless specified above. It is the responsibility of the owner to locate all underground utility lines. webuildfun, Inc will assist with this by requesting a line located from 811 at the owner's request. webuildfun, Inc. will make every reasonable effort to respect all marked utility lines and will repair damage(s) caused by webuildfun, Inc to marked utilities. webuildfun, Inc will not be responsible for damage to unmarked utilities.

Prices are guaranteed for 30 days from the date listed on the quote. Shipping terms are FOB Origin (place of shipment) via common carrier designated by manufacturer. Customer authorizes webuildfun, Inc. to order and ship the equipment and agrees to pay webuildfun, Inc. the total amount specified. Customer will be responsible for receiving all merchandise from the truck unless otherwise specified.

1. **Default, Remedies & Delinquency Charges.** The Customer's failure to pay any invoice when due, or its failure to otherwise comply with the terms of this quote, shall constitute a default under all unsatisfied invoices ("Event of Default"). Upon an Even of Default, webuildfun, Inc. shall have all remedies available to it at law or equity, Including, without limitation, all remedies afforded a secured creditor under the Uniform Commercial Code. Customer agrees to assist and cooperate with webuildfun, Inc. to accomplish its filing and enforcement of mechanic's or other liens with respect to the equipment or its location or its repossession of the equipment, and Customer expressly waives all rights to possess the equipment after an event of default. All Remedies are cumulative and not alternative, and no exercise by webuildfun, Inc. of a remedy will prohibit or waive the exercise of any other remedy. Customer shall pay all reasonable attorney's fees plus any costs of collections Incurred by webuildfun, Inc. enforcing its rights hereunder. Subject to any limitation under law, the Customer shall pay to webuildfun, Inc. as liquidated damages, and not as a penalty, an amount equal to 1.5% per month of any payment that is delinquent in such month and is not received by webuildfun, Inc. within ten (10) days after the date on which due.
2. **Use & Maintenance.** Customer agrees to regularly inspect and maintain the equipment and to provide, inspect and maintain appropriate safety surfacing under and around the equipment, in accordance with ASTM standards and the current Consumer Product Safety Commission Handbook for Public Playground Safety.
3. **Limitations of Warranty/ Indemnity for Miracle Recreation Products.** Miracle Recreation Equipment Company (MREC) makes no equipment warranties except for those standard warranties issued with the equipment, which are Incorporated herein by this reference. MREC specifically disclaims and implied warranty of merchantability or fitness for a particular purpose and any liability for Incidental or consequential damages. To the extent allowable under law, Customer agrees to defend, indemnify and save MREC and webuildfun, Inc. harmless from all claims or any kind for damages of any kind arising out of Customers alteration of the equipment, its failure to maintain the equipment, its failure to properly supervise equipment, or its failure to provide and maintain appropriate types and depths of safety surfacing beneath and around the equipment in accordance with MREC's installation and owner's manuals and the most current consumer product safety commission handbook for public playground safety.
4. **Restrictions.** Until all amounts due hereunder are paid in full, Customer shall not: (i) permit the equipment to be levied upon or attached under any legal process; (ii) transfer title to the equipment or any Customer's rights therein; or (iii) remove or permit the removal of the equipment to any location not specified in this quote.
5. **Purchase Money Security Interest.** The Customer hereby grants, pledges, and assigns to webuildfun, Inc. and webuildfun, Inc. hereby reserves a purchase money security interest in, the equipment to secure the payment and performance in full of all o Customer's obligations hereunder. The Customer agrees that webuildfun, Inc may file one or more financing statements, in order to allow it to perfect, acquire and maintain a superior interest in the equipment.
6. **Choice of Law and Jurisdiction.** All agreements between Customer and webuildfun, Inc. shall be interpreted, and the parties' obligations shall be governed by the laws of the state of Texas without reference to its choice of law provisions. The Customer hereby consents to the personal jurisdiction of the state and federal courts located in the county of Collin, Texas.
7. **Title; Risk of Loss; Insurance.** Title to equipment shall pass to the Customer upon shipment. Customer assumes all risk of loss or destruction of or damage to the equipment by reason of theft, fire, water, or any other cause, an in the occurrence of any such casualty shall not relieve the Customer from its obligations hereunder and under any invoices. Until all amounts due hereunder are paid in full, Customer shall insure the equipment against all such losses and casualties.
8. **Waiver, Invalidity.** Webuildfun, Inc. may waive a default hereunder, or under any invoice or other agreement between the Customer and webuildfun, Inc. or cure such a default at Customer's expense, but shall have no obligation to do either. No waiver shall be deemed to have taken place unless it is in writing, signed by webuildfun, Inc. Any one waiver shall not constitute a waiver of other defaults or the same kind of default at another time, or a forfeiture of any rights to webuildfun, Inc. hereunder or under any invoice. The invalidity of any portion of this quote shall not affect the force and effect of the remaining valid portions hereof.
9. **Entire Agreement; amendment; Blding nature.** This fully executed quote, as supplemented by change orders and invoices containing exact amounts of estimates provided herein, constitutes the complete and exclusive agreement between the parties. A change order is a written instrument signed by the Customer and webuildfun, Inc. stating their agreement as to any amendment in the terms of this quote. The Customer acknowledges that change orders may result in delays and additional costs. The parties agree that all change orders shall Include appropriate adjustments in price and time frames relating to any requested amendments. Upon full execution, this quote shall be binding upon and inure to the benefit of the parties and the successors and assigns.
10. **Counterparts, Electronic Transmission.** This Quote, any invoice, and any other agreement between parties may be executed in counterparts, each of which shall constitute an original. Electronic signatures and electronic transmission are acceptable to both the Customer and to webuildfun, Inc.



