



Touchstone Community Development District

February 10, 2026

Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 269 336 481 806 06

Passcode: kF6Bu6Fs

Call In Number: 1-646-838-1601

Conference ID: 195 220 789#

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

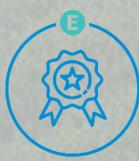
CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Touchstone Community Development District

Agenda Page 2

Board of Supervisors

Anson Angail, Chairman
Gregory Elliot, Vice Chairman
Timothy Fisher, Assistant Secretary
Kelly Hanlon, Assistant Secretary
Corliss Ball, Assistant Secretary

Staff:

Alba Sanchez, District Manager
Michael Broadus, District Counsel
Todd Amaden, District Engineer
Jason Combee, Steadfast Alliance
Christina Fowler, Inframark Field Service
Kareen Baker, District Admin
Jonathan Sciortino, District Accountant
Fasil Salih, Onsite Manager

Meeting Agenda

Tuesday, February 10, 2026 – 8:00 a.m.

Call In Number: 1-646-838-1601 Phone Conference ID: 195 220 789#

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. District Accountant
 - B. Field Inspection Page 4
 - C. Landscape
 - D. District Engineer
 - E. District Counsel
 - F. Onsite Manager Page 16
 - G. District Manager
 - i. Consideration of Resolution 2026-01, Removing Assistant Treasurer and Appointing Secretary Page 19
5. Business Items
 - A. Consideration of Phantom Fitness Services Estimate #01212026-F1 Page 20
 - B. Consideration of Phantom Fitness Services Estimate #01212026-F2 Page 23
 - C. Consideration of Phantom Fitness Services Estimate #01212026-T Page 26
 - D. Consideration of Harrison Contracting Company Proposal - Interior Door Repaint Page 30
 - E. Consideration of Termi-Nate Pest Management Estimate #5472 Page 32
 - F. Consideration of Sundek of West Florida Proposal Page 33
 - G. Consideration of ASP Service/Repair Quote #26025-1 Page 35
 - H. Consideration of Cooper Pools Quote #506 Page 37
 - I. Consideration of Cooper Pools Quote #507 Page 40
 - J. Consideration of Cooper Pools Quote #508 Page 43
 - K. Consideration of Cooper Pools Quote #509 Page 46
 - L. Consideration of Cooper Pools Quote #510 Page 49
 - M. Consideration of Cooper Pools Quote#511 Page 52
 - N. Consideration of Admiral Furniture Quote #53391-00004477 – Curve Couches Page 55
 - O. Consideration of Revisions for the Recreational Center Facilities Policy Page 57
 - P. Consideration of Steadfast Alliance Estimate SCA3116 – Ditch Clearing Page 73
 - Q. Consideration of Steadfast Alliance Estimate SCA3178 – Amenity Center Entry and Parking Plant Replacements Page 74
 - R. Consideration of Steadfast Alliance Estimate – Community Mulch Page 76
 - S. Consideration of Steadfast Alliance Estimate – Amenity Center New Landscape Design 1 Page 77

District Office:

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

Meeting Location:

The Touchstone Clubhouse
4205 Wild Senna Blvd
Tampa, Florida 33619

Touchstone Community Development District

Agenda Page 3

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T. Consideration of Steadfast Alliance Estimate – Amenity Center New Landscape Design 2.....	Page 79
U. Consideration of Steadfast Alliance Estimate – Amenity Center New Landscape Design 3.....	Page 81
6. Business Administration	
A. Consideration of Minutes from the Meeting held on January 13, 2026	Page 83
7. Supervisor Requests	
A. Review of Florida Highway Patrol (FHP) Reports	
8. Audience Comments – <i>Three- (3) Minute Time Limit</i>	
9. Adjournment	

The next meeting is scheduled for Tuesday, March 10, 2026, at 8:00 a.m.

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

Meeting Location:

The Touchstone Clubhouse
4205 Wild Senna Blvd
Tampa, Florida 33619



Touchstone CDD

Thursday, 22 January 2026

Prepared For Board Of Supervisors

20 Items Identified

20 Items Incomplete

Christy Fowler

Inframark

Item 1

Assigned To: Steadfast Aquatics

Pond One**Overall Condition:**

Observation during the walk-around indicates that Pond One has shown improvement since the previous inspection and currently appears to be in good condition.

Color Uniformity:

The addition of pond dye during routine maintenance visits was discussed as a means to maintain uniform coloration across all ponds. Recommended dye options include black or blue.

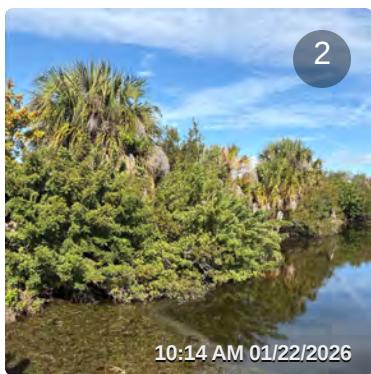
Debris Observed:

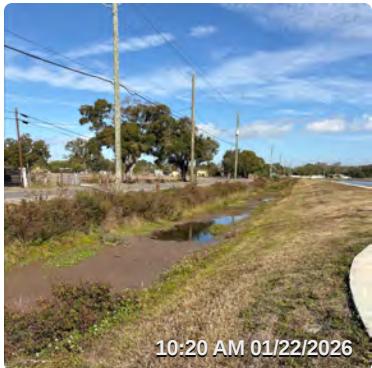
Debris was observed within the pond. It was discussed that recent maintenance activities, including string trimming along the pond's edge, likely contributed to debris entering the water.

Recommendation: Remove accumulated debris from the pond and continue monitoring during future maintenance to minimize reoccurrence.

Invasive Vegetation:

The removal of invasive Brazilian pepper trees along the pond perimeter was discussed to help improve visibility, reduce competition with desirable vegetation, prevent further spread, and enhance overall pond health and aesthetics.





Item 2

Assigned To: Onsite

Drainage Ditch located along S 70th St

Condition Observed:

During the field inspection, a drainage ditch was identified that requires attention beyond routine landscape maintenance.

Recommendation / Next Steps:

The ditch appears to fall under Hillsborough County responsibility. It is recommended that the community formally notify Hillsborough County to request evaluation, treatment, and corrective action. Coordinated outreach from multiple community members may help expedite review and resolution.



Item 3

Assigned To: Steadfast Aquatics

Vegetation previously treated is exhibiting die-back.

Recommend ongoing monitoring and treatment as necessary.

Item 4

Assigned To: Onsite

Wildlife Concern

Condition Observed:

Deceased ducks were observed on the roadway, as a result of vehicle strikes.

Recommendation / Action Required:

Contact Hillsborough County to report the wildlife incident for proper removal and to determine if additional measures or signage are needed to address ongoing wildlife safety concerns.



Item 5

Assigned To: Steadfast

Tree Replacement – Camden Field Parkway

It was noted that tree replacements have been approved for previously flush-cut trees along Camden Field Parkway.

Next Steps:

Coordinate replacement scheduling and planting in accordance with the approved plan.

Monitor installation to ensure proper planting depth, staking (if required), and establishment practices.

Item 6

Assigned To: Maintenance/ Onsite

Fence Inspection – Wild Senna Boulevard

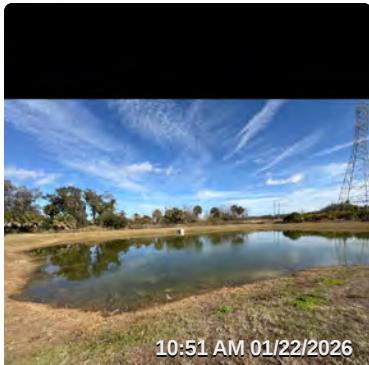
Condition Observed:

The chain-link fence along Wild Senna Boulevard requires multiple repairs, with sections showing damage and deterioration.

Recommendation:

Inspect all affected sections of the chain-link fence and complete necessary repairs or replacements, including posts, fabric, and hardware, to restore structural integrity and safety. Remove and secure any loose materials to prevent hazards and maintain appearance.

Would the board like estimates for this?



Item 7

Assigned To: Steadfast Aquatics

Pond 9 – Algae Observation

Condition Observed:

Algae growth was observed in and around Pond 9.

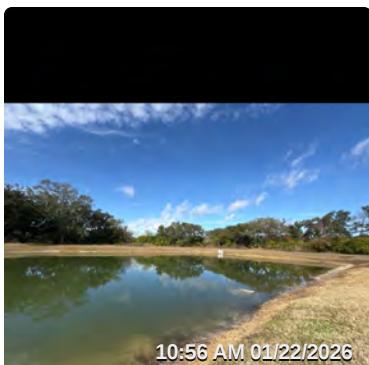
Recommendation:

Treat algae in accordance with approved aquatic management practices to prevent excessive growth and maintain water quality. Continue routine monitoring and schedule follow-up treatments as needed to reduce recurrence.

Item 8

Assigned To: Steadfast

Ant Activity: Ants were observed throughout the community. Treatments with Advion are currently in place. Continue to scout all affected areas during each service, paying close attention to high-traffic zones, mulch beds, and landscape borders. Adjust treatments as needed based on activity levels.



Item 9

Assigned To: Steadfast Aquatics/ Onsite

Trash in Pond 8: Some trash was observed in Pond 8 near the residence with trash cans out. Recommend removing debris during service to maintain pond health and appearance. Encourage residents to secure trash cans to prevent future littering.

Item 10

Assigned To: Steadfast/ Onsite

Plant Material

Condition Observed

Arboricola plants not thriving around the pool deck are scheduled for removal; Copperleaf is planned for installation.

Recommendation:

Proceed in spring once chance of freeze has passed with replacement to maintain landscape aesthetics and plant health. Ensure proper planting depth and care for new Copperleaf installations to support establishment.

Splash Pad

Surface shows wear and deterioration. Faisal is collecting estimates for resurfacing.

Palms

Condition Observed:

Leaves appear chlorotic, possibly due to planting depth and standing water or soil conditions.

Recommendation:

Evaluate soil and root placement; apply targeted fertilization to promote healthy growth.

Monitor palms post-treatment and adjust care as needed.

Debris Management on the pool deck

Condition Observed:

Debris and leaves present between landscape services.

Recommendation:

Blowing between services during bimonthly service periods.

Light Fixtures in front of Amenity Center

Condition Observed:

Fixtures appear misaligned and may need adjustment.

Recommendation:

Inspect and adjust all light fixtures to ensure proper alignment and functionality. Replace or repair any damaged units.

Downspouts

Condition Observed:

Downspout at the front left of the amenity center is detached.

Recommendation:

Reattach or adjust downspout to ensure proper water flow and prevent standing water or erosion issues. Monitor after adjustment.

Drainage – Sidewalk and Pool Area

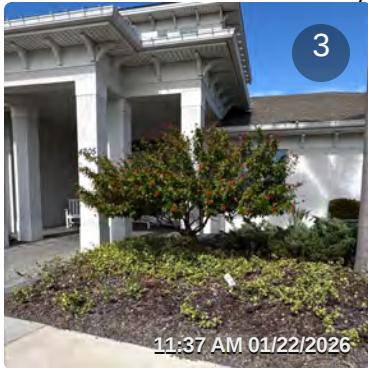
Condition Observed:

Water pooling observed at the left corner sidewalk; potential covered irrigation head. (Jason is going to further investigate)

Pool runoff is leaking onto adjacent fields and sidewalks, creating a safety and liability concern.

Recommendation:

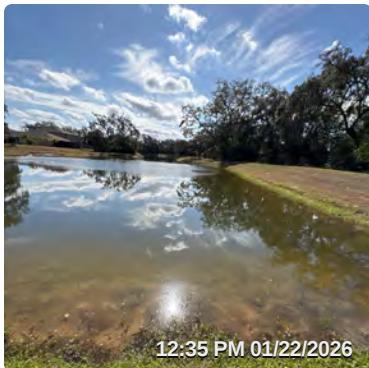
Repair pool leaks and redirect runoff to prevent standing water and reduce liability risks. Monitor area post-repair to confirm effective resolution.



Item 11

Assigned To: Steadfast

Irrigation Covers: Noted irrigation covers in need of replacement. While onsite, it was indicated by Jason with Steadfast this will be addressed. Continue to monitor until replacements are completed.



Item 12

Assigned To: Steadfast Aquatics

Overall Condition:

Pond 7

Vegetation Observed:

Weed presence was observed near the bank.

Recommendation: Treat undesirable vegetation as part of routine aquatic or shoreline maintenance and continue monitoring to prevent spread.



Item 13

Assigned To: Steadfast

A discarded Christmas tree was observed behind the dog park along Summer Savory Street.

Recommendation:

Remove and properly dispose of the dumped tree. Continue monitoring the area and report/remove any unauthorized dumping promptly to maintain cleanliness and site appearance.



Item 14

Assigned To: District Manager

Condition Observed:

The gate along Spring Snowflake Avenue requires pressure washing due to visible dirt and buildup.

Recommendation:

Pressure wash the gate to remove accumulated grime and restore a clean, well-maintained appearance. Include this location in routine cleaning.

Item 15

Assigned To: District Manager/Steadfast

Roundabout / Pond 8

Valve/battery clock cover – Open/Trip Hazard:

The drain cover requires repair and presents a trip hazard.

Recommendation: Repair or properly secure the drain cover as soon as possible to eliminate safety risks. I am not sure if this one is included in the ones that are being planned for.

Fence Condition:

A fenced area is open. Please confirm if this is supposed to be open or if we need to secure it.

Island Area:

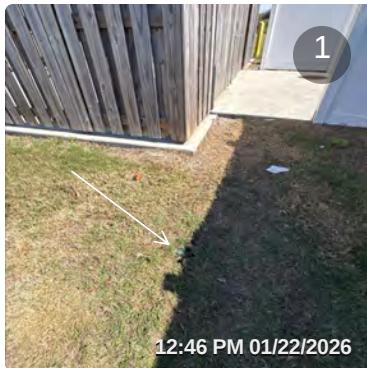
Holly shrubs are not thriving.

Recommendation: Evaluate irrigation coverage and overall watering patterns for the island to determine if inadequate or uneven irrigation is contributing to plant decline. Adjust irrigation

Dead Plant Material:

Dead grasses were observed in the landscape area.

Recommendation: Remove dead grasses to improve appearance.