# MAINTENANCE Solutions



[www.inframark.com/community-management/#maintenance](http://www.inframark.com/community-management/#maintenance)

# MAINTENANCE SOLUTIONS

With over 25 years of maintenance and project management construction experience, Inframark can align with your community's maintenance goals. From general maintenance service orders to large scale building renovations, let us know how we can serve your community.

- ADA Skid Pad Replacements
- Community Inspections/ Reporting
- Debris Removal
- General Maintenance
- Landscape Inspections/ Reporting
- Light Changeouts and Maintenance
- Maintenance of Storm Structures
- Management of Vendor Contracts
- Minor Boardwalk and Wood Structure Repairs
- Minor Electrical
- Minor Patch Repairs in Roadways or Alleyways
- On-site Staff
- Painting
- Pressure Washing
- Porter Services
- Review of Landscape Architectural Designs
- Sidewalk Grinding and Replacement
- Sign Installations and Maintenance

## CONTACT US TODAY

to see how we can provide quality maintenance for your community.

GC# CBC1257480

CALL **407.566.1935** or

EMAIL **[maintenance@inframark.com](mailto:maintenance@inframark.com)**

**[www.inframark.com/community-management/#maintenance](http://www.inframark.com/community-management/#maintenance)**







Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

Date: 08/29/2025

Work Order # WOWG08292025

Customer ID: WATERGRASS CDD I

Quotation valid until 09/29/2025

Phone: 407-861-7233

Prepared by: Don Cameron

Description		Unit Price	Quantity	Amount
Remove, install and dispose of 14 in-ground park benches				
Materials:				
Benches / close replacement / Qty: 14		\$1,175/ea	14	\$16,450
In-ground mount / Wilton bench TBN-147 / green				
Labor:				
Remove, assemble and install all benches		\$75/hr	2 hrs x 14	\$2,100
Cement bags		\$8.00/ea	28	\$224
<b>Subtotal</b>				<b>\$18,249</b>
<b>Shipping</b>				<b>\$550</b>
<b>Disposal Fee</b>				<b>\$299</b>
<b>Total</b>	<b>Labor and Materials</b>			<b>\$19,623</b>

**Full payment is due within 30 days of finalizing the project.**

If you have any questions concerning this quotation, please contact:

Don Cameron at [Donald.Cameron@Inframark.com](mailto:Donald.Cameron@Inframark.com)By: Don Cameron

By: \_\_\_\_\_

Date: 08/29/2025

Date: \_\_\_\_\_

Inframark

WATERGRASS CDDI

Inframark Offices – Celebration – Tampa

We are proud to provide a range of services for your community.



# ESTIMATE

# EST-001927

Estimate Date: Aug 26, 2025

Expiry Date: Sep 23, 2025

## FROM:

### Tactical Pressure Washing & Paver Sealing

License: 113533

33501 Prospect Road

Dade City, FL, 33525

Email: david@tacticalpressurewashing.com

Phone: (813) 551-0966

## TO:

### Watergrass Cdd1, Meritus Corp.

Attn: Samantha Ford

2005 Pan Am Circle

Tampa, FL, 33607

Phone: (813) 295-5455

(813) 991-3140

## JOB:

#	Services	Qty	Price	Discount	Tax (%)	Total
1	HOA Community Sidewalk/Curb Power Wash (linear feet)	56068.00	\$0.43	\$0.00	No Tax	\$24,109.24
	Pre-Treat with Chlorine/Algecide mixture and ensure homeowner's grass is not over sprayed.					
	High Pressure Wash Sidewalks,curbs, storm drain covers, and street gutters to removal all organic stains.					
	Rinse all dirt, chemicals, and debris from sidewalks and homeowner's property.					
	Ensure hoses and equipment do not enter homeowner's yards.					
	Use a county issued hydrant meter and local hydrants as a water source.					
	Bridgeview: 13464 feet					
	Glenbrook: 5290 feet					
	Summerglade: 6636 feet					
	Peregrina: 7392 feet					
	Silvercreek: 6336 feet					
	Angelstem South: 5200 @ 5' (=6500 standard 4')					
	Angelstem North: 2900 @ 5' 2275 @ 12' (=3625+ 6825)					

#	Services	Qty	Price	Discount	Tax (%)	Total
2	Softwash All community playgrounds and monuments/signs	11.00	\$35.00	\$0.00	No Tax	\$385.00
	Chemical softwash to remove dirt, organic stains, insects and other debris. Includes curbing around playgrounds.					
Subtotal						\$24,494.24
Grand Total (\$)						\$24,494.24

### Accepted payment methods

Credit Card, Check, Cash, Venmo, Zelle

### Message

We would be happy to have an opportunity to work with you.

### Terms

Thank you for selecting us to take care of your power washing needs. By accepting the terms and conditions below, you are forming a legally binding contract for services to be provided in exchange for the payment quoted.

### Description of Binding Agreement

These terms and conditions serve as a legally binding agreement between the property owner, hereby identified as "the client" and Tactical Pressure Washing, LLC and its owners, agents, and employees, hereby identified as "the company," for the execution of services in exchange for payment for residential or commercial exterior cleaning services to include pressure washing and non-pressure washing. The services provided by the company are subject to the following terms which may be updated at any time without notice to the client.

### Authorizations

The client agrees to allow the company access to the property for the purposes of completing cleaning service requested. The client understands that the cleaning service will be completed in the timeframe given during the estimate. Due to unforeseen circumstances such as inclement weather, the cleaning service may need to be rescheduled for the next available business day. The client understands that the company will do its best to reschedule quickly but must work around other scheduled clients and weather.

The client agrees to allow the company to park at the end of Angelstem Road while utilizing a county provided hydrant meter to fill the power washing truck water tanks.

## Acknowledgement of Risks and Release of Liability

Power washing uses high pressure and caustic chemicals to clean difficult stains off exterior surfaces. Utilizing this pressure allows the best clean possible, however, operating at such high pressure can also cause damage. The company's technicians are well trained in utilizing their equipment and take the utmost precautions in making sure the company does not cause harm to clients' property. The company uses safe techniques with the use of low pressure on delicate surfaces such as siding, however, damage can still occur to any delicate surface due to poor maintenance, neglect to the property, and/or low-grade building materials. It is the client's responsibility to ensure that their property has been maintained in accordance with its manufacturer's recommendations and any defects or areas of concern are repaired prior to washing to ensure a watertight seal. The client assumes all risk and takes responsibility for any damage that occurs due to improper maintenance.

### Sidewalk Cleaning Acknowledgement

The equipment used to properly and safely clean the sidewalks requires grass to be edged, and access to the entire width of the sidewalk. Customers that have decorative curbing, grass growing over the sidewalks, rocks spilling onto the sidewalks, and any other objects blocking access will not be cleaned.

### Street Gutter Cleaning Acknowledgement

Street gutters that have vehicles parked in front of them will not be cleaned, as we, the company, cannot assume any liability for damage to a vehicle from trying to clean around it.