Item 16

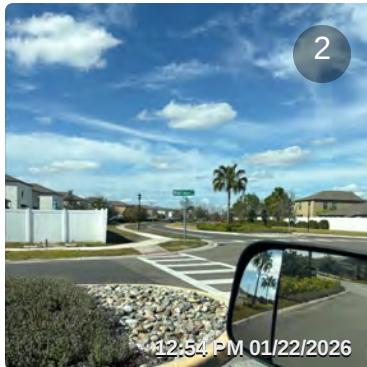
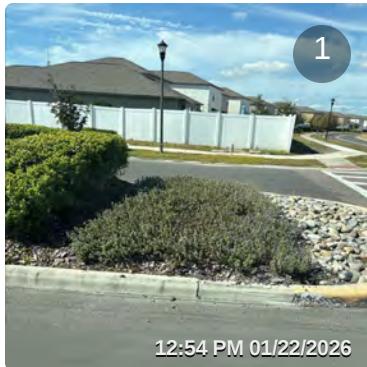
Assigned To: Steadfast

Median Plantings – Blue Daze

Blue Daze plantings in the medians appear leggy.

Recommendation:

Cut back Blue Daze in late February through mid-March to promote regeneration and encourage dense new growth. Apply an ornamental fertilizer following pruning to support healthy recovery and improved vigor. Monitor regrowth and adjust maintenance as needed.



Item 17

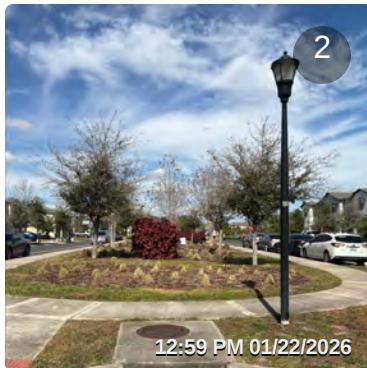
Assigned To: Steadfast

Island Landscaping – Wild Center & Clary Sage

Status Update:

Grasses within the islands at Wild Center and Clary Sage have been cut back. Steadfast

indicated they will continue cleaning up and refining these grasses over the next few months as part of ongoing maintenance efforts.



Item 18

Assigned To: District Manager/Steadfast/Maintenance

Broken fence panel observed along Globe Thistle Drive; repair recommended.

Staining present along vinyl fence; cleaning or maintenance advised.

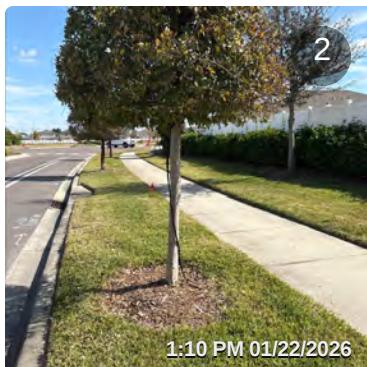
Overhanging limbs along property line need to be cut back.
Would the board like proposals for any of these items?

Item 19

Assigned To: Steadfast

Turf Health: Weeds are present, and some areas of grass are patchy. It is recommended to inspect the irrigation system for proper coverage and functionality. Address any deficiencies or targeted fertilization to improve turf density and overall health.

Tree Maintenance: Hanging tree straps were observed and should be removed promptly to maintain a clean, safe landscape.



Manager's Report

System Implementation & Staff Readiness

The installation schedule for the new system has been finalized, and all staff members have completed training. Administrative access for the team has been fully established, ensuring the system is ready for deployment.

Pond Maintenance – Steadfast Aquatics

Concerns regarding pond performance were escalated to Steadfast's Aquatics Division management. Corrective actions were implemented, and a formal request was made to replace the current pond technician due to performance concerns.

Pool Infrastructure

A newly identified pool leak was reported by ASP Pools. A repair proposal has been received and is currently under review.

Plumbing Repairs

Coordination with the plumbing contractor regarding urinal repairs has been completed. Repairs have been approved and scheduled for Wednesday.

Furniture & Cushion Repairs

Damaged cushions were collected by Admiral Furniture for repair and have since been fully replaced. A furniture proposal has been obtained and is under review.

Pest Control & Amenity Center

Additional pest control services were performed by Steadfast, followed by a comprehensive walkthrough of the amenity center. While several anthills were successfully treated, some remain active and will require continued attention.

To ensure a proactive approach, a secondary pest control vendor was engaged for evaluation and

preventative recommendations. A proposal has been received and is under review.

Community Communications

Residents were notified via e-blast of the scheduled FOB audit dates.

Painting Projects

Proposals have been received for painting the gym and bathroom doors. Additional vendor outreach is underway to ensure competitive pricing and best value.

Security & Signage

A trespassing sign was obtained from the Sheriff's Office. The sign does not carry an expiration date and is available for deployment as needed.

Gym Improvements

Gym baseboard repairs have been completed. Proposals from the gym vendor are under review, including an option to replace the existing carpet with rubber flooring to improve durability, ease of maintenance, and sound reduction. A site visit has been scheduled for final measurements.

Fencing

A damaged fence along S. 78th Street was identified and repaired. Additionally, a heavily soiled fence along Spring Snowflake Ave was cleaned to improve overall appearance.

Ponds & Water Features

A walkthrough was completed with Florida Fountains to explore options for fountains and pond

aeration to enhance aesthetics and pond health. Additional research is required prior to proposal submission. Other vendors are being engaged, with additional walkthroughs scheduled.

Lighting & Energy

A damaged TECO light pole was reported and has been repaired. Follow-up is pending with the prior energy audit consultant to determine recommended next steps.

Right-of-Way Mowing

Multiple attempts to coordinate right-of-way mowing with the County have not received a response. Service requests continue to be submitted, and follow-up efforts remain ongoing through both the County portal and phone outreach.

Maintenance Operations

The Inframark maintenance team is actively addressing maintenance items on-site while also identifying opportunities for proactive improvements.

Management Focus

Ongoing efforts remain centered on maintaining operational stability, improving asset longevity, and enhancing the overall resident experience. Updates will continue as initiatives progress.

RESOLUTION 2026-01

A RESOLUTION REMOVING LEAH POPELKA AS ASSISTANT TREASURER AND APPOINTING BRIAN LAMB AS SECRETARY OF TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Touchstone Community Development District desires to remove Leah Popelka as Assistant Treasurer and appoint Brian Lamb as Secretary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT:

1. Leah Popelka is removed as Assistant Treasurer.
2. Brian Lamb is appointed Secretary.

Adopted this 10th day of February 2026

Chairperson/Vice Chairperson

Secretary/Assistant Secretary

PHANTOM FITNESS SERVICES

ESTIMATE

18142 Powerline Rd
Dade City FL 33523

CDD- [Touchstone]
4223 Globe Thistle Dr
Tampa, FL 33619
alba.sanchez@inframark.com

Description: Estimate

Date: 01/21/2026
INV#01212026-F1
Terms: Check

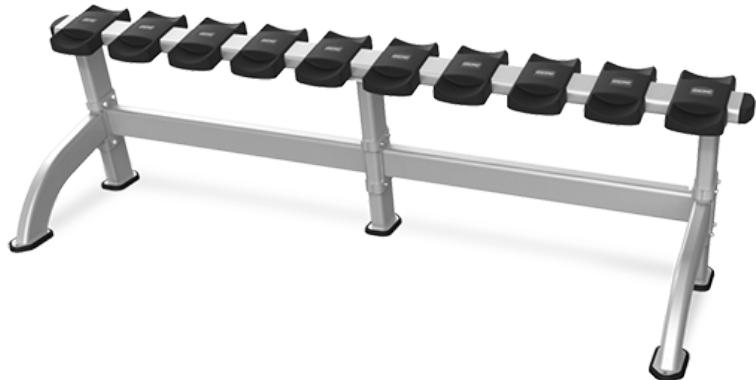
Description	Qty	MSRP	Sale Price
Stairmaster 4G LCD	1	\$ 7,499.00	\$ 4,999.00
55 Hiiit Hex Dumbbell set of 2	1	\$ 300.00	\$ 272.00
60 Hiiit Hex Dumbbell set of 2	1	\$ 334.00	\$ 304.00
65 Hiiit Hex Dumbbell set of 2	1	\$ 366.00	332.00
70 Hiiit Hex Dumbbell set of 2	1	\$ 400.00	364.00
75 Hiiit Hex Dumbbell set of 2	1	\$ 436.00	396.00
Kevlar Rubber Med Ball 4lb	1	\$ 57.00	52.00
Kevlar Rubber Med Ball 8lb	1	\$ 86.00	78.00
Kevlar Rubber Med Ball 12lb	1	\$ 114.00	104.00
Kevlar Rubber Med Ball 20lb	1	\$ 156.00	142.00
Single Dumbbell Storage Rack (5 Pair)	1	\$ 1,479.00	1,299.00
		Subtotal	\$ 8,342.00
		Installation	TBD
		Freight	TBD
		Tax	Exempt
		Total	\$ 8,342.00

Notes: This order can ship as soon as payment is received. Depending on which units you decide to proceed with, I can generate a freight and installation quote accordingly. After this ships we can coordinate an

installation date, please have the fitness center closed for the entire day of delivery.

Stairmaster Warranty: The 4G Stairmaster is a smaller version of the full size 8GX. 10 year limited warranty on the structural frame, 3 year parts and labor warranty on the components. The single dumbbell storage rack will hold the new 55-75lb dumbbells and install next to the existing dumbbell rack.

Thank you!



CORE HEALTH & FITNESS

PRODUCT WARRANTY MATRIX

1/2

Each Core Health & Fitness product will carry its own limited warranty, as set forth on the official Core Health & Fitness website. Such warranty will be buyer's sole and exclusive remedy for any breach of warranty. Core Health & Fitness disclaims all other warranties, express or statutory, including any warranty of merchantability, any warranty of fitness for a particular purpose and any implied warranties arising from a course of dealing or usage of trade. This warranty supersedes all other warranties, including any warranties based on oral representations. This warranty extends only to the original end user customer and is not transferable. This warranty does not cover defects caused by negligence; improper maintenance, improper storage; misuse; installation not in accordance with Core Health & Fitness' printed instructions; abuse; normal wear and tear; contact with liquids; application other than intended use; or installation of unapproved third party products. Core Health & Fitness' sole liability under this warranty is limited to the repair or replacement of the product. Core Health & Fitness will not be liable for incidental or consequential damages. Some states do not allow the exclusion or limitation of incidental and consequential damages, so the above limitation may not apply. Warranty returnable items are required to be returned to Core Health & Fitness within 21 days of the parts arriving or service completion. Any items not returned within 21 days may be subject to a core charge.

UNITED STATES / CANADA - WARRANTY STATEMENT

UK / GERMANY /

ALL OTHER

CORE
HEALTH & FITNESS

PRODUCT WARRANTY MATRIX

2/2

UNITED STATES / CANADA - WARRANTY STATEMENT				UK / GERMANY / SPAIN / BRAZIL	AII OTHER GLOBAL MARKETS
COMMERCIAL	LIGHT COMMERCIAL / VERTICAL	CONSUMER	INTERNATIONAL COMMERCIAL	INTERNATIONAL DISTRIBUTION	
Facilities that charge dues and/or > 8 hours/ day usage	No dues paying facility and < 8 hours/day usage	Home setting, equipment used by home occupants only			
HIT MASTERS™, HITMILL™ X*	Limited 10 warranty on structural frame not including coatings, all other components warranted for 1 year, parts and labor, wear 1 year, parts and labor.	Limited 10 warranty on structural frame not including coatings, all other components warranted for 1 year, parts and labor, wear 1 year, parts and labor.	Limited 10 warranty on structural frame not including coatings, all other components warranted for 1 year, parts and labor, wear 1 year, parts and labor.	Limited 10 warranty on structural frame not including coatings, all other components warranted for 1 year, parts and labor, wear 2 year, parts and labor.	Limited 10 warranty on structural frame not including coatings, all other components warranted for 2 years, parts and wear 1 year parts
HIT BIKE™, HIT USE™, HIT ROWER™	Limited 10 warranty on structural frame not including coatings, 2 years warranty on parts, 1 year warranty on tires.	Limited 10 warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 years tires.	Limited 10 warranty on structural frame not including coatings, all other components warranted for 10 years parts and 10 years tires.	Limited 10 warranty on structural frame not including coatings, all other components warranted for 2 years parts and 2 years tires.	Limited 10 warranty on structural frame not including coatings, all other components warranted for 2 years parts, wear 1 year parts
BOXMASTER®	Limited 10 warranty on structural frame not including coatings, 5 years parts on major mechanical components - spring arm assemblies & main frame mounting base, 1 year on other mechanical components, 6 months on upholstery, 1 year labor.	Limited 10 warranty on structural frame not including coatings, 5 years parts on major mechanical components - spring arm assemblies & main frame mounting base, 3 years on utilized parts, handles & accessories, 6 months on upholstery, 1 year labor.	Limited 10 warranty on structural frame not including coatings, 5 years parts on major mechanical components - spring arm assemblies & main frame mounting base, 3 years on utilized parts, handles & accessories, 6 months on upholstery, 1 year labor.	Limited 10 warranty on structural frame not including coatings, 5 years parts on major mechanical components - spring arm assemblies & main frame mounting base, 1 year on utilized parts, handles & accessories, 6 months on upholstery, 1 year labor.	Limited 10 warranty on structural frame not including coatings, 5 years parts on major mechanical components - spring arm assemblies & main frame mounting base, 1 year on utilized parts, handles & accessories, 6 months on upholstery, 1 year labor.
STRENGTH WARRANTY					
ANATOLIS INSPIRATION STRENGTH™, ONE™, ENDURANCE™, LIFTER™, LEVERAGE™, PULL UP™, PULL UP PRO™, LATITUDE™, LATITUDE LOVING™, APUKADA™, APUKADA ZONE™, MULTI-STATIONS, BEACHES AND RACK	Limited 10 warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc., 1 year on major mechanical components - plate switches, cables, grips, 6 months on upholstery, 1 year, parts and labor.	Limited 10 warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc., 10 years on major mechanical components - plate switches, cables, grips, etc., 6 months on upholstery, 1 year, parts and labor.	Limited 10 warranty on structural frame not including coatings, 10 years parts on major mechanical components - guide rods, plates, bearings, etc., 10 years on major mechanical components - plate switches, cables, grips, etc., 6 months on upholstery, 3 years labor.	Limited 10 warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc., 10 years on major mechanical components - plate switches, cables, grips, etc., 6 months on upholstery, 3 years labor.	Limited 10 warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc., 10 years on major mechanical components - plate switches, cables, grips, etc., 6 months on upholstery.
PLATFORMS	1 year conditional warranty to cover material defects due to material or workmanship, 1 year labor. Bumper plates must be replaced within 6 months of the date of the initial repair due to material or workmanship. Bumper plates must be replaced every 6 months on SFA Platforms.	1 year conditional warranty to cover material defects due to material or workmanship, 1 year labor. Bumper plates must be replaced within 6 months of the date of the initial repair due to material or workmanship. Bumper plates must be replaced every 6 months on SFA Platforms.	1 year conditional warranty to cover material defects due to material or workmanship, 1 year labor. Bumper plates must be replaced within 6 months of the date of the initial repair due to material or workmanship. Bumper plates must be replaced every 6 months on SFA Platforms.	1 year conditional warranty to cover material defects due to material or workmanship, 1 year labor. Bumper plates must be replaced within 6 months of the date of the initial repair due to material or workmanship. Bumper plates must be replaced every 6 months on SFA Platforms.	1 year conditional warranty to cover material defects due to material or workmanship. Bumper plates must be replaced within 6 months of the date of the initial repair due to material or workmanship. Bumper plates must be replaced every 6 months on SFA Platforms.
FUNCTIONAL RIGS, BAR RACKS, STORAGE RACKS	Limited 10 warranty on structural frame not including coatings, 5 years parts on attachments - shelves, pull bars, targets, etc., 1 year on minor mechanical components - hardware, grips, etc., 1 year labor.	Limited 10 warranty on structural frame not including coatings, 5 years parts on attachments - shelves, pull bars, targets, etc., 10 years on minor mechanical components - hardware, grips, etc., 1 year labor.	Limited 10 warranty on structural frame not including coatings, 10 years parts on attachments - shelves, pull bars, targets, etc., 10 years on minor mechanical components - hardware, grips, etc., 1 year labor.	Limited 10 warranty on structural frame not including coatings, 5 years parts on attachments - shelves, pull bars, targets, etc., 10 years on minor mechanical components - hardware, grips, etc., 1 year labor.	Limited 10 warranty on structural frame not including coatings, 5 years parts on attachments - shelves, pull bars, targets, etc., 10 years on minor mechanical components - hardware, grips, etc., 1 year labor.
FREE WEIGHTS	Limited 10 warranty on olympic bars not including bearings and cranks. Limited 1 year warranty on urethane bars and 1 year on chrome beauty bars and Olympic bar bearing and cranks. Your parts on chrome beauty bars and Olympic bar bearing and cranks.	Limited 10 warranty on olympic bars not including bearings and cranks. Limited 1 year warranty on urethane bars and 1 year on chrome beauty bars and Olympic bar bearing and cranks. Your parts on chrome beauty bars and Olympic bar bearing and cranks.	Limited 10 warranty on olympic bars not including bearings and cranks. Limited 1 year warranty on urethane bars and 1 year on chrome beauty bars and Olympic bar bearing and cranks. Your parts on chrome beauty bars and Olympic bar bearing and cranks.	Limited 10 warranty on olympic bars not including bearings and cranks. Limited 1 year warranty on urethane bars and 1 year on chrome beauty bars and Olympic bar bearing and cranks. Your parts on chrome beauty bars and Olympic bar bearing and cranks.	Limited 10 warranty on olympic bars not including bearings and cranks. Limited 1 year warranty on urethane bars and 1 year on chrome beauty bars and Olympic bar bearing and cranks. Your parts on chrome beauty bars and Olympic bar bearing and cranks.
FUNCTIONAL IMPACT TRAINING ACCESSORIES	Limited 1 year warranty against manufacturer defects on functional impact training accessories - functional rings, pogo sticks, pogo bars, agility ladders, heavy bags, limited 100 warranty on Kettlebell accessories. Limited 10 warranty on functional impact training accessories on medicine balls, slam balls, sand bags, dumbbells, medicine ball stands, sand bags, dummies, marbles, mats, medicine ball stands, sand bags, dummies, marbles, mats, medicine ball stands, sand bags, dummies, marbles, mats, suspension trainers, Olympic rings, HIT ropes, ropes, cables, bands, Nef Fit Belts.	Limited 1 year warranty against manufacturer defects on functional impact training accessories - functional rings, pogo sticks, pogo bars, agility ladders, heavy bags, limited 100 warranty on Kettlebell accessories. Limited 10 warranty on functional impact training accessories on medicine balls, slam balls, sand bags, dumbbells, medicine ball stands, sand bags, dummies, marbles, mats, suspension trainers, Olympic rings, HIT ropes, ropes, cables, bands, Nef Fit Belts.	Limited 1 year warranty against manufacturer defects on functional impact training accessories - functional rings, pogo sticks, pogo bars, agility ladders, heavy bags, limited 100 warranty on Kettlebell accessories. Limited 10 warranty on functional impact training accessories on medicine balls, slam balls, sand bags, dumbbells, medicine ball stands, sand bags, dummies, marbles, mats, suspension trainers, Olympic rings, HIT ropes, ropes, cables, bands, Nef Fit Belts.	Limited 1 year warranty against manufacturer defects on functional impact training accessories - functional rings, pogo sticks, pogo bars, agility ladders, heavy bags, limited 100 warranty on Kettlebell accessories. Limited 10 warranty on functional impact training accessories on medicine balls, slam balls, sand bags, dumbbells, medicine ball stands, sand bags, dummies, marbles, mats, suspension trainers, Olympic rings, HIT ropes, ropes, cables, bands, Nef Fit Belts.	Limited 1 year warranty against manufacturer defects on functional impact training accessories - functional rings, pogo sticks, pogo bars, agility ladders, heavy bags, limited 100 warranty on Kettlebell accessories. Limited 10 warranty on functional impact training accessories on medicine balls, slam balls, sand bags, dumbbells, medicine ball stands, sand bags, dummies, marbles, mats, suspension trainers, Olympic rings, HIT ropes, ropes, cables, bands, Nef Fit Belts.
GROUP CYCLING					
GROUP CYCLE BIKES	Limited 10 warranty on structural frame not including coatings, all other components and accessories warranted for 1 year, parts and labor, 1 year warranty on tires.	Limited 10 warranty on structural frame not including coatings, all other components and accessories warranted for 10 years parts and 10 years tires, 10 years warranty on tires.	Limited 10 warranty on structural frame not including coatings, all other components and accessories warranted for 10 years parts and 10 years tires, 10 years warranty on tires.	Limited 10 warranty on structural frame not including coatings, all other components and accessories warranted for 2 years parts and 2 years tires, 10 years warranty on tires.	Limited 10 warranty on structural frame not including coatings, all other components warranted for 2 years parts, 10 year warranty on tires.

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PHANTOM FITNESS SERVICES

ESTIMATE

18142 Powerline Rd
Dade City FL 33523

CDD- [Touchstone]
4223 Globe Thistle Dr
Tampa, FL 33619
alba.sanchez@inframark.com

Description: Estimate

Date: 01/21/2026
INV#01212026-F2
Terms: Check

Description	Qty	MSRP	Sale Price
Stairmaster 8GX LCD	1	\$ 11,199.00	\$ 7,299.00
55 Hiit Hex Dumbbell set of 2	2	\$ 300.00	\$ 272.00
60 Hiit Hex Dumbbell set of 2	2	\$ 334.00	\$ 304.00
65 Hiit Hex Dumbbell set of 2	2	\$ 366.00	332.00
70 Hiit Hex Dumbbell set of 2	2	\$ 400.00	364.00
75 Hiit Hex Dumbbell set of 2	2	\$ 436.00	396.00
Kevlar Rubber Med Ball 4lb	1	\$ 57.00	52.00
Kevlar Rubber Med Ball 8lb	1	\$ 86.00	78.00
Kevlar Rubber Med Ball 12lb	1	\$ 114.00	104.00
Kevlar Rubber Med Ball 20lb	1	\$ 156.00	142.00
Triple Dumbbell Storage Rack (15 Pair)	1	\$ 2,609.00	1,999.00
		Subtotal	\$ 11,342.00
		Installation	TBD
		Freight	TBD
		Tax	Exempt
		Total	\$ 11,342.00

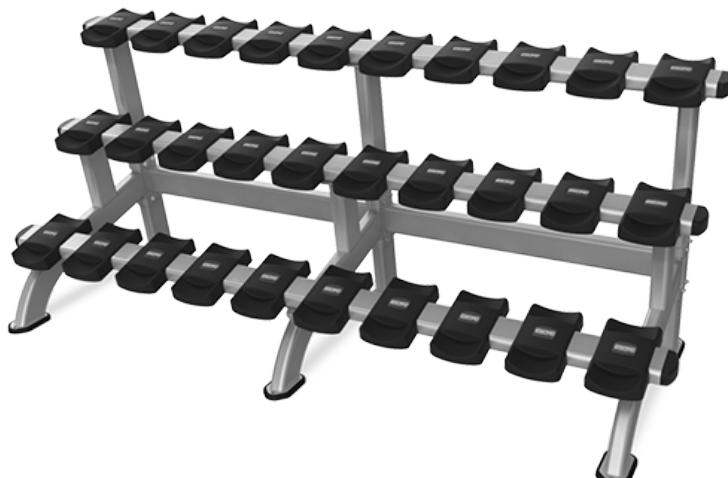
Notes: This order can ship as soon as payment is received. Depending on which units you decide to proceed with, I can generate a freight and installation quote accordingly. After this ships we can coordinate an

installation date, please have the fitness center closed for the entire day of delivery.

Stairmaster Warranty: The 8GX Stairmaster is full size commercial grade. 10 year limited warranty on the structural frame, 3 year parts and labor warranty on the components. The triple dumbbell storage rack will hold all 5-75lb dumbbells and replace the existing storage rack to provide a more complete storage option.

Thank you!

NEW	
	8Gx
CONSOLES AND PVS	BASE FEATURES
PVS	STEP SURFACE 10in (25 cm) Deep x 22in (56cm) Width
LCD	STEP HEIGHT 8in (20cm)
10"	STEP RATE 25 Levels ranging from 24-190 steps per minute
EMBEDDED	STEP UP HEIGHT 9in (23cm)
	RECOMMENDED CEILING HEIGHT 10' (305cm)
	HEART RATE MEASUREMENT SYSTEM Telemetry and contact HR (Bluetooth with embedded display)
	CONTROLS New handrail design features integrated speed and elevation controls, stop button and contact heart rate grips
	DISPLAY Choose from LCD, 10' or 15' OpenHub display options
	ACCESSORIES Multiple bottle and accessory holders, LCD and 10' displays pre-wired for 8 Series PVS entertainment, 800/900MHz receivers, and tablet holder
	MAX USER WEIGHT 400lb (181kg)
	FRAME
	MATERIAL Powder Coated Steel Frame
	CUSTOMIZABLE Paint color options approval required
	STANDARD COLOR OPTIONS Matte Black (-60)
	LENGTH 58in (147cm)
	WIDTH 34in (86cm)
	HEIGHT 80in (203cm)
	PRODUCT WEIGHT 498lbs (226kg)
	SHIPPING DIMENSIONS 52in x 38in x 50in (133cm x 96cm x 128cm)
	SHIPPING WEIGHT 597lbs (271kg)



CORE
HEALTH & FITNESS

PRODUCT WARRANTY MATRIX

1/2

you returned to Core Health & Fitness within 21 days of the parts arriving or service complete.

UK / GERMANY /

**All OTHER
GLOBAL MARKETS**

COMMERCIAL	LIGHT COMMERCIAL/VERTICAL	CONSUMER	INTERNATIONAL COMMERCIAL	INTERNATIONAL DISTRIBUTION
Facilities that charge dials under > 8 hours/day usage	Non-dials paying facility and < 8 hours/day usage	Home setting, equipment used by home occupants only		
CARRIER WARRANTY				
STAR TRAC 10TEN FREERUNNER™, STAMMMASTER 10G	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components 3 years parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components 10 years parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components 5 years parts and labor.
STAR TRAC 8 SERIES TREADMILLS, STAR TRAC 6 SERIES TREADMILLS	Limited 10 year warranty on structural frame not including coatings, model and MCB 5 years parts and labor, all other components warranted for 2 years parts and labor.	Limited 10 year warranty on structural frame not including coatings, model and MCB 3 years parts and labor, all other components warranted for 2 years parts and labor.	Limited 10 year warranty on structural frame not including coatings, model and MCB 3 years parts and labor, all other components warranted for 2 years parts and labor.	Limited 10 year warranty on structural frame not including coatings, model and MCB 5 years parts and labor, all other components warranted for 2 years parts and labor.
STAR TRAC 8 SERIES CROSS TRAINER, UPRIGHT BIKE, RECREATION BIKE & STAR TRAC VERTICAL BIKE	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 years labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 years labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 years labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 2 years labor.
STAMMMASTER 60X, FREEMICER, JACOBS LADDER (A, J & X)	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 1 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 1 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 years labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 2 years labor.
STAMMMASTER JACBS LADDER 2	Not intended for commercial use.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 years labor.	Limited 10 year warranty on structural frame not including coatings, all other components 3 years parts and 3 years labor.	Not intended for commercial use.
STAR TRAC 4 SERIES TREADMILL	Not intended for commercial use.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 5 years parts and 5 years labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 5 years parts and 5 years labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts, 1 year labor.
STAR TRAC 4 SERIES CROSS TRAINER, UPRIGHT BIKE, RECREATION BIKE, & 4G	Not intended for commercial use.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 5 years parts and 5 years labor.	Limited 10 year warranty on structural frame not including coatings, model and MCB 5 years parts and labor, all other components warranted for 2 years parts and labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts, 1 year labor.
STAR TRAC 3-TRC	Limited 10 year warranty on structural frame not including coatings, model and MCB 3 years parts and labor, all other components warranted for 2 years parts and labor.	Limited 10 year warranty on structural frame not including coatings, model and MCB 3 years parts and labor, all other components warranted for 2 years parts and labor.	Limited 10 year warranty on structural frame not including coatings, model and MCB 3 years parts and labor, all other components warranted for 2 years parts and labor.	Limited 10 year warranty on structural frame not including coatings, model and MCB 3 years parts and labor, all other components warranted for 2 years parts and labor.
STAR TRAC 3-TBX	Not intended for commercial use.	Limited 10 year warranty on structural frame not including coatings, model & MCB 3 years parts and labor, all other components warranted for 2 years parts and labor.	Limited 10 year warranty on structural frame not including coatings, model & MCB 3 years parts and labor, all other components warranted for 2 years parts and labor.	Not intended for commercial use.
STAR TRAC 3	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 years labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 10 years labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 10 years labor.	Limited 10 year warranty on structural frame not including coatings, 10 years parts and 10 years labor.