### Curb Cleaning Acknowledgement

Utilizing high pressure to properly clean the curbs may displace some of the mulch within the planters. We will make an effort to clean to the best of our efforts; however, some further clean-up may be required by the client's landscaping crews.

### Grass Acknowledgement

The company will use a mild chlorine solution to ensure proper cleaning of the concrete surfaces. This solution may temporarily brown the edges of the grass; however, after a few weeks it will return to its normal state. The company is not liable for any existing damage or issues with plants adjacent to the areas to be serviced.

### On the Days of Service

The client shall:

Remind all homeowners of the work to be completed and ask for vehicles to be clear of the sidewalks and street gutters.

### Content Release and Use

The client agrees to allow the company to utilize any photos, videos, descriptions, or reviews of the property and/or the client in the context of marketing or advertising for the company, provided that the company will not include sensitive information such as addresses or full names. The company will use these media items described in this section without any compensation to the client. The client agrees not to seek punitive action in a civil court of law regarding the development, display, reproduction, or printing of the above media.

### Payment Terms

Payment is due upon completion of work unless otherwise agreed by the client and the company in writing.

### Agreement to Terms

By accepting an estimate, the client agrees that all the specifications and conditions are satisfactory and hereby accepted. The client authorizes the company to complete the work as specified on the proposal/estimate form. The client releases the company from property damage unless damage is caused by gross negligence or willful misconduct. The company is not responsible for damage to failing paint on curbing and grass on the edges of the sidewalks.



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signed on 26-Aug-2025  
by Tactical Pressure Washing & Paver Sealing



Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Date: 08/29/2025  
Work Order # WOWGCDD-1-9-102025  
Customer ID: Watergrass CDD1

Phone:656-247-3501

Quotation valid until 11/31/2025

Prepared by: **Nate Montagna**

Description		Unit Price	Quantity	Amount
Pressure Washing playground sidewalks inside playground areas only for all 6 playgrounds		.21/sf	5,280sf	\$1,108.80
Total	Labor and Materials			\$1,108.80

**Full payment is due within 60 days of finalizing the project.**

If you have any questions concerning this quotation, contact Nate Montagna at [nmontagna@Inframark.com](mailto:nmontagna@Inframark.com)

By: Nathaniel Montagna

Date: 09/10/25  
Inframark

By: \_\_\_\_\_

Date: \_\_\_\_\_  
Watergrass I CDD



Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Date: 08/29/2025  
Work Order # WOWGCDD-2-9-102025  
Customer ID: Watergrass CDD1

Phone:656-247-3501

Quotation valid until 11/31/2025

Prepared by: **Nate Montagna**

Description		Unit Price	Quantity	Amount
Pressure Washing playground sidewalks outside the  playground areas for all 6 playgrounds		.21/sf	14,105sf	\$2,962.05
<b>Total</b>	<b>Labor and Materials</b>			<b>\$2,962.05</b>

**Full payment is due within 60 days of finalizing the project.**

If you have any questions concerning this quotation, contact Nate  
Montagna at [nmontagna@Inframark.com](mailto:nmontagna@Inframark.com)

By: Nathaniel Montagna

By: \_\_\_\_\_

Date: 09/10/25  
Inframark

Date: \_\_\_\_\_  
Watergrass I CDD



Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Date: 08/29/2025  
Work Order # WOWGCDD-3-9-102025  
Customer ID: Watergrass CDD1

Phone:656-247-3501

Quotation valid until 11/31/2025

Prepared by: **Nate Montagna**

Description		Unit Price	Quantity	Amount
Sidewalk grinds		\$48	\$53	\$2,544.
<b>Total</b>	<b>Labor and Materials</b>			<b>\$2,544.00</b>

**Full payment is due within 60 days of finalizing the project.**

If you have any questions concerning this quotation, contact Nate  
Montagna at [nmontagna@Inframark.com](mailto:nmontagna@Inframark.com)

By: Nathaniel Montagna

By: \_\_\_\_\_

Date: 09/10/25  
Inframark

Date: \_\_\_\_\_  
Watergrass I CDD





Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Date: 08/29/2025  
Work Order # WOWGCDD-5-9-102025  
Customer ID: Watergrass CDD1