*Wear items include treadmill belts and decks. Contact your Core Health & Fitness sales representative for full commercial, light commercial and consumer warranty detail, additional restrictions may apply. Warranty period begins on the date that product is installed, determined by registration with Core, warranty period, registration required, and registration effective date can be no later than 1 year after initial sale date from Core. Updated 3/2025

CORE PRODUCT WARRANTY MATRIX

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*Wear items include treadmill belts and decks. **Accessories include consoles, pedals, and custom add-ons. *** Light Commercial use is defined as non dues paying facilities with < 8 hours/day usage. Updated 3/2022

PHANTOM FITNESS SERVICES

ESTIMATE

18142 Powerline Rd
Dade City FL 33523

CDD- [Touchstone]
4223 Globe Thistle Dr
Tampa, FL 33619
alba.sanchez@inframark.com

Description: Estimate

Date: 01/21/2026
INV#01212026-T
Terms: Check

Description	Qty	MSRP	Sale Price
Multi-Adjustable Bench	1	\$ 1,399.00	\$ 815.00
4 Series Recumbent Bike w/ LCD	1	\$ 3,399.00	\$ 1,899.00
Olympic Bench Press Station	1	\$ 1,819.00	\$ 999.00
Compact XTC 2x4 Squat Rack	1	\$ 2,969.00	\$1,675.00
10lb Olympic Bumper Plate	4	\$ 101.00	404.00
25lb Olympic Bumper Plate	4	\$ 143.00	572.00
35lb Olympic Bumper Plate	4	\$ 167.00	668.00
45lb Olympic Bumper Plate	4	\$ 175.00	700.00
Olympic Barbell - 45lb	2	\$ 335.00	670.00
		Subtotal	\$ 8,402.00
		Installation	\$ 1,225.00
		Freight	\$ 1,358.00
		Tax	Exempt
		Total	\$ 10,985.00

Notes: This order can ship as soon as payment is received, after this ships we can coordinate an installation date, please have the fitness center closed for the entire day of delivery.

Star Trac Warranty: The 4RB Recumbent bike comes with 10 year limited structural frame, 3 years parts and labor for other components.

Thank you!



XTC 2X4 COMPACT
9-XTC-204C-60THD

RECOMMENDED FLOOR SPACE	14' X 12' (4.5M X 4M)
INCLUDES:	
BALL SHELF, 4' X1	
BAR STORAGE X1	
PLATE STORAGE, 4' X1	
SQUAT STATION X1	
WIDE SHELF, 4' X1	



*Shown with optional weight storage (400-1125)

OLYMPIC BENCH PRESS 9NP-B7202

W	65 IN (165 CM)
L	73 IN (185 CM)
H	49 IN (124 CM)
OVERALL WEIGHT	115 LB (52 KG)
SHIPPING WEIGHT	139 LB (63 KG)



MULTI-ADJUSTABLE BENCH 9NP-B7506

W	27 IN (69 CM)
L	55 IN (140 CM)
H	16.5 IN (42 CM)
OVERALL WEIGHT	117 LB (53 KG)
SHIPPING WEIGHT	128 LB (58 KG)

Recumbent Bike 4RB

- Walk-through design and intuitive wrap-around seat adjust allow users to access and change seat position with ease
- Choose between 4 Series 15" Embedded, 10" Touchscreen or 10" LCD versions of the new OpenHub™ family of consoles
- Star Trac's popular personal fan for comfort
- Integrated USB port provides charging capability for user devices
- User weight capacity 450 lbs (204 kg)
- Contact and telemetry heart rate



Overall Weight
186 lb (84 kg)

Width
23" (59 cm)

Length
68" (172 cm)

Height
54" (137 cm)

CORE PRODUCT WARRANTY MATRIX

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UNITED STATES / CANADA - WARRANTY STATEMENT				
COMMERCIAL	LIGHT COMMERCIAL/VERTICAL	CONSUMER	UK / GERMANY / SPAIN / BRAZIL	ALL OTHER GLOBAL MARKETS
CARRIER WARRANTY				
STAR TRAC 1075 FREERUNNER™ & STAIRMASTER 105	Limited 10 year warranty on structural frame not including coatings, all other components 5 years parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components 10 years parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components 5 years parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 5 years parts and labor.
STAR TRAC 6 SERIES TREADMILLS & STAR TRAC 6 SERIES TREADWALKERS	Limited 10 year warranty on structural frame not including coatings, motor and MC3 5 years parts and labor, all other components warranted for 2 years parts and 3 years labor. Wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor and MC3 5 years parts and labor, all other components warranted for 2 years parts and 3 years labor. Wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor and MC3 5 years parts and labor, all other components warranted for 2 years parts and 3 years labor. Wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor and MC3 5 years parts and labor, all other components warranted for 2 years parts and 3 years labor. Wear items* 1 year parts and labor.
STAR TRAC 4 SERIES CROSS TRAINER, UPRIGHT BIKE, RECLINING BIKE & STAR TRAC VIRTUAL BIKE	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 1 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 years labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 years labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 3 years labor.
STAIRMASTER 650 PRECLIMBER, JACOBS LADDER (A, JEX & STAIRWAY GYM)	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 1 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 years labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 years labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 3 years labor.
STAIRMASTER JACOBS LADDER 2	Not intended for commercial use.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 years labor above LCD Timer Cards 3/20.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 years labor above LCD Timer Cards 3/20.	Not intended for commercial use.
STAR TRAC 4 SERIES TREADMILL	Not intended for commercial use.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 5 years parts and 3 years labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 years labor.	Not intended for commercial use.
STAR TRAC 4 SERIES CROSS TRAINER, UPRIGHT BIKE, RECLINING BIKE, & 4G	Not intended for commercial use.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 5 years parts and 3 years labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 years labor.	Not intended for commercial use.
STAR TRAC 5-TRC	Limited 10 year warranty on structural frame not including coatings, motor and MC3 5 years parts and labor, all other components warranted for 2 years parts and 1 year labor. Wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor, MC3 5 years parts and labor, all other components warranted for 10 years parts and 3 years labor. Wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor, MC3 5 years parts and labor, all other components warranted for 2 years parts and 2 years labor. Wear items* 2 years parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor, MC3 5 years parts, all other components warranted for 2 years parts. Wear items** 1 years parts.
STAR TRAC 5-TRX	Not intended for commercial use.	Limited 10 year warranty on structural frame not including coatings, motor, MC3 5 years parts and labor, all other components warranted for 10 years parts and 3 years labor. Wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, motor, MC3 5 years parts and labor, all other components warranted for 2 years parts and 2 years labor. Wear items* 2 years parts and labor.	Light Commercial™ Only - Limited 10 year warranty on structural frame not including coatings, motor & MC3 5 years parts, 1 year wear items** 1 years parts.
STAR TRAC 5 SERIES CROSS TRAINER, UPRIGHT BIKE, & RECLINING BIKE	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and 1 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years parts and 3 years labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years parts and 3 years labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts. Wear items** 1 years parts.

*Wear items include treadmill belts and decks. Contact your Core Health & Fitness sales representative for full commercial, light commercial and consumer warranty detail, additional restrictions may apply, see your sales representative for detailed warranty information, warranty is subject to change, warranties vary in different countries. Warranty period begins on the date that product is installed, determined by registration with Core at time of install. Registration is required, and registration effective date can be no later than 1 year after initial ship date from Core. Updated 3/2025

CORE HEALTH & FITNESS		PRODUCT WARRANTY MATRIX				2/2
		UNITED STATES / CANADA - WARRANTY STATEMENT		UK / GERMANY / SPAIN / BRAZIL INTERNATIONAL COMMERCIAL	ALL OTHER GLOBAL MARKETS INTERNATIONAL DISTRIBUTION	
COMMERCIAL Facilities that charge dues and/or > 8 hours/ day usage		LIGHT COMMERCIAL/VERTICAL Non-dues paying facility and < 8 hours/day usage	CONSUMER Home setting, equipment used by home occupants only.			
JUY WARRANTY						
HITMILL™, HITMILL X™	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years and 3 years labor, 1 year wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years and 3 year labor, wear items* 1 year parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 10 years and 3 year labor, wear items* 2 years parts and 2 years labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts and labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts, wear items* 1 year parts.
HIT BIKE™, HIT USE™, HIT POWER™	Limited 10 year warranty on structural frame not including coatings, 5 year parts on parts, 1 year warranty on labor.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3 years and 3 year labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 3 years on minor mechanical components - guide rods, plates, bearings, etc. 3 years on upholstery, 3 years labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 3 years on major frame mounting tube, 3 years on unlisted parts, handles & accessories. 6 months on upholstery, 3 years labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 3 years on major frame mounting tube, 1 year on unlisted parts, handles & accessories. 6 months on upholstery, 3 years labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 3 years on major frame mounting tube, 1 year on unlisted parts, handles & accessories. 6 months on upholstery, 3 years labor.
STRENGTH WARRANTY						
NAUTILUS INSPIRATION STRENGTH™, ONE-EVOL HUMANASIS™, LEVERAGE ONE STRENGTH™, INSTINCT™, PLATE LOADED, XLOAD, UPLOAD ZONE, MULTI-STATION, JEWELINE, AND RACK	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 3 years on minor mechanical components - guide rods, plates, bearings, etc. 3 years on upholstery, 3 years labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 3 years on minor mechanical components - guide rods, plates, bearings, etc. 3 years on upholstery, 3 years labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 3 years on minor mechanical components - guide rods, plates, bearings, etc. 3 years on upholstery, 3 years labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 3 years on minor mechanical components - guide rods, plates, bearings, etc. 3 years on upholstery, 3 years labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 3 years on minor mechanical components - guide rods, plates, bearings, etc. 3 years on upholstery, 3 years labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on major mechanical components - guide rods, plates, bearings, etc. 3 years on minor mechanical components - guide rods, plates, bearings, etc. 3 years on upholstery, 3 years labor.
PLATFORMS	1 year conditional warranty to cover material defects due to material or workmanship. 1 year labor. Bumper plates must be used. Lower pads must be rotated every six months on SVA Platform.	1 year conditional warranty to cover material defects due to material or workmanship. 1 year labor. Bumper plates must be used. Lower pads must be rotated every six months on SVA Platform.	1 year conditional warranty to cover material defects due to material or workmanship. 1 year labor. Bumper plates must be used. Lower pads must be rotated every six months on SVA Platform.	1 year conditional warranty to cover material defects due to material or workmanship. 1 year labor. Bumper plates must be used. Lower pads must be rotated every six months on SVA Platform.	1 year conditional warranty to cover material defects due to material or workmanship. 1 year labor. Bumper plates must be used. Lower pads must be rotated every six months on SVA Platform.	1 year conditional warranty to cover material defects due to material or workmanship. 1 year labor. Bumper plates must be used. Lower pads must be rotated every six months on SVA Platform.
FUNCTIONAL RIGS, BAG RACKS, STORAGE RACKS	Limited 10 year warranty on structural frame not including coatings, 5 years parts on attachments - shelving, pullup bars, bars, etc., 1 year on minor mechanical components - hardware, grps, etc. 1 year labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on attachments - shelving, pullup bars, bars, etc., 3 years on minor mechanical components - hardware, grps, etc. 1 year labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on attachments - shelving, pullup bars, bars, etc., 3 years on minor mechanical components - hardware, grps, etc. 1 year labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on attachments - shelving, pullup bars, bars, etc., 3 years on minor mechanical components - hardware, grps, etc. 2 years labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on attachments - shelving, pullup bars, bars, etc., 3 years on minor mechanical components - hardware, grps, etc. 2 years labor.	Limited 10 year warranty on structural frame not including coatings, 5 years parts on attachments - shelving, pullup bars, bars, etc., 3 years on minor mechanical components - hardware, grps, etc. 2 years labor.
FREE WEIGHTS	Limited 10 year warranty on olympic bars not including bearings and crimples. Limited 5 year warranty on upholstery, 3 years labor. 1 year parts on chrome beauty belts and olympic bar bearings and crimples.	Limited 10 year warranty on olympic bars not including bearings and crimples. Limited 5 year warranty on upholstery, 3 years labor. 1 year parts on chrome beauty belts and olympic bar bearings and crimples.	Limited 10 year warranty on olympic bars not including bearings and crimples. Limited 5 year warranty on upholstery, 3 years labor. 1 year parts on chrome beauty belts and olympic bar bearings and crimples.	Limited 10 year warranty on olympic bars not including bearings and crimples. Limited 5 year warranty on upholstery, 3 years labor. 1 year parts on chrome beauty belts and olympic bar bearings and crimples.	Limited 10 year warranty on olympic bars not including bearings and crimples. Limited 5 year warranty on upholstery, 3 years labor. 1 year parts on chrome beauty belts and olympic bar bearings and crimples.	Limited 10 year warranty on olympic bars not including bearings and crimples. Limited 5 year warranty on upholstery, 3 years labor. 1 year parts on chrome beauty belts and olympic bar bearings and crimples.
FUNCTIONAL IMPACT TRAINING ACCESSORIES	Limited 1 year warranty against manufacturer defects on kettlebells, rubber dumbbells, rubber bumper plates, plastic dumbbells, rubber dumbbells, rubber bumper plates, bags. Limited 180 day warranty on Kevlar accessories. Limited 90 day warranty against manufacturer defects on metal dumbbells, rubber dumbbells, rubber bumper plates, magnetic mats, mats, rollers, handles, dots, sliders, suspension trainers, Olympic rings, HIT Bench, ropes, collars, bands, Neo-FIT Belts.	Limited 1 year warranty against manufacturer defects on kettlebells, rubber dumbbells, rubber bumper plates, plastic dumbbells, rubber dumbbells, rubber bumper plates, bags. Limited 180 day warranty on Kevlar accessories. Limited 90 day warranty against manufacturer defects on metal dumbbells, rubber dumbbells, rubber bumper plates, magnetic mats, mats, rollers, handles, dots, sliders, suspension trainers, Olympic rings, HIT Bench, ropes, collars, bands, Neo-FIT Belts.	Limited 1 year warranty against manufacturer defects on kettlebells, rubber dumbbells, rubber bumper plates, plastic dumbbells, rubber dumbbells, rubber bumper plates, bags. Limited 180 day warranty on Kevlar accessories. Limited 90 day warranty against manufacturer defects on metal dumbbells, rubber dumbbells, rubber bumper plates, magnetic mats, mats, rollers, handles, dots, sliders, suspension trainers, Olympic rings, HIT Bench, ropes, collars, bands, Neo-FIT Belts.	Limited 1 year warranty against manufacturer defects on kettlebells, rubber dumbbells, rubber bumper plates, plastic dumbbells, rubber dumbbells, rubber bumper plates, bags. Limited 180 day warranty on Kevlar accessories. Limited 90 day warranty against manufacturer defects on metal dumbbells, rubber dumbbells, rubber bumper plates, magnetic mats, mats, rollers, handles, dots, sliders, suspension trainers, Olympic rings, HIT Bench, ropes, collars, bands, Neo-FIT Belts.	Limited 1 year warranty against manufacturer defects on kettlebells, rubber dumbbells, rubber bumper plates, plastic dumbbells, rubber dumbbells, rubber bumper plates, bags. Limited 180 day warranty on Kevlar accessories. Limited 90 day warranty against manufacturer defects on metal dumbbells, rubber dumbbells, rubber bumper plates, magnetic mats, mats, rollers, handles, dots, sliders, suspension trainers, Olympic rings, HIT Bench, ropes, collars, bands, Neo-FIT Belts.	Limited 1 year warranty against manufacturer defects on kettlebells, rubber dumbbells, rubber bumper plates, plastic dumbbells, rubber dumbbells, rubber bumper plates, bags. Limited 180 day warranty on Kevlar accessories. Limited 90 day warranty against manufacturer defects on metal dumbbells, rubber dumbbells, rubber bumper plates, magnetic mats, mats, rollers, handles, dots, sliders, suspension trainers, Olympic rings, HIT Bench, ropes, collars, bands, Neo-FIT Belts.
GROUP CYCLE						
GROUP CYCLE BIKES	Limited 10 year warranty on structural frame not including coatings, all other components and accessories* purchased with a bike order are warranted for 10 years and 1 year labor. 10 year warranty on bolts.	Limited 10 year warranty on structural frame not including coatings, all other components and accessories* purchased with a bike order are warranted for 10 years and 1 year labor. 10 year warranty on bolts.	Limited 10 year warranty on structural frame not including coatings, all other components and accessories* purchased with a bike order are warranted for 10 years and 3 years labor. 10 year warranty on bolts.	Limited 10 year warranty on structural frame not including coatings, all other components and accessories* purchased with a bike order are warranted for 10 years and 3 years labor. 10 year warranty on bolts.	Limited 10 year warranty on structural frame not including coatings, all other components and accessories* purchased with a bike order are warranted for 10 years and 3 years labor. 10 year warranty on bolts.	Limited 10 year warranty on structural frame not including coatings, all other components warranted for 2 years parts, 10 year warranty on bolts.

*Wear items include treadmill belts and decks. **Accessories include consoles, pedals, and custom add-ons. **Light Commercial use is defined as non-dues paying facilities with < 8 hours/day usage. (Updated 2/2025)



65 East Industrial Ct.
Villa Rica, GA 30180
888.456.4011 TOLL FREE
770.949.5776 OFFICE
770.920.5925 FAX

www.HARRISONCONTRACTING.com

Interior Door Repaint

January 19, 2026

Inframark
Faisal Salih
4205 Wild Senna Blvd
Tampa, FL 33619
727-318-0794
fsalih@inframark.com

RE: Repaint both sides of interior gym and bathroom doors

Harrison Contracting Company proposes to provide all materials, labor, taxes, insurance and equipment to perform the work as listed below.

SCOPE of work to be completed:

Repaint both sides of interior gym and bathroom doors..... **\$575.00**

Excludes: All substrates not outlined in the scope.

Holes, dents, cracks will be caulked/patched prior to paint.

Payment to be as follows: Job completed and approved by owner. Net 30 days.

This proposal and contract is valid for 60 days. A formal contract will be submitted after signing the proposal

Harrison Contracting Company

By: *Renee Cabrera*

Renee Cabrera, Business Development Manager

The enclosed prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Acceptance Date: _____

Print Name: _____

Title: _____



65 East Industrial Ct.
Villa Rica, GA 30180
888.456.4011 TOLL FREE
770.949.5776 OFFICE
770.920.5925 FAX

www.HARRISONCONTRACTING.com

**Termi-NATE Pest Management
LLC**
1737 Oakwood Estates Dr
Plant City, FL 33563
813-365-6924-office

TERMI-NATE ESTIMATE



Faisal Salih
4205 Wild Senna Boulevard
Tampa, FL 33619

Service Address
Faisal Salih
4205 Wild Senna Boulevard
Tampa, FL 33619

Termi-NATE Pest Management
Termi-nate estimate # 5472
Termi-nate estimate Date 01/16/26
Termi-nate estimate Total \$725.00

Item	Cost	Quantity	Total
New Start First time service..- club house and exterior	\$150.00	1	\$150.00
1 Year Fire Ant Control Topchoice 1 year fire ant control- applies yearly	\$500.00	1	\$500.00
Monthly Pest Control	\$75.00	1	\$75.00

Terms

This Est/agreement is monthly and After New service is paid for we will set up auto Debt for 1st of each month To Auto Draft out of which ever Credit/debt card you enter

Subtotal	\$725.00
Tax	\$0.00
Termi-nate estimate	\$725.00
Total	

Notes

This is a 12 Month Agreement/ est for services described above . should you have any issues or question please feel free to call office or sales rep who signed you up.
813-365-6924 Office

PROPOSAL OF WORK

by SUNDEK® of West Florida

401 E Jackson St, Suite 2340, Tampa, FL 33602 | 833-2SUNDEK (278.6335) | sundekofwestflorida.com



CUSTOMER NAME	Touchstone CDD	DATE	01/12
ADDRESS	4025 Wild Sienna Blvd		Tampa, FL 33619
PHONE	[Customer Phone]	EMAIL	fsalih@inframark.com

PROPERTY	Touchstone CDD
ADDRESS	4025 Wild Sienna Blvd

We hereby submit our estimate and specifications for:

AREA 1: Splash Pad	TOTAL SF: 1690	COLOR: TBD	SURFACE: Concrete, plain
AREA 2: Walkway, surrounding splas	TOTAL SF: 1560	COLOR: TBD	SURFACE: Concrete, plan
AREA 3: Play Structures	TOTAL SF: N/A	COLOR: Red, blue, green	SURFACE: Metal, plastic, mixed

DESCRIPTION OF WORK	YES	NO	TASK	
Scope of work includes mobilization of crews, material, and equipment to the job site. Prior to installation, Buyer is responsible for ensuring that the designated work area is clear and ready for coating application. System: SunSplash (spray texture, stipple-effect), Multi-color/custom design (optional) Color: TBD, Square Footage: 3250 Design: Theming to match existing color scheme w/ option for custom colors/designs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Furniture Removal	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Surface Removal	TOTAL SF: 3250 Type: I
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Crack Treatment	150 LF
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Joint Treatment	140 LF
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Install Deco Drain	LF
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Blending Material	LBS (approx)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pressure Clean/Mask and Tape Work Area	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Apply SUNDEK® Base Coat	<input checked="" type="checkbox"/> Primer <input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Apply SUNDEK® Texture	<input checked="" type="checkbox"/> Stamp <input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Apply SUNDEK® Tuscan	<input type="checkbox"/> SunSplash <input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Install Pattern:	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Coping/Pattern:	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Apply SUNDEK® SunStain	<input type="checkbox"/> SunEpoxy 54/100 <input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Apply SUNDEK® SunMetal	<input type="checkbox"/> SunOne <input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Apply (1) Coat	<input type="checkbox"/> SunClear <input type="checkbox"/> EcoClear <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See Additional Notes below	
Exclusions: - Surface protection prior to or following SUNDEK®. Removal or replacing of personal property. - Blending of areas holding water / ponding. SUNDEK® is not responsible for moisture issues in the concrete. - Final clean of the surface after project completion. Hoisting of equipment. - 2-year warranty on labor & material. A change order will be issued for any items or scope not listed above. - Certain assumptions have been made, therefore, a site inspection is necessary, and change orders may occur. - All work is weather permitting	ADDITIONAL NOTES: Option Selection This proposal will include multiple pricing options to allow flexibility based on scope, design, and budget, priced separately. The All-Inclusive bundled package will reflect discounted pricing, 10% off. Option 1 – Base Resurfacing: Minimum work required to restore and resurface the splash pad in a single color. Option 2 – Custom Design Upgrade: Includes all base resurfacing work plus custom designs and multiple colors, with added labor for design, stenciling, masking/taping, and painting. A-La-Carte – Play Structure Resurfacing & Extended Warranty: Removal, sanding, repainting, and reinstallation of existing play structures, including safe access to elevated features using ladder scaffolding. Bundle – Complete project remodel with custom design upgrade, play structure resurfacing, extended warranty and bundled discount			

Undetermined Conditions: Conditions that cannot be identified until surface preparation or topping removal is completed—such as hidden cracks, low areas requiring build-up, or other unforeseen issues—are not included in this proposal unless specifically noted. Any such conditions will be addressed through a written change order once identified.

PAYMENT & SCHEDULING TERMS (50% Down Payment Required to Secure Scheduling)			GENERAL TERMS
OPTION 1	OPTION 2	BUNDLE OPTION (-10%)	
BASE INVESTMENT**: \$30,230.00	\$59,030.00	\$53,127.00	Approx Start Date: 4-6 weeks
(A-la-carte) Play Structures: \$12,000.00	\$12,000.00	\$10,800.00	Approx Days on Site: 21 days
(A-la-carte) SPF Warranty: \$9,750.00	\$9,750.00	\$8,775.00	All materials will meet the specified standards, and all work will be performed in a professional, workmanlike manner consistent with industry practices. Any alterations or deviations from the agreed specifications that result in additional costs will be undertaken only with written authorization and will constitute an extra charge beyond the original estimate.
TOTAL INVESTMENT**: \$51,980.00	\$80,780.00	\$72,702.00	All agreements are contingent upon conditions beyond our control, including but not limited to strikes, accidents, or delays. All workers are fully covered under Workers' Compensation Insurance. The property owner is responsible for maintaining adequate insurance coverage, including fire, vandalism, storm, and other necessary protections.
50% DEPOSIT**: \$25,990.00	\$40,390.00	\$36,351.00	
AT COMPLETION**: \$25,990.00	\$40,390.00	\$36,351.00	

Option Selection: Buyer will choose which system to install. The final invoice will reflect the Buyer's choice.

TERMS AND CONDITIONS

1. Job Conditions. We make every effort to identify all job conditions prior to starting work. However, unforeseen issues such as incompatible paint surfaces, hidden concrete cracks, or existing topping separations requiring removal are not included in the quoted price unless specifically stated. Any such conditions will be addressed through a written change order once additional costs are determined.

Initial

2. Structural Movement. Concrete, soil, and wooden structures naturally expand and contract. Due to this inherent movement, SUNDEK® cannot guarantee against future cracking of the surface. Both the substrate and SUNDEK® coating can, however, be repaired at a nominal cost.

Initial

3. Drainage. As SUNDEK® is a surface application, it does not alter existing drainage or water runoff conditions.

Initial

4. Site Access & Utilities. Access to water and electricity is required during installation. The work area must remain free of other trades, pets, children, and sprinkler water throughout the application process.

Initial

5. Right to Cancel. The customer has the legal right to cancel this agreement within three (3) business days of signing.

Initial

6. Warranty. SUNDEK® applications are guaranteed for two (2) years against material or workmanship failure, including bond failure, chipping, peeling, or flaking. Extended warranties also available.

Initial

7. Color Selection and Variations. Buyer acknowledges that all colors have been selected and approved as specified. Minor variations may occur due to the material or other surface conditions, and final colors may appear slightly lighter or darker than samples or renderings. If, after application of the finish (color coat), the Buyer is dissatisfied for any reason, the Buyer assumes full responsibility for the color choice and agrees to pay all associated costs for any color changes or reapplication. Buyer further agrees to hold Sundek, Inc. harmless from any claims, disputes, or liabilities arising from the selection or acceptance of the chosen color.

Initial

8. **Taxes. Applicable sales taxes are not included in the quoted price and will be added to the final invoice as required by law, unless Tax Exemption Status documentation is provided

Initial

ACCEPTANCE OF PROPOSAL

Acceptance and Terms

The above prices, specifications, and conditions are accepted as stated. Authorization is hereby granted to perform the work as specified, with payment to be made according to the agreed terms. In the event of non-payment, the defaulting party agrees to pay interest at 1.5% per month on the outstanding balance, plus any applicable court costs and legal fees. This proposal is valid for 30 days from the date issued.

Entire Agreement

This document constitutes the entire agreement between the Contractor and Buyer. No verbal representations or commitments not included herein shall be binding. Additional work or changes will only be performed upon prior written authorization by the Buyer.

Dispute Resolution

Any dispute arising under this Contract must first be submitted to the Better Business Bureau for non-binding arbitration prior to the initiation of any legal proceedings.

Buyer acknowledges this proposal has been read and has received a complete legible copy of this Contract and a complete legible copy of each other document which SUNDEK®, INC. has provided Buyer to sign.

PROPOSED CONTRACT VALID UNTIL:

2/11/2026

CONTRACTOR: SUNDEK® of West Florida

OWNER(S): _____

DATE: _____

1/12/2026

(Design Consultant)

(Date)

**Service/Repair Quote 26025-1**

Issue Date January 14, 2026

Expires February 13, 2026

PREPARED BY**Travis Larson**

America's Swimming Pool Co - South Shore & South Tampa
 (813) 322-5270
 travislarson@aspoolco.com
 219 Flamingo Dr #3485, Apollo Beach, FL 33572, USA

PREPARED FOR**Touchstone CDD**

Touchstone CDD
 (704) 493-3304
 fsalih@inframark.com
 4205 Wild Senna Boulevard, Tampa, Florida 33619

SERVICE/REPAIR QUOTE DETAILS

4205 Wild Senna Boulevard, Tampa, Florida 33619

DESCRIPTION	QTY	TOTAL
Lid Repairs		\$570.45
Replace Gas Shocks and Hinges on Aquaworx Enclosure		
AQUAWORX 150LB LOCKING GAS SHOCK	1 Each	
AQUAWORX 150LB GAS SHOCK	1 Each	
AQUAWORX DOOR HINGE 4 X 3 1/4 316ss-8 HOLE	2 Each	
Labor	1 Hours	
GFCI		\$253.82
GFCI Outlet has a relay interlock with pump(s) running. The GFCI failure is likely caused by a failure of the relay and not the outlet itself.		
GFCI Outlet	1 Each	
120V Relay	1 Each	
Labor	1 Hours	
Depth Marker/No Diving Tiles		\$94.13
Replace 1 - NO DIVING marker on pool deck		
Depth Markers	1 Each	
Non-Skid NO DIVING Depth Marker		
Labor	0.5 Hours	
Rebuild Max-E-ProXF		\$649.34
Rebuild Wet End of Max-E-ProXF Pump		
Max-E-Pro XF Wet End Assembly		
GO-KIT 95V		
Diffuser O-Ring #2-336	1 Each	
Seal Plate O-Ring for WhisperFloXF Pumps	1 Each	
AS-201V Shaft Seal	1 Each	
Labor	1.5 Hours	
Replace Valve		\$175.00
Replace 1 valve		
2" Ball Valve		

- Remove and replace 1 existing ball valve
- Includes site materials
- Additional valve replacement in same service call is \$35/valve

Labor	1 Hours	
		SUBTOTAL \$1,742.74
		TAX \$130.71
		TOTAL \$1,873.45

Quote Validity & Approval

Quotes are good for 30 days.