Phone: 656-247-3501

Quotation valid until 11/31/2025

Prepared by: **Nate Montagna**

Description		Unit Price	Quantity	Amount
Fence pressure wash / repairs @ 7420 Leaf Blade / Silvercreek		\$475	1	\$475
Pressure wash CDD fence and landscape block base / one side due to 8' hedge on backside. Replace missing fence caps				
<b>Total</b>	<b>Labor and Materials</b>			<b>\$475.00</b>

**Full payment is due within 60 days of finalizing the project.**

If you have any questions concerning this quotation, contact Nate Montagna at [nmontagna@Inframark.com](mailto:nmontagna@Inframark.com)

By: Nathaniel Montagna

By: \_\_\_\_\_

Date: 09/10/25  
Inframark

Date: \_\_\_\_\_  
Watergrass I CDD

**Site Masters of Florida, LLC**  
5551 Bloomfield Blvd.  
Lakeland, FL 33810  
Phone: (813) 917-9567  
Email: tim.sitemastersofflorida@yahoo.com

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**PROPOSAL**

**Watergrass I CDD**

**Silvercreek MES and Erosion Repair**

**9/9/2025**

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**Remediate damage from erosion at MES on pond south of  
Silvercreek Way and east of Anglestem Blvd.**

**Scope of work includes:**

- remove and replace broken concrete MES slab
- replace eroded soil as needed
- place rubble rip-rap as 2' border at top and sides of new slab
- restore area with sod as needed

**TOTAL     \$5,400**



## Crosscreek Environmental Inc.

111 61st Street East  
Palmetto, FL 34221  
admin@crosscreekenv.com

Estimate

Date	Estimate #
9/5/2025	13893

## Name / Address

Watergrass CDD  
BGE, Inc  
Phil Chang  
5426 Bay Center Drive, Suite 100  
Tampa, FL 33609

\* Estimate Good For 30 Days

Description	Qty	Rate	Total
<p>Watergrass CDD MES Repair</p> <p>MES Repair - Provide all labor, equipment, and materials to complete the restoration of one (1) MES per the BGE, Inc. supplied aerial map. The MES pad will be carefully removed to not damage concrete pipe. The eroded area around, underneath, and in front of the MES will be filled and compacted with fill dirt, regraded, then stabilized with FW404 reinforcement matting. A new MES pad will be framed and poured in the existing location. FW404 matting to be covered with limestone rip rap to prevent future erosion. Rip rap collar will extend 2'-3' around the MES. A rip rap splash pad will be added in front of the MES. Cost includes Bahia sod replacement around the MES and any disturbed areas.</p> <p>**It will be the Owners responsibility to keep sod watered once Contract Work has been completed.**</p> <p>30% deposit due prior to commencement of work. Amount to be deducted from final invoice.</p>	1	14,575.00	14,575.00
Please sign and return if accepted		<b>Total</b>	<b>\$14,575.00</b>

\*\* All warranties exclude acts of God.  
 \*\* There is a 3.5% fee for all payments made via credit card.  
 \*\* All contracts over \$10,000.00 will receive a notice to owner (NTO).

Phone # (941) 479-7811 Fax # (941) 479-7812

www.crosscreekenvironmental.com



**WATERGRASS I COMMUNITY DEVELOPMENT DISTRICT**  
**August 21, 2025 - Minutes of Meeting**  
**Page 1**

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**MINUTES OF MEETING**  
**WATERGRASS I**  
**COMMUNITY DEVELOPMENT DISTRICT**

The Watergrass I Community Development District regular meeting of the Board of Supervisors was held on Thursday, August 21, 2025, and called to order at 6:00 p.m. at the Watergrass Clubhouse, 32711 Windelstraw Drive Wesley Chapel, Florida 33545.

Present and constituting a quorum were:

Michael Leavor	Board Supervisor, Chair
Catherine Billington	Board Supervisor, Vice Chair
Matthew Balogh	Board Supervisor, Assistant Secretary
Thaddeus Murrell	Board Supervisor, Assistant Secretary

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

Samantha Zaroni	District Manager, Inframark
Clay Wright	Field Manager, Inframark
Bill Conrad	LMP
Kevin Pajala	LMP
Alex Figueroa	LMP
Guillermo Ishida	LMP
Residents and Members of the Public.	