If you would like to approve only individual line items, please call our office at 813-322-5270 so we can confirm scope, pricing, and schedule accordingly.

Many of the quotes we provide are for repairs that are essential to properly maintaining your pool's water balance and overall health. Your pool depends on effective filtration, circulation, and water chemistry to remain clean, safe, and operating efficiently. When any of these components aren't functioning correctly, it can lead to poor water quality, increased chemical usage, equipment strain, and long-term damage.

As always, if you have any questions about the recommended repairs or how they affect your pool's performance, we're here to help.

Payment Terms

Payment is due upon completion unless otherwise stated in writing. Invoices not paid within 10 days are subject to a late fee of \$25 or 1.5% per month (18% APR), whichever is greater, as permitted by Florida law. Unpaid balances may result in suspension of future service.

ASP – America's Swimming Pool Company

Florida State Certified Pool Contractor License: CPC1460605



Cooper Pools Inc DBA
Cooper Pools Remodeling
4850 Allen Rd PMB 13
Zephyrhills, FL 33541

info@cooperpoolsinc.com
www.cooperpoolsinc.com
Agenda Page 37
License No. CPC1459240

QUOTE No. 506

Order No.
Valid for 30 days

Tower Dairy Touchstone CDD

4205 Wild Senna Boulevard
Tampa, FL,33619

Project 1
Vak Pak

Site: 4205 Wild Senna
Boulevard Tampa

Site Contact:

Salesperson: Andrew Burkett

Date: 01/12/2026

13262 - Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
150 Safety Shock Locking	1.00	\$100.99	\$100.99
150 Gas Shock	1.00	\$63.22	\$63.22
Mounting Brackets	2.00	\$86.00	\$172.00
Commercial installation / Labor	1.50 hrs	\$250.00	\$375.00
Sub-Total ex Tax			\$711.21
Tax			\$0.00
Total inc Tax			\$711.21

DISCLOSURE STATEMENT

- I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
- I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
- I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
- I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease, unless I am completing the requirements of a building permit where the

contractor listed on the permit substantially completed the project. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.

5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.
6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.
7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.
9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.
10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at (telephone number) or (Internet website address) for more information about licensed contractors.
11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address: (address of property).
12. I agree to notify (issuer of disclosure statements) immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.

Please contact us if you have any queries regarding this quote.

Theresa Bonnell

QUOTE No. 507

Order No.
Valid for 30 days

Tower Dairy Touchstone CDD
4205 Wild Senna Boulevard
Tampa, FL,33619

Site: 4205 Wild Senna
Boulevard Tampa

Site Contact:

Salesperson: Andrew Burkett

Date: 01/12/2026

13263 - Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
GFI Outlet	1.00	\$75.00	\$75.00
Commercial installation / Labor	0.50 hrs	\$250.00	\$125.00
Sub-Total ex Tax			\$200.00
Tax			\$0.00
Total inc Tax			\$200.00

DISCLOSURE STATEMENT

1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
2. I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
3. I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
4. I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease, unless I am completing the requirements of a building permit where the contractor listed on the permit substantially completed the project. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.
5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.

6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.

7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

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Theresa Bonnell



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Cooper Pools Remodeling
4850 Allen Rd PMB 13
Zephyrhills, FL 33541

info@cooperpoolsinc.com
www.cooperpoolsinc.com
Agenda Page 43
License No. CPC1459240

QUOTE No. 508

Order No.
Valid for 30 days

Tower Dairy Touchstone CDD

4205 Wild Senna Boulevard
Tampa, FL,33619

Site: 4205 Wild Senna
Boulevard Tampa

Site Contact:

Salesperson: Theresa Bonnell

Date: 01/12/2026

Deck Jets

13264 - Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
Deck Jet Nozzle Assembly	6.00	\$106.43	\$638.58
Commercial installation / Labor	1.00 hrs	\$250.00	\$250.00
Sub-Total ex Tax			\$888.58
Tax			\$0.00
Total inc Tax			\$888.58

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Theresa Bonnell



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Cooper Pools Remodeling
4850 Allen Rd PMB 13
Zephyrhills, FL 33541

info@cooperpoolsinc.com
www.cooperpoolsinc.com
Agenda Page 46
License No. CPC1459240

QUOTE No. 509

Order No.
Valid for 30 days

Tower Dairy Touchstone CDD

4205 Wild Senna Boulevard
Tampa, FL,33619

Site: 4205 Wild Senna
Boulevard Tampa

Site Contact:

Salesperson: Andrew Burkett

Date: 01/12/2026

Splash Pad

13265 - Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
Replace a cut off valve	1.00	\$50.00	\$50.00
Commercial installation / Labor	1.00 hrs	\$250.00	\$250.00
Sub-Total ex Tax			\$300.00
Tax			\$0.00
Total inc Tax			\$300.00

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Theresa Bonnell



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Zephyrhills, FL 33541

info@cooperpoolsinc.com
www.cooperpoolsinc.com
License No. CPC1459240

QUOTE No. 510

Order No.
Valid for 30 days

Tower Dairy Touchstone CDD
4205 Wild Senna Boulevard
Tampa, FL,33619

Site: 4205 Wild Senna
Boulevard Tampa

Site Contact:

Salesperson: Andrew Burkett

Date: 01/12/2026

Beach Entry

13266 - Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
Materials	1.00	\$30.00	\$30.00
5IN 6"x12" NON-SKID NO ENTRY DEPTH MARKER	1.00	\$25.17	\$25.17
Commercial installation / Labor	0.50 hrs	\$250.00	\$125.00
Sub-Total ex Tax			\$180.17
Tax			\$0.00
Total inc Tax			\$180.17

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Theresa Bonnell



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Zephyrhills, FL 33541

info@cooperpoolsinc.com
www.cooperpoolsinc.com
License No. CPC1459240

QUOTE No. 511

Order No.
Valid for 30 days

Tower Dairy Touchstone CDD

4205 Wild Senna Boulevard
Tampa, FL,33619

Feature Pump

Site: 4205 Wild Senna
Boulevard Tampa

Site Contact:

Salesperson: Andrew Burkett

Date: 01/12/2026

13267 - Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
WETEND SUBASY 3HP STARITE	1.00	\$476.51	\$476.51
GO-KIT95V-9 PENTAIR STA-RITE MAX-E-PROXF PUMP SEAL KIT	1.00	\$53.06	\$53.06
Commercial installation / Labor	1.00 hrs	\$250.00	\$250.00
Sub-Total ex Tax			\$779.57
Tax			\$0.00
Total inc Tax			\$779.57

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Theresa Bonnell



ADMIRAL

FURNITURE

Company Address 707 SW 20th Street
Ocala, FL 34471
US

Quote # A-53391-00004477
Created Date 8/19/2025

Opportunity Owner ADAM FARRELL
Prepared By ADAM FARRELL
Email adamf@admiralfurniture.com

Bill To	TOUCHSTONE CDD	Ship To	TOUCHSTONE CDD
Bill to Address	4205 WILD SENNA BOULEVARD TAMPA, FL 33619 US	Ship to Address	4205 WILD SENNA BOULEVARD TAMPA, FL 33619 US
Bill to Contact Name and Phone	CHRIS SHELTON 704.493.3304	Ship to Contact Name and Phone	CHRIS SHELTON 704.493.3304
Bill to Email	jshelton@folioam.com		

Payment Terms	50% DEPOSIT / BALANCE NET 30 DAYS	FOB Point	ORIGIN
		Carrier	BEST WAY
		Date Scheduled	10/6/2025

Product	Product Image	Quote Line Item Details	Price	Quantity	Total Price	Line Item Description
71308CUW		DEEP SEATING SOFA	\$2,637.01	2.00	\$5,274.02	
71310CUW		DEEP SEATING CHAIR	\$1,025.50	4.00	\$4,101.98	
536ALN-BO		36" ROUND ALL ALUMINUM COFFEE TABLE	\$499.61	2.00	\$999.22	
SURCHARGE		SURCHARGE	\$311.26	1.00	\$311.26	TARIFF SURCHARGE



SHIPPING - NT		SHIPPING (NON TAX)	\$1,800.00	1.00	\$1,800.00
			Subtotal		\$12,486.48
			Sales Tax		\$0.00
			Total		\$12,486.48

ORDER NOTES AND INSTRUCTIONS

ACCEPTANCE OF TERMS

Approved By: _____ Date: _____

By signing this quotation, you agree to our TERMS AND CONDITIONS below. Please verify billing and shipping addresses, quantities, model number and color selections.

A/P Contact: _____ Email: _____ Phone: _____

TERMS AND CONDITIONS

Pricing: Pricing is only guaranteed for 30 days. Please consult your sales representative for updated quotes. Payment terms as noted above. We accept payments via ACH, check/money order and most major credit cards. All furniture remains the property of Admiral Furniture LLC until the invoice is paid in full.

Returns/Cancellations: No returns accepted without written authorization in advance and return freight prepaid. No cancellations accepted without written notice from purchaser within one (1) business day of purchase. Restocking charges apply.

Freight: All products are shipped FOB / Factory. Freight rates quoted are for curbside delivery only. Inside delivery and lift gate charges are additional. Purchaser must note any damage or missing items on the freight bill upon delivery and contact the seller within three (3) business days.

FREIGHT AND SALES TAX ARE ESTIMATES ONLY AND MAY BE SUBJECT TO CHANGE BASED ON FINAL DESTINATION AND DATE OF SHIPMENT. ADDITIONAL FREIGHT OR SALES TAX ARE THE RESPONSIBILITY OF THE PURCHASER AND SUBJECT TO CURRENT PAYMENT TERMS.

Touchstone Community Development District

Recreational Facilities Policies

November 10, 2022

Definitions

“Board” shall mean the District’s Board of Supervisors.

“Clubhouse Manager” – shall mean the person or firm so designated by the Board to manage the Recreational Facilities.

“Clubhouse Staff” – shall mean the Clubhouse Manager, including their employees, or such other individuals so designated by the Board to operate the Recreational Facilities.

“District” shall mean the Touchstone Community Development District.

“District Manager” shall mean the professional management company with which the District has contracted to provide management services to the District.

“District’s website” – shall mean <https://touchstonecdd.com/>

“Guest” shall mean any individual who is invited by a Patron and must be accompanied to use the Recreational Facilities by a Patron.

“Non-Resident Annual User Fee” shall mean the fee established by the Board for any person that wishes to become a Non-Resident Member. The amount of the user fee is set forth herein, and that amount is subject to change based on Board action at a noticed public hearing.

“Non-Resident Member” shall mean any individual not owning property in the District who has paid the Non-Resident Annual User Fee to the District for use of the Recreational Facilities.

“Patron” shall mean Residents, Non-Resident Members, and Tenants, including and members of the households of any of the foregoing.

“Recreational Facilities” shall mean the properties and areas owned by the District intended for recreational use, including but limited to, the clubhouse building, pool, parking lot, green space, landscaping/hardscaping, passive parks, together with their appurtenant facilities and areas.

“Renter” shall mean any person who rents certain portions or spaces of the Recreational Facilities for specified events pursuant to the approval of the District staff.

“Resident” shall mean any person, spouse, or registered domestic partner of a person or family owning property within the District.

“Tenant” shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

Enforcement of Policies

The Board, the District Manager, and any Clubhouse Staff shall have full authority to enforce these policies. However, the Chair or Vice-Chair of the Board and the District Manager shall have the authority to waive strict application of any of these policies when prudent, necessary, or in the best interest of the District and its Patrons and their Guests. Such a temporary waiver of any policy shall not constitute a continuous, ongoing waiver of said policy.

Use of Recreational Facilities at Your Own Risk

Patrons and their Guests are welcome to enjoy the Recreational Facilities at their own risk and pursuant to the District's policies. The District does not provide on-site staff dedicated for the purpose of monitoring the use of the Recreational Facilities or safety of the Patrons, Renters, or their Guests. The District will not accept responsibility for any injuries from the use of the Recreational Facilities or damage or theft of personal property. The District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

Access Fobs

1. The District operates an access system for entry into certain Recreational Facilities equipped with access systems to ensure that only Patrons and their Guests enjoy such facilities.
2. The District issues 2 free initial Access fobs to the first owner of the house.
3. If the current Residents sell their property, then they may transfer their Access fobs to the purchaser of their home. If no transfer is made, then the new owners may purchase an access fob from the District for a non-refundable fee of \$25.00 per access fob.
4. Tenants who have proof of a valid rental agreement will be issued Access fobs after they pay the District a non-refundable fee of \$25.00 per access fob.
5. There is a \$25.00 non-refundable fee to replace a lost access fob or to purchase an additional access fob. No more than 3 Access fobs (issued to those 15 years or older) may be held by any household at any time.
6. Under no circumstance should a Patron provide their Access fobs to another person to allow them to utilize the Recreational Facilities. To obtain a access fob, proof of residence (Driver's License, State ID, warrantee deed, utility bill or a vehicle registration) is required.
7. Pursuant to industry best management practices the District purges its access fob database system every 4 years and requires Patrons to visit the clubhouse to re-activate their Access fobs. The District will provide at least 2 months' notice prior to purging the database.

Guests

Each Patron household may bring no more than 4 persons as Guests to the Recreational Facilities at one time.

1. Infants, 1 year old and younger, do not count towards the maximum guest total.
2. Patrons that are 15-17 who are visiting without a Patron at least 18 years of age may only bring 1 Guest that is at least 15 years of age or older.
3. This section does not apply to any Renters, if space has been rented then the number of Patron's attendees shall be limited applicable policies or by the capacity of such space.

General Policies

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these policies at a duly-noticed Board meeting and will notify the Patrons of any changes by posting such new policies on the District's website. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's policies, the Board must hold a duly-noticed public hearing.
2. All Patrons and their Guests shall abide by and comply with any and all federal, state, and local laws and ordinances while present at or utilizing the Recreational Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
3. Portions of the Recreational Facilities have 24-7 video surveillance, intended solely to ensure the property of the District is protected or to identify any persons who damage District property.
4. All Patrons and their Guests using the Recreational Facilities are expected to conduct themselves in a responsible, courteous, respectful, and safe manner, in compliance with all District policies governing the Recreational Facilities. Violation of the District's Policies and/or misuse or destruction of Recreational Facilities equipment may result in the suspension or termination of privileges with respect to the offending Patron in accordance with the policies set forth herein.
5. Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, children under 15 years of age must be accompanied by a parent, guardian, or adult Patron, 18 years of age or older. This policy is meant to follow the sound public policy and determination of appropriate age for minors to assume responsibility for their actions in accordance with the State of Florida's requirements for obtaining a Florida's learner's permit.
6. Patrons, Renters, or their Guests shall not bring, serve, or consume alcoholic beverages at the Recreational Facilities without authorization by the Board.
7. The Recreational Facilities is available for use by Patrons and their Guests during normal operating hours to be established and posted by the District.
8. Outdoor grilling is prohibited unless at a pre-approved special event.
9. Patrons and Guests are responsible for cleaning up after themselves and disposing of trash in appropriate containers.

10. Patrons are responsible for any damage, contamination, pollution, or other such action they or their Guests cause to District property and will be responsible for the costs associated with repairing, treating, remediating, or fixing such District property.
11. Patrons are responsible for any and all actions taken by any of their Guests. Violation by a Guest of any of these policies as set forth by the District could result in loss of the privileges and/or membership of that Patron.
12. All Patrons and their Guests may be required to present a valid government issued identification card in order to gain access to the Recreational Facilities.
13. No Patron or Guest wearing a wet bathing suit may sit on the indoor clubhouse furniture.
14. Except for designated parking areas, off-road motorbikes/vehicles (including ATVs and motorized scooters) are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
15. Skateboarding and rollerblading are not permitted on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
16. There is no trespassing allowed in all designated wetland conservation and/or mitigation areas. Trespassers will be reported to the local authorities.
17. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted.
18. Fireworks of any kind are not permitted anywhere at or in the Recreational Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
19. Only District contractors, vendors, or authorized personnel are allowed in the service areas of the Recreational Facilities.
20. Except for District contractors, vendors, or authorized personnel, no watercrafts of any kind are allowed in any District stormwater ponds.
21. No fishing or swimming is permitted in any District stormwater ponds.
22. Audio or Video playing devices are not permitted unless they are personal units equipped with headphones. However, Clubhouse Staff is permitted to play music throughout the Recreational Facilities.
23. No signage or advertisements shall be posted or circulated within the Recreational Facilities property or other District property.
24. The Recreational Facilities shall not be used for commercial purposes without written permission from the District Manager or Clubhouse Manager. The term “commercial purposes” shall mean

those activities which involve, in any way, the provision of goods or services for compensation or advertising. Any use of the Recreational Facilities on a regular basis for commercial purposes must be presented to the Board and if approved an agreement will need to be signed and appropriate certificate of insurance may be required.

25. The District Manager or Clubhouse Manager have the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies etc., at the Recreational Facilities, except with respect to user and rental fees that have been established by the Board. The District Manager or Clubhouse Manager also have the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Recreational Facilities for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the District Manager will coordinate the compensation from such programs or events to the District accordingly.
26. For any emergencies, please call 911. Afterwards please report all emergencies and injuries to the Clubhouse Manager as well as the District Manager via the contact information on the District's website.
27. All malfunctioning or broken equipment should immediately be reported to the District Manager via the contact information on the District's website.
28. No person shall remove or relocate any piece of furniture or piece of property in the Recreational Facilities that belongs to the District and/or their vendors and contractors, without prior written authorization.

Designation of Tenant to Use Resident's Membership Privileges

1. Residents who rent or lease out their home shall have the right to designate the Tenant of their home as the beneficial users of the Resident's membership privileges for purposes of Recreational Facilities use.
2. A Tenant who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Recreational Facilities as a Resident. If the Resident does not designate the Tenant as a beneficial user of the Resident's membership privileges, the Tenant will be required to pay the Non-Resident Annual User Fee to acquire a membership, unless that Tenant is a Guest.
3. During the period when a Tenant is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Recreational Facilities with respect to that membership.

Pets and Service Animals Policies

Dogs or other pets (with the exception of Service Animals- defined below) are not permitted on or within the Recreational Facilities. A “**Service Animal**” includes dogs or other pets trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal under the following conditions:

1. The Service Animal is out of control and its handler fails to take effective measures to control it
2. The Service Animal is not housebroken; or
3. The Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform. Where dogs or other pets are permitted on the grounds, they must be leashed. Owners of any pets are responsible for picking up after their pets as a courtesy to residents.

Pool and Splash Park Policies

1. There is no lifeguard on duty.
2. Swimming is permitted only during posted swimming hours.
3. Pool parties are not permitted.
4. The pool or Splash Park is not to be used during inclement weather (especially if lightning is present).
5. Proper swimwear is required. Loose clothing, especially with strings, is prohibited.
6. Children under 3 years of age and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.
7. The changing of diapers or clothes should only be done in the restrooms.
8. No one with skin disease, nasal or ear discharge, open cut or communicable disease shall be permitted in the pool or Splash Park.
9. Persons that are ill with diarrhea cannot enter the pool or Splash Park.
10. No glass containers are permitted in the fenced in pool area, Splash Park, or bathrooms.
11. No Food or Beverages are permitted in the pool, Splash Park, or on the wet deck.
12. Patrons and their Guests should shower before entering the pool or Splash Park.
13. The pool furniture may not be reserved and is on a first-come basis for usage.
14. Pool furniture must be kept 10 feet from the pools edge at all times.
15. Pool Furniture should not be removed from the fenced in pool area or Splash Park.
16. Umbrellas must be lowered after use.
17. No profanity, loud noises, harassment, diving, flips, back jumps, running, pushing, rough housing, chicken fighting, horseplay, or other dangerous actions is permitted.
18. No swinging on ladders, fences, or railings is permitted.
19. No skates, skateboards, scooters, or bicycles are permitted within the fenced in pool area or Splash Park.
20. Provided they are used in a normal and safe manner, only Coast Guard approved personal floatation devices, lap swimming kickboards, masks, goggles, and water wings are permitted in the pool. All other aquatic toys and equipment are not permitted in the pool. Clubhouse Staff has the final say regarding the use of any and all recreational floatation devices.
21. Swimming lanes must be kept open when in use by lap swimmers, water walking or jogging.
22. Hanging on lane lines or floating lines and interfering with lap-swimming is prohibited.
23. Chemicals used in the pool or Splash Park may affect certain hair or fabric colors. The District is not responsible for these effects.

Playground and Community Park Policies

1. Proper footwear and clothing is required. Loose clothing, especially with strings, is prohibited.
2. Mulch must not be picked up, thrown, or kicked for any reason.
3. No food, drinks, or gum are permitted at the playground.
4. No glass containers are permitted at the playground.
5. No jumping off from any climbing bar or platform.
6. Profanity, rough-housing, and disruptive behavior are prohibited.

Fitness Center Policies:

1. Patrons 15 years of age and older are permitted to use the Fitness Center during designated operating hours.
2. Children that are 13 or 14 years of age are allowed under supervision by a parent or adult Patron, 18 years of age or older.
3. Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, no children under the age of 13 are allowed in the Fitness Center at any time.
4. Guests may use the Fitness Center if accompanied by an adult Patron, 18 years of age or older.
5. Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, shorts, leotards, and/or sweat suits (no jeans or swim suits).
6. Food (including chewing gum) is not permitted within the Fitness Center.
7. Beverages are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.
8. Each individual is responsible for wiping off fitness equipment after use.
9. Prior to the use of any personal trainer at the Recreational Facilities, the personal trainer must enter into an agreement with the District and provide evidence of acceptable training certificates and insurance.
10. Hand chalk is not permitted to be used in the Fitness Center.
11. No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment.
12. Weights or other fitness equipment may not be removed from the Fitness Center.
13. If other individuals are waiting, use of cardiovascular equipment shall be limited to 30-minute periods and individuals shall alternate between multiple sets on weight equipment.
14. Please return weights and other fitness equipment to the proper location after use.
15. Any fitness program operated and run by Clubhouse Staff may have priority over other users of the Fitness Center.

General Parking Policies:

1. There should be no parking of vessels on any District property.
2. There should be no parking of vehicles on any District property except for on the Parking Lot.
3. Vehicles must not be parked in any way which blocks the normal flow of traffic, or in any way that limits the ability of emergency service workers to respond to situations.
4. Unless authorized in writing by the District, only vehicles that can fit in a standard parking space are permitted to park in the Parking Lot.
 - a. No commercial vehicles (other than vendors currently servicing the District), RVs, boats, trailers, moving trucks, or oversized vehicles are permitted.
5. The Parking Lot is only intended for the parking of vehicles operated by:
 - a. Patrons using the Recreational Facilities during hours of operation
 - b. Visitors for an authorized event under a Private Event Rental Agreement
 - c. Any member of the general public attending a District meeting
 - d. Any residents or visitors for a Homeowners Association meeting
6. The District does not provide any security or monitoring for the Parking Lot and assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.
7. No overnight (between 10:00 pm and 6:00 am) parking is permitted.
8. All vehicles must have valid and proper license plates and registration affixed to their vehicles. Unregistered vehicles may be reported to license inspectors or law enforcement as a violation of Section 320.02, Florida Statutes. Additionally unregistered vehicles may be considered to have been abandoned and reported to law enforcement or code enforcement.
9. Unauthorized parking may result in being towed or reported to the local authorities for trespassing.
10. These policies are in addition to, and exclusive of, various state laws, county regulations, or homeowners' association standards governing parking.

Towing Policies:

1. Any vehicle or vessel that is parked on District property or the Parking Lot in violation of this policy or applicable regulatory requirements may be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
2. The District shall keep a logbook of all violations of the District's parking restrictions.
3. Upon discovery of a first-time violation:
 - a. an Authorized Representative shall affix a warning to the vehicle or vessel.
 - i. The warning shall include the date, time, location, violation, and a notice that if the vehicle or vessel is still in violation within 24 hours it shall be subject to towing.
 - b. an Authorized Representative shall take a picture evidencing the warning and the violation.
 - c. then an Authorized Representative shall enter the relevant information (including but not limited to the make, model, color, and license plate) in the logbook and provide the picture to the District's records custodian.
 - d. If an Authorized Representative finds that the vehicle or vessel remains in violation after 24 hours of the warning, they shall:
 - i. take a picture evidencing the failure to move the vehicle or vessel
 - ii. enter the relevant information in the logbook and provide the picture to the District's records custodian.
 - iii. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.

4. Upon discovery of a subsequent violation within 2 calendar years of a first-time violation:
 - a. an Authorized Representative shall take a picture evidencing the unauthorized parking
 - b. enter the relevant information in the logbook and provide the picture to the District's records custodian.
 - c. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.

Non-Resident Annual User Fee

The residents of the District pay both debt assessments and annual operation and maintenance assessments in exchange for the benefits provided by the District's infrastructure and services, including but not limited to the Recreational Facilities. To be fair and equitable to the residents of the District, any person who wish to enjoy the Recreational Facilities will be required to pay a fair and reasonable user fee that covers a proportional share of the District's administrative expenses, infrastructure expenses, operation and maintenance expenses, and reserve expenses of the Recreational Facilities and the requisite supporting infrastructure. The Board may elect to cap the number of Non-Resident Members to account for size and capacity limitations of the Recreational Facilities.

Anyone who desires to become a Non-Resident Member may purchase an annual membership for use of the Recreational Facilities on a year-to-year basis. The Non-Resident Annual User Fee is \$1,800 per household, payable in advance. The rate for an individual is the same as for a family. Upon purchase of the membership, the Non-Resident Member is entitled to 2 Access fobs for a family unit. Membership becomes effective upon the date full payment of the Non-Resident Annual User Fee and the Non-Resident Member Application are received by the District.. The Non-Resident Annual User Fee rate is subject to change from year to year based upon the costs of operation of the Recreational Facilities.

Rental Policies

The meeting rooms portion of the clubhouse may be rented for private events. Only 1 meeting room is available for rental during regular hours of operation. The meeting rooms may be rented during non-regular hours. Rentals may be made by both Patrons and non-Patrons subject to the rates table below. Rentals may not be made by Patrons more than 6 months prior to the event. Rentals made by non-Patrons may be made no more than 3 months in advance of the event. Rentals must be done in person at the clubhouse with the Clubhouse Manager and are processed on a first come first serve basis. Renters interested in doing so should contact the Clubhouse Manager regarding the anticipated date and time of the event to determine availability. Please note that the meeting rooms may be unavailable for private events on the following holidays and on surrounding dates:

Easter Sunday
Labor Day Weekend
Christmas Day

Memorial Day Weekend
Thanksgiving
New Year's Eve

4th of July
Christmas Eve

The District retains the right to reserve the Recreational Facilities and additional facilities for District use at any time. Since the revocation of access privileges impacts Patrons more than non-Patrons and since the District may have alternatives to enforce violations of the District's policies against Patrons, the fees associated with renting the space are higher for non-Patrons. These fees are solely intended to ensure that the District is reasonably compensated for renting the space and also are in place to ensure the District can recoup some costs in the event there is damage to the space.

- 1. Maximum Rental Duration.** Rentals may be made for up to 6 total hours (including set-up and post-event cleanup)
- 2. Rental Fees:** A non-refundable room rental fee will be charged according to the schedule below:

Patron Rates	\$100.00
non-Patron Rates	\$250.00 for up to 20 attendees \$450.00 for 21 attendees or more, up to the maximum designated occupancy

- 3. Deposit:** A refundable deposit of \$200.00 is required for any rental.
- 4. Rental Process:** Renters interested in renting a room must submit to the Clubhouse Manager, no later than 14 days prior to the event, a completed Meeting Room Rental Application indicating the date of the event, the hours when the event will be held, a description of the event, the number of attendees that will be attending, and whether food or drinks (no alcohol is permitted) will be served. The Clubhouse Manager will determine if a Special Event Agreement (including evaluating if security services are needed to ensure public safety and any applicable costs will be the responsibility of the Renter along with naming the District as an additional insured) will need to be executed prior to use of the meeting rooms. Where determined by the Clubhouse Manager to be required, a properly executed Special Event Agreement, along with all documentation required therein, must be received by the Clubhouse Manager no less than 10 days prior to the date of the event. The Clubhouse Manager will review the Meeting Room Rental Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the Board for consideration.

5. **Payment to the District upon Approval.** Upon approval and no later than 10 days from the rental date Renters should submit a check or money order or pay by credit or debit card (no cash) to the Clubhouse Manager made payable to the Touchstone Community Development District for the rental fee (if applicable) and for the deposit (should be separate checks or money orders or separate transactions for credit or debt cards). Failure to submit the applicable payments in time may result in the room not being reserved. Checks will be cashed by the District prior to the event.
6. **Cancellations:** The Renter must provide written notice of cancellation to the Clubhouse Manager at least 10 days prior to the event. If the rental is cancelled less than 10 days prior to the event, 50% of the deposit will be retained as a cancellation fee and the remainder deposit will be returned to the Renter. Rental Fees are not subject to a refund.
7. **Refund of Deposit.** The District will issue a refund for the amount of the deposit following the event provided the Clubhouse Manager determines that there has been no damage to the Recreational Facilities and the premises has been properly cleaned after use. If the premises is not properly cleaned, the deposit will be kept for this purpose. To receive a full refund of the deposit, the following must be completed:
 - a. Ensure that all garbage is removed and placed in the outside receptacles.
 - b. Remove all displays, party favors, or remnants of the event.
 - c. Restore the furniture and other items to their original position.
 - d. Wipe off counters, tabletops, and sink area.
 - e. Replace garbage liner.
 - f. Clean out and wipe down the refrigerator, and all cabinets and appliances used. Clean any windows and doors in the rented room. Floor should be swept clean.
 - g. Restrooms must be checked and cleaned if necessary.
 - h. Ensure that no damage has occurred to the Recreational Facilities.