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

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Ms. Zaroni called to order at 6:00 pm and conducted roll call. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Motion to Adopt Agenda**

On MOTION by Ms. Billington, seconded by Mr. Balough, with all in favor, motion to adopt the August 21, 2025, agenda, carried.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

There being none, the next order of business followed.

**FOURTH ORDER OF BUSINESS**

**Business Items**

On MOTION by Mr. Balough, seconded by Mr. Leavor, with all in favor, motion to open the Public Hearing on Fiscal Year 2026 Budget and Levying of Assessments, carried.

Ms. Zaroni reviewed the approved Fiscal Year 2026 budget with the Board and discussed the biggest contributing factors for the assessment increase.

Mr. Leavor discussed carrying over \$100,000 from the reserves to offset some of the increase in assessments. The Board agreed.

On MOTION by Mr. Balough, seconded by Ms. Billington, with all in favor, motion to carry forward \$100,000 from the reserves to lower the budget assessments, carried.

No further comments for the Public Hearing on Fiscal Year 2026 Budget and Levying of Assessments.

On MOTION by Mr. Leavor, seconded by Mr. Balough, with all in favor, motion to close the Public Hearing on Fiscal Year 2026 Budget and Levying of Assessments, carried.

**A. Public Hearing on Fiscal Year 2026 Budget**

**1. Consideration of Resolution 2025-03; Adopting Fiscal Year 2026 Budget**

On MOTION by Mr. Balough, seconded by Ms. Billington, with all in favor, motion to approve Resolution 2025-03; Adopting Fiscal Year 2026 Budget, carried.

**B. Public Hearing on Levying O&M Assessments for Fiscal Year 2025-2026**

**1. Consideration of Resolution 2025-04; Levying O&M Assessments for Fiscal Year 2026**

On MOTION by Ms. Billington, seconded by Mr. Murrell, with all in favor, motion to approve Resolution 2025-04; Levying O&M Assessments, carried.

**C. Consideration of Resolution 2025-05; Setting Fiscal Year 2026 Meeting Schedule**

On MOTION by Ms. Billington, seconded by Mr. Balough, with all in favor, motion to approve Resolution 2025-05; Setting Fiscal Year 2026 Meeting Schedule, carried.

**D. Review of Fiscal Year 2024-2025 Goals and Objectives**

Ms. Zaroni reviewed the Fiscal Year 2024-2025 Goals and Objectives and the Board had no comments for questions.

**E. Consideration of Fiscal Year 2025-2026 Goals and Objectives**

On MOTION by Mr. Leavor, seconded by Ms. Billington, with all in favor, motion to approve the Fiscal Year 2025-2026 Goals and Objectives, carried.

**F. Discussion of Vacant Seat**

The Board tabled the discussion on the vacant seat until a later date.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape**

LMP representatives, Mr. Conrad, Mr. Pajala, Mr. Figueroa and Mr. Ishida, provided the Board with updates regarding the district's landscaping.

Mr. Murrell voiced concerns regarding the weeds in the bushes at Silvercreek Way and Anglestem Blvd.

LMP discussed the issues with the Summerglade Dr. Cul De Sac and asked Ms. Zaroni to reach out to the County to repair the broken meter. LMP also requested the residents of Summerglade Dr. Cul De Sac be advised not to turn off the meter or the controller.

Discussion ensued regarding drainage issues at the parks and the Board requested Ms. Zaroni reach out to Mr. Chang regarding inspecting the areas before the Board approves the mulch replacement proposal #357661.

Discussion ensued regarding proposal #340383 (previously approved) – pruning the trees in the right of way. LMP provided the Board with clarification regarding the scope of service the proposal covered. The Board agreed to move forward with the proposal.

Discussion ensued regarding drainage issues at 32212 Garden Alcove Loop. Proposal #357707 to install a French drain was presented to the Board. The Board decided not to move forward with the proposal based on Ms. Webster's recommendations.

**1. Field Inspection Report**

Mr. Wright discussed his report with the Board and highly recommended the Board revisit replacing the remaining benches in the community as well as the playground proposal.

**2. OLM Report June-August 2025**

The Board reviewed the report and had no questions or comments.

**3. OLM Grade Sheet June-August 2025**

The Board reviewed the report and had no questions or comments.