If additional cleaning is required, the Renter will be liable for any expenses incurred by the District to hire an outside cleaning contractor. Additional cleaning costs shall first be subtracted from the amount of deposit. If the deposit is insufficient to cover all such cleaning costs, the Clubhouse Manager shall bill the Renter for the remaining balance. The Clubhouse Manager shall determine the amount of deposit to return, if any.

8. **Additional Policies:**
 - a. Renters renting the facilities are responsible for ensuring that their attendees adhere to the policies set forth herein.
 - b. Please note all policies remain in force for these special circumstances and the District has final say in these matters.
 - c. The volume of live or recorded music must not violate applicable county noise ordinances.
 - d. Additional liability insurance coverage will be required for certain events the District feels should require additional liability coverage on a case-by-case basis to be reviewed by the District Manager or Board. The District is to be named on these policies as an additional insured party.
 - e. Unless the Renter renting the facilities is a Patron, they shall not use any other portion of the Recreational Facilities.

Suspension and Termination of Privileges

1. **Violations.** The privileges of a Patron to use the Recreational Facilities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a. Submits false information on any application for use of the Recreational Facilities.
 - b. Permits the unauthorized use of an access fob.
 - c. Exhibits unsatisfactory behavior or appearance.
 - d. Fails to pay fees or assessments owed to the District in a proper and timely manner.
 - e. Fails to abide by any policies established for the use of the Recreational Facilities or other policies of the District.
 - f. Treats the District's supervisors, contractors, other representatives, or other Patrons, in an unreasonable or abusive manner.
 - g. Damages or destroys District property.
 - h. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, other representatives, or other Patrons.
2. **Documentation of Violations.** The Clubhouse Staff or District Manager shall record all violations, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. The Clubhouse Staff shall file such report with the District Manager within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws.
3. **Suspension by the Clubhouse Manager or District Manager**
 - a. The Clubhouse Manager or District Manager may at any time suspend a Patron's privileges to use the Recreational Facilities for committing any of the violations outlined above.
 - b. The Clubhouse Manager or District Manager shall ask the Patron to leave the Recreational Facilities immediately and shall call local law enforcement for assistance if the Patron fails to comply with the request.
 - c. Such suspension shall be for a maximum period of 30 consecutive days.
 - d. In determining the length of any suspension, the Clubhouse Manager or District Manager, shall take into account the nature of the conduct and any prior violations.
4. **Longer Suspension or Termination of Privileges by the Board.**
 - a. The Clubhouse Manager or District Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Patron's privileges for committing any of the violations.
 - b. At least 14 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Patron's last known address.
 - c. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Patron's privileges to use the Recreation Facilities.
 - d. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.
5. **Trespass.** If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

6. Appeal of Suspension

- a. A Patron subject to a suspension may appeal the suspension to the District's Board by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson with a copy to the District Manager.
- b. The filing of a request for an appeal shall not result in the stay of the suspension.
- c. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered.
- d. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
- e. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension, to address the appeal and any violations.
- f. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.



Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE 1/13/2026 DUE 12/2026 ESTIMATE # EST-SCA3116

BILL TO

Touchstone CDD
2005 Pan Am Circle, Suite 300
Tampa FL 33607

SHIP TO

DESCRIPTION	QTY	RATE	AMOUNT
Clearing vegetation from the drainage ditch bordering Touchstone CDD running along 70th St and 36th Ave. Approximately 3030ft.			
- Steadfast will utilize a small excavator with mower and/or bush hog attachment to cut vegetation within the ditch. - Clear the cut vegetation and load into a trailer for disposal off-site.	1.00	5,800.00	5,800.00
One treatment with an herbicide mix after vegetation has been cleared. This will be included during a routine aquatic maintenance event.			
	1.00	0.00	0.00



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

TOTAL 5,800.00

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE 1/14/2026 DUE 1/14/2026 ESTIMATE # EST-SCA3178

BILL TO
Touchstone CDD
2005 Pan Am Circle, Suite 300
Tampa FL 33607

SHIP TO
SM1028
4223 Globe Thistle Drive
Tampa FL 33619 USA

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is to remove and replace dead, declining, or otherwise missing plant material at the amenity center entrance and parking lot/Mailbox kiosk. Price includes materials, labor, and dump fees.			
Scope of Work: Remove and replace dead/declining plant material and fill in voids in landscape beds with plant material that matches the existing landscape. Add/Adjust Irrigation as needed.			
Firebush - Dwarf - 7 Gallon	2.00	55.00	110.00
Podocarpus - 7 Gallon	10.00	55.00	550.00
Ixora - Dwarf - Red - 7 Gallon	20.00	55.00	1,100.00
Jasmine - Downy - 7 Gallon	45.00	55.00	2,475.00
Croton - Mammy - 7 Gallon	30.00	55.00	1,650.00
Duranta - Gold Mound - 7 Gallon	40.00	55.00	2,200.00
Viburnum - Walter's - 7 Gallon	2.00	55.00	110.00
Muhly Grass - Pink - 3 Gallon	80.00	18.00	1,440.00
Juniper - Parsoni - 3 Gallon	60.00	18.00	1,080.00
Jasmine - Confederate - Variegated - 3 Gallon	180.00	18.00	3,240.00



Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE 1/14/2026 DUE 1/14/2026 ESTIMATE # EST-SCA3178

BILL TO
Touchstone CDD
2005 Pan Am Circle, Suite 300
Tampa FL 33607

SHIP TO
SM1028
4223 Globe Thistle Drive
Tampa FL 33619 USA

DESCRIPTION	QTY	RATE	AMOUNT
Irrigation - Add/Adjust as needed	1.00	350.00	350.00

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

TOTAL **14,305.00**

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE 1/12/2026 DUE ESTIMATE #

BILL TO
Touchstone CDD
2005 Pan Am Circle, Suite 300
Tampa FL 33607

SHIP TO
SM1028
4223 Globe Thistle Drive
Tampa FL 33619 USA

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for mulch replenishment throughout the community. Price includes materials and labor.			
Pine Bark Mini Nugget Mulch - Per Cubic Yard	300.00	60.00	18,000.00

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

TOTAL **18,000.00**

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE 1/29/2026 DUE ESTIMATE #

BILL TO
Touchstone CDD
2005 Pan Am Circle, Suite 300
Tampa FL 33607

SHIP TO
SM1028 (401)
Touchstone Amenity
4223 Globe Thistle Drive
Tampa FL 33619 USA

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for Phase 1 of the landscape re-design project at the Amenity Center. Price includes materials, labor, and dump fees.			
Scope of Work: Remove all existing understory plant material at the amenity center entry, parking lot, and mailbox kiosk. Install plant material listed below per provided landscape renderings. Install new drip lines throughout landscape as needed for new plant material.			
Ligustrum - 30 Gallon	6.00	350.00	2,100.00
Duranta - Gold Mound - 7 Gallon	40.00	55.00	2,200.00
Viburnum - Walter's - 7 Gallon	2.00	55.00	110.00
Schefflera Arboricola - Trinette - 3 Gallon	250.00	18.00	4,500.00
Ixora - Dwarf - Red - Gallon	100.00	18.00	1,800.00
Blue Daze - 1 Gallon	450.00	9.50	4,275.00
Palletized Landscape Rock - Per Pallet	2.00	1,300.00	2,600.00
*Tennessee Round - Brown - 4"-7"			



Steadfast Alliance
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San Antonio FL 33576 US

ESTIMATE

DATE DUE ESTIMATE #
1/29/2026

BILL TO
Touchstone CDD
2005 Pan Am Circle, Suite 300
Tampa FL 33607

SHIP TO
SM1028 (401)
Touchstone Amenity
4223 Globe Thistle Drive
Tampa FL 33619 USA

DESCRIPTION	QTY	RATE	AMOUNT
Irrigation - Add/Adjust as needed	1.00	850.00	850.00

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

TOTAL **18,435.00**

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE 1/29/2026 DUE ESTIMATE #

BILL TO
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2005 Pan Am Circle, Suite 300
Tampa FL 33607

SHIP TO
SM1028 (401)
Touchstone Amenity
4223 Globe Thistle Drive
Tampa FL 33619 USA

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for Phase 2 of the landscape re-design project at the Amenity Center. Price includes materials, labor, and dump fees.			
Scope of Work: Remove all existing understory plant material on the pool deck and splash pad. Install plant material listed below per provided landscape renderings. Add/Adjust/Cap irrigation as needed.			
Ligustrum - 30 Gallon	1.00	350.00	350.00
Copperleaf - Red - 7 Gallon	85.00	55.00	4,675.00
Podocarpus - 7 Gallon	30.00	55.00	1,650.00
Schefflera Arboricola - Trinette - 3 Gallon	100.00	18.00	1,800.00
Ixora - Dwarf - Red - 3 Gallon	60.00	18.00	1,080.00
Blue Daze - 1 Gallon	130.00	9.50	1,235.00
Palletized Landscape Rock - Per Pallet	6.00	1,300.00	7,800.00
*Tennessee Round - Brown - 4"-7"			



Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

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1/29/2026

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Tampa FL 33607

SHIP TO
SM1028 (401)
Touchstone Amenity
4223 Globe Thistle Drive
Tampa FL 33619 USA

DESCRIPTION	QTY	RATE	AMOUNT
Irrigation - Add/Adjust as needed	1.00	300.00	300.00

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

TOTAL **18,890.00**

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE 1/29/2026 DUE ESTIMATE #

BILL TO
Touchstone CDD
2005 Pan Am Circle, Suite 300
Tampa FL 33607

SHIP TO
SM1028 (401)
Touchstone Amenity
4223 Globe Thistle Drive
Tampa FL 33619 USA

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for Phase 3 of the landscape re-design project at the Amenity Center. Price includes materials, labor, and dump fees.			
Scope of Work: Remove ornamental grasses, Flax Lilies, and other understory plant material along the rear perimeter fence and walkways. Install plant material listed below per the provided landscape renderings. Install new drip lines throughout landscape as needed for new plant material.			
Ligustrum - 30 Gallon	1.00	350.00	350.00
Podocarpus - 7 Gallon	10.00	55.00	550.00
Copperleaf - Red - 7 Gallon	100.00	55.00	5,500.00
Schefflera Arboricola - Trinette - 7 Gallon	50.00	55.00	2,750.00
Ixora - Dwarf - Red - 7 Gallon	30.00	55.00	1,650.00
Schefflera Arboricola - Trinette - 3 Gallon	200.00	18.00	3,600.00
Ixora - Dwarf - Red - 3 Gallon	120.00	18.00	2,160.00
Jasmine - Downy - 3 Gallon	50.00	18.00	900.00



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Tampa FL 33607

SHIP TO
SM1028 (401)
Touchstone Amenity
4223 Globe Thistle Drive
Tampa FL 33619 USA

DESCRIPTION	QTY	RATE	AMOUNT
Irrigation - Add/Adjust as needed	1.00	650.00	650.00

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

TOTAL **18,110.00**

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

**MINUTES OF MEETING
TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT**

Agenda Page 83

1 The regular meeting of the Board of Supervisors of Touchstone Community Development District
2 was held on Tuesday, January 13, 2026, at 8:00 am at the Touchstone Clubhouse located at 4205
3 Wild Senna Boulevard, Tampa, FL 33619.

4

5 Present and constituting a quorum were:

6

7	Anson Angail	Chairperson
8	Timothy Fisher	Assistant Secretary
9	Kelly Hanlon	Assistant Secretary

10

11

Also present were:

12

13

14

15

16

17

Alba Sanchez	District Manager
Michael Broadus	District Counsel
Jason Leggitt	Field Manager
Christie Fowler	Field Manager
Johnathan Sciortino	District Accountant (via Teams)
Faisal Salih	On-Site Manager

18

19

20

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.

21

22

23

24

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

25

Ms. Sanchez called the meeting to order and a quorum was established.

26

27

28

SECOND ORDER OF BUSINESS **Motion to Approve the Agenda**

29

30

31

On MOTION by Mr. Fisher seconded by Ms. Hanlon, with all in favor, the Board approved the January 13, 2026, Final Agenda.

32

33

THIRD ORDER OF BUSINESS **Audience Comments**

34

There were no audience comments.

35

36

FOURTH ORDER OF BUSINESS **Staff Reports**

37

A. District Accountant

38

39

Mr. Sciortino provided a high-level overview of the financial status of the District, noting that there are no concerns at this time.

40

41

42 **B. Field Inspection Report**

43 Mr. Leggitt and Ms. Fowler provided a high-level overview of the District's common
44 areas and noted numerous concerns regarding the weeds/aquatic conditions.

45 **C. Landscape Report**

46 The Steadfast proposal was discussed.

47
48 On MOTION by Mr. Angail, seconded by Ms. Hanlon, with all in
49 favor, to proceed with proposal in the amount of \$5,932.77 Hunter
50 ACC2 75- Station Decoder Controller with Plastic Pedal.

51
52 On MOTION by Mr. Angail, seconded by Mr. Fisher with all in
53 favor, to proceed with proposal in the amount of \$1,350 for the
54 installation of Centralus at the master controller to improve
55 irrigation management both on and off site.

56
57 On MOTION by Mr. Angail, seconded by Mr. Fisher with all in
58 favor, to proceed with proposal in the amount of \$4,920 for various
59 tree replacements throughout the community.

60
61 On MOTION by Mr. Angail, seconded by Ms. Hanlon with all in
62 favor, to proceed with proposal in the amount of \$18,000 for pine
63 bark mini nugget mulch.

64 **D. District Engineer**

65 There were no updates.

66 **E. District Counsel**

67 There were no updates.

71 **F. Onsite Manager Report**

72 The on-site manager presented a few proposals for review.

73
74 On MOTION by Mr. Angail, seconded by Ms. Hanlon, with all in
75 favor, Green Earth Powerwashing proposal in the amount \$1,800
76 was approved.

77
78 The on-site manager will be responsible for securing the W9 and COI naming the
79 District as the co-insurer.