**4. Ratification of LMP Silver Creek Tree Removal Proposal #342190**

On MOTION by Mr. Balough, seconded by Mr. Murrell, with all in favor, motion to approve the Ratification of LMP Silver Creek Tree Removal Proposal #342190, carried.

**5. Ratification of LMP Summerglade Dr. Tree Removal Proposal #352330**

On MOTION by Mr. Murrell, seconded by Mr. Leavor, with all in favor, motion to approve the Ratification of LMP Summerglade Dr. Tree Removal Proposal #352330, carried.

**6. Ratification of LMP Bridgeview Tree Removal (Pond) Proposal #352339**

On MOTION by Mr. Balough, seconded by Ms. Billington, with all in favor, motion to approve the Ratification of LMP Bridgeview Tree Removal (Pond) Proposal #352239, carried.

**7. Ratification of LMP Bridgeview Tree Removal Proposal #352322**

On MOTION by Ms. Billington, seconded by Mr. Murrell, with all in favor, motion to approve the Ratification LMP Bridgeview Tree Removal Proposal #352322, carried.

**8. Consideration of LMP Irrigation Proposal #350365**

On MOTION by Ms. Billington, seconded by Mr. Murrell, with all in favor, motion to approve LMP Irrigation Proposal #350365, carried.



**9. Consideration of LMP Sod Replacement Proposal #353606**

On MOTION by Ms. Billington, seconded by Mr. Leavor, with all in favor, motion to approve LMP Sod Replacement Proposal #353606 for full sod replacement, carried.

**B. District Engineer**

There being none, the next order of business followed.

**C. District Counsel**

There being none, the next order of business followed.

**D. District Manager**

Ms. Zanoni provided the Board with updates regarding their budget as of July 31, 2025.

Mike Signs provided two additional proposals for the Board and asked if the Board wished to replace two signs in the community at a discounted rate. The Board declined the offer.

Ms. Zanoni announced the next scheduled meeting on September 18, 2025, at 6:00 p.m. and advised the Board that Mr. Perez will be conducting the September meeting.

**1. Consideration of Miracle Recreation Equipment Co. Proposal #OE25007621**

On MOTION by Ms. Billington, seconded by Mr. Leavor, with all in favor, motion to approve Miracle Recreation Equipment Co., carried.

**2. Consideration of Opening a Savings Account**

On MOTION by Mr. Murrell, seconded by Ms. Billington, with all in favor, motion to open a Valley National Operating and Money Market account and close the Truist Operating account to capitalize on interest for the district, carried.

**3. Acceptance of April 2025 1<sup>st</sup> Quarter & July 2<sup>nd</sup> Quarter Website Audit**

On MOTION by Mr. Leavor, seconded by Mr. Balough, with all in favor, motion to approve the April 2025 1<sup>st</sup> Quarter and July 2025 2<sup>nd</sup> Quarter Website Audit., carried.

**4. Acceptance of Fiscal Year 2024 Audit**

On MOTION by Ms. Billington, seconded by Mr. Leavor, with all in favor, motion to approve the Fiscal Year 2024 Audit, carried.

**SIXTH ORDER OF BUSINESS      Business Administration**

**A. Consideration of Regular Meeting Minutes from May 15, 2025**

On MOTION by Ms. Billington, seconded by Mr. Murrell, with all in favor, motion to approve the Regular Meeting Minutes from May 15, 2025, carried.

**B. Consideration of May 2025 & June 2025 Financial Statements**

On MOTION by Ms. Billington, seconded by Mr. Murrell, with all in favor, motion to approve the May 2025 & June 2025 Financial Statements, carried.

**C. Consideration of May 2025 & June 2025 O&M Expenditures**

On MOTION by Ms. Billington, seconded by Mr. Leavor, with all in favor, motion to approve the May 2025 & June 2025 O&M Expenditures, carried.

**SEVENTH ORDER OF BUSINESS      Supervisor Request**

There being none, the next order of business followed.

**EIGHTH ORDER OF BUSINESS      Audience Comments**

There being none, the next order of business followed.

**NINETH ORDER OF BUSINESS      Adjournment**

On MOTION by Mr. Balough, seconded by Mr. Leavor, with all in favor, the meeting was adjourned at 7:32 p.m.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman